



FOR SALE - LONG TERM NET LEASED PROPERTY

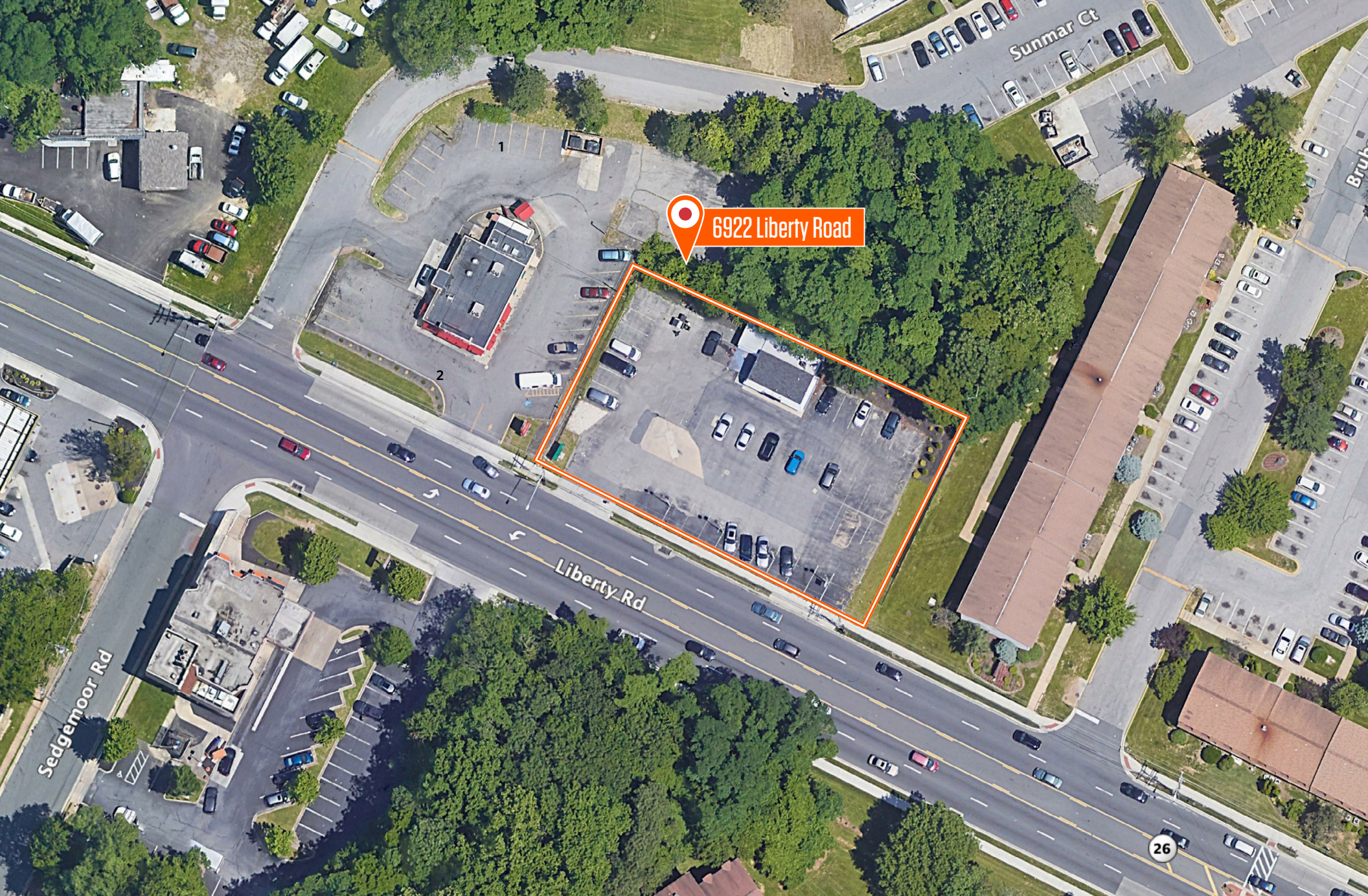
6922 Liberty Road, Baltimore, MD 21207



INVESTMENT OPPORTUNITY

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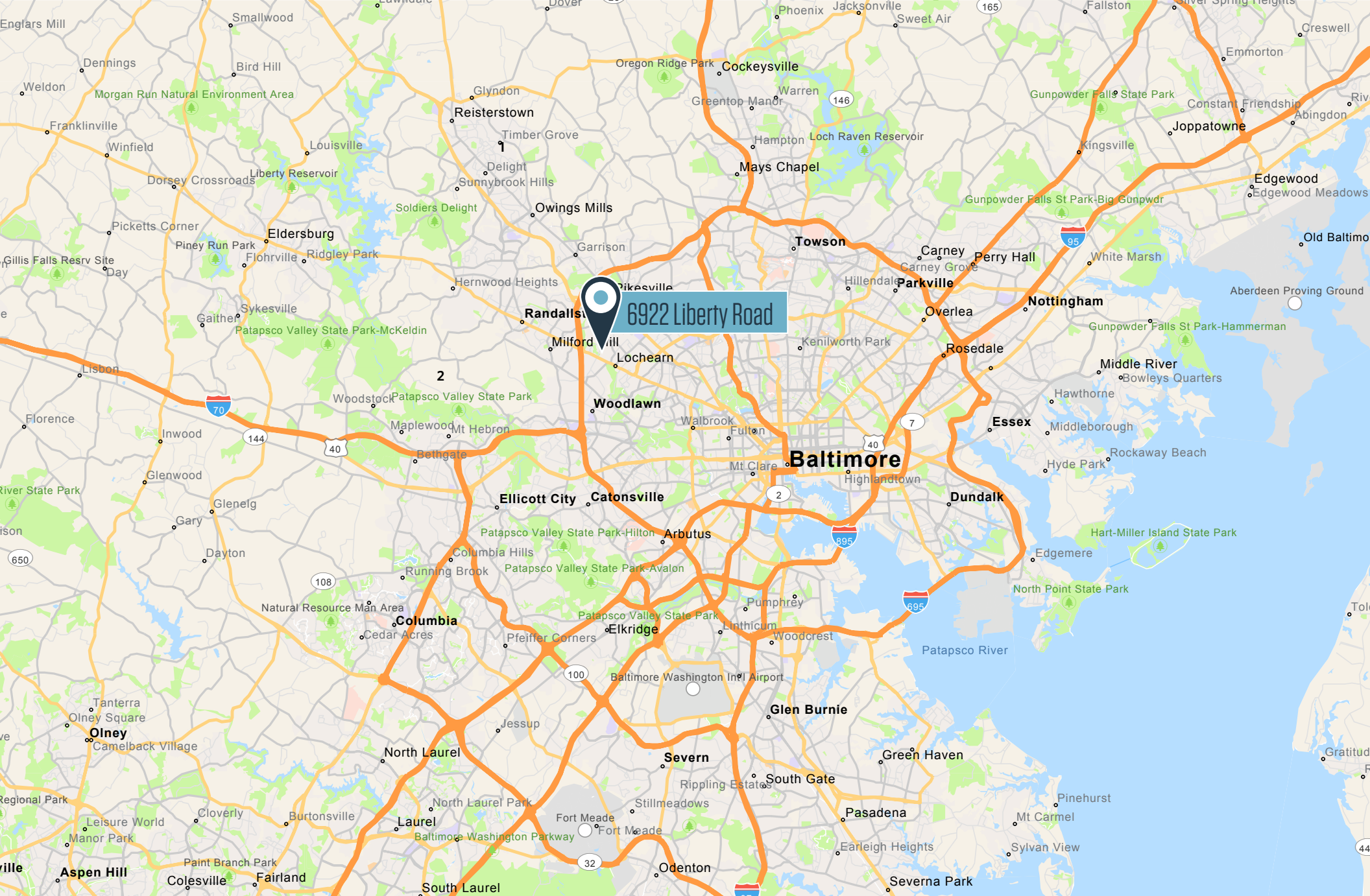
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PROPERTY	TENANT	LAND AREA	BUILDING AREA	2019 NET RENT	PRICE	LEASE EXPIRES	RENT INCREASES
6922 Liberty Road Baltimore, MD	Next Car	25,000 SF	496 SF	\$64,450	\$1,074,161	July, 2024	3% escalations each August 1

INVESTMENT HIGHLIGHTS

- Excellent 1031 candidates
- Coop commission available
- Single tenant net leased property with minimal landlord responsibilities
- Staggered lease rollovers diversify risk for a portfolio purchaser
- Retail building features prominent visibility on heavily trafficked major roads

OVERVIEW

6922 Liberty Road, Baltimore, Maryland,

a 24,999 square foot lot improved with a small 496 square foot building and leased to Next Car. NextCar leases the property through July 2024, paying \$63,654 annually net of all expenses. The lease started in July, 2014.

INVESTMENT SUMMARY

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VISIT PROPERTY WEBSITE



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