



SINGLE TENANT NET LEASE

7350 Martin Luther King Jr. Highway, Landover, MD 20785



INVESTMENT OPPORTUNITY

CHRIS KUBLER, CCIM
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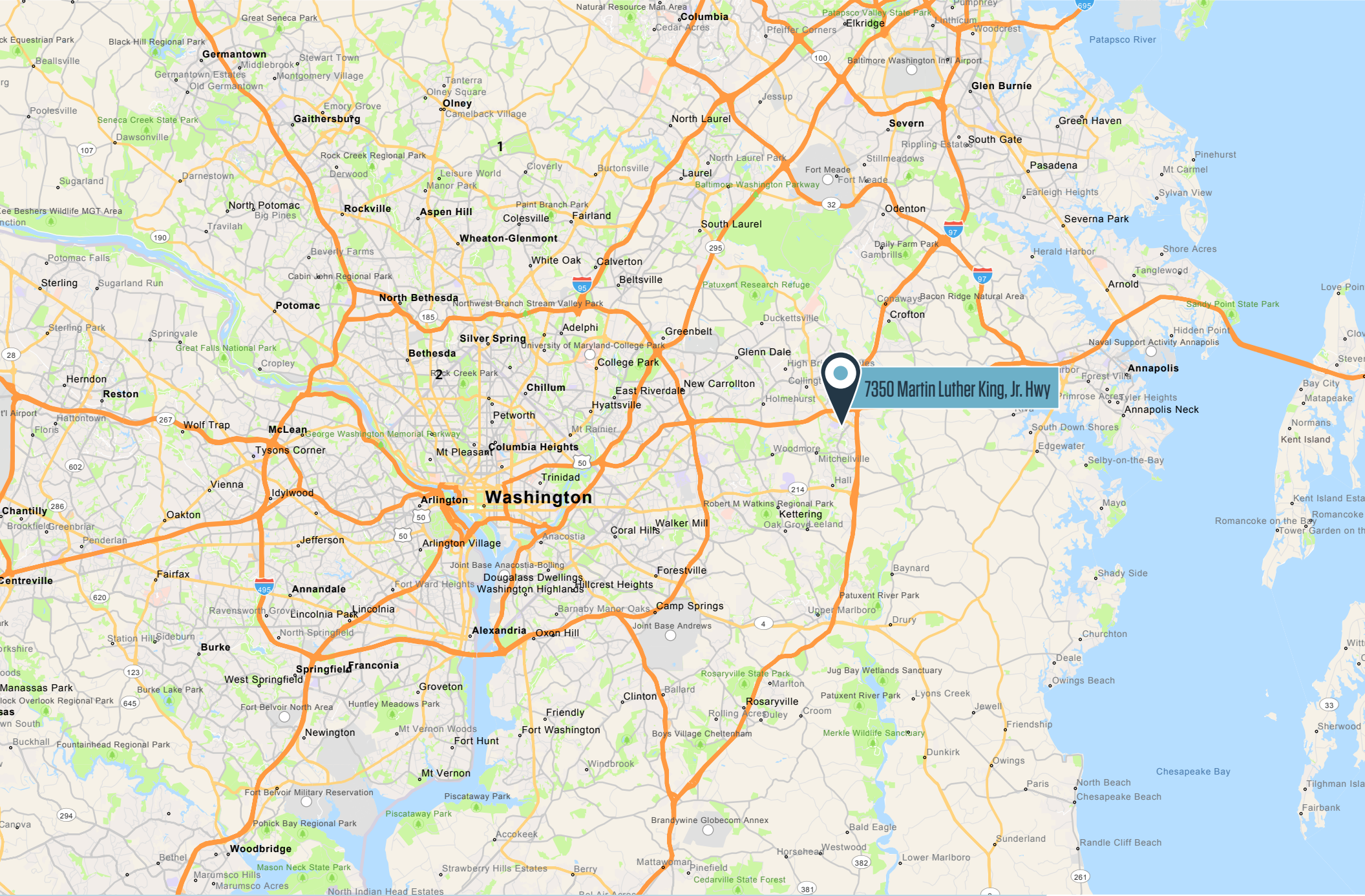


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PROPERTY	TENANT	LAND AREA	BUILDING AREA	2019 NET RENT	PRICE	LEASE EXPIRES	RENT INCREASES
7350 Martin Luther King Jr Highway Landover, MD	My Mr. Car	57,689 SF	1,440 SF	\$48,960	\$816,000	November, 2027	3% escalations each May 1

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

7350 Martin Luther King Junior Highway

is a 57,689 square foot lot improved with a 1,440 square foot building leased to My Mr. Car of Landover, LLC. The tenant here pays \$49,440 annually net of all expenses on a lease expiring in December, 2027.

INVESTMENT SUMMARY

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CONTACT

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VISIT PROPERTY WEBSITE



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