



COMMERCIAL REAL ESTATE

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RETAIL PROPERTY FOR SALE

# Country Ridge Shopping Center

**1500-1552 COUNTRY RIDGE LN, BALTIMORE, MD 21221**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.







# Section 1

## PROPERTY INFORMATION

**KAYVAN MEHRBAKHS, CCIM, MBA**

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$13,100,000
NOI:	\$888,369
Lot Size:	11.9 Acres
Year Built:	1963
Building Size:	139,449
Renovated:	2020
Market:	Washington Suburbs
Submarket:	Baltimore
Traffic Count:	18,319

PROPERTY OVERVIEW

As the exclusive agent, K & M Commercial is happy to present this 130,000 sq/ft retail shopping center in Essex, MD, for sale.
Property Type: Retail
Total Available Space: Approximately 18,620 square feet
Most significant Contiguous Space: Up to 41,628 square feet
Anchored Tenants: Family Dollar and Dollar Tree
Updates and Features:
Newly paved surface parking
Fresh façade
New HVAC units for the big box space
Over \$400,000 in electrical upgrades
Brand new LED lighting
Ample parking







### PROPERTY DESCRIPTION

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Ideal Uses: Medical, grocers, entertainment, restaurant, and personal and professional services

This shopping center is conveniently located on a bus route and enjoys excellent visibility.

### LOCATION DESCRIPTION

The Country Ridge Shopping Center is off Back River Neck Road in Essex, Maryland. Covering an area of 139,450 square feet, this shopping center is in a densely populated area that is expanding rapidly. It is just a few minutes south of highly traveled roads like I-95, Route 40, and Eastern Blvd.

### SITE DESCRIPTION

Flat

### EXTERIOR DESCRIPTION

Brick Exterior

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Building Name	Country Ridge Shopping Center
Street Address	1500-1552 Country Ridge Ln
City, State, Zip	Baltimore, MD 21221
County	Baltimore
Market	Washington Suburbs
Sub-market	Baltimore
Township	Essex
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-695
Nearest Airport	BWI

## BUILDING INFORMATION

NOI	\$888,369.08
Occupancy %	75.0%
Tenancy	Multiple
Ceiling Height	21 ft
Minimum Ceiling Height	19 ft
Number of Floors	1
Year Built	1963
Year Last Renovated	2020
Construction Status	Existing
Framing	Steel





Retail Space for Lease  
10 to 40,000 sq. ft. 703-734-2822  
CLIP POINT  
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4700 68th 68th St  
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CHILD CARE  
TENDER CARE  
ADULT  
DAY CARE  
K&M  
703-734-2822





# Section 2

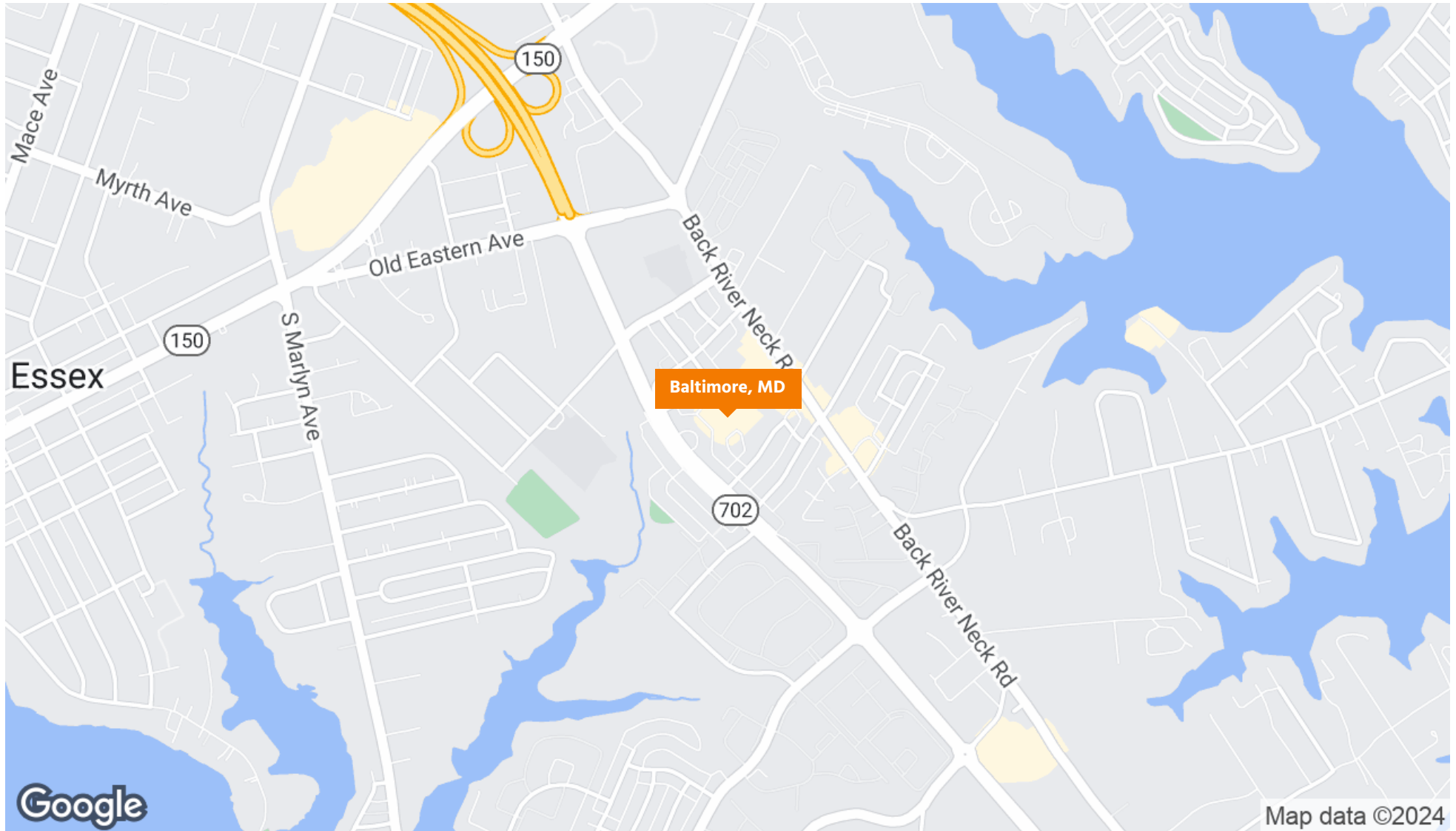
## LOCATION INFORMATION

**KAYVAN MEHRBAKHS, CCIM, MBA**

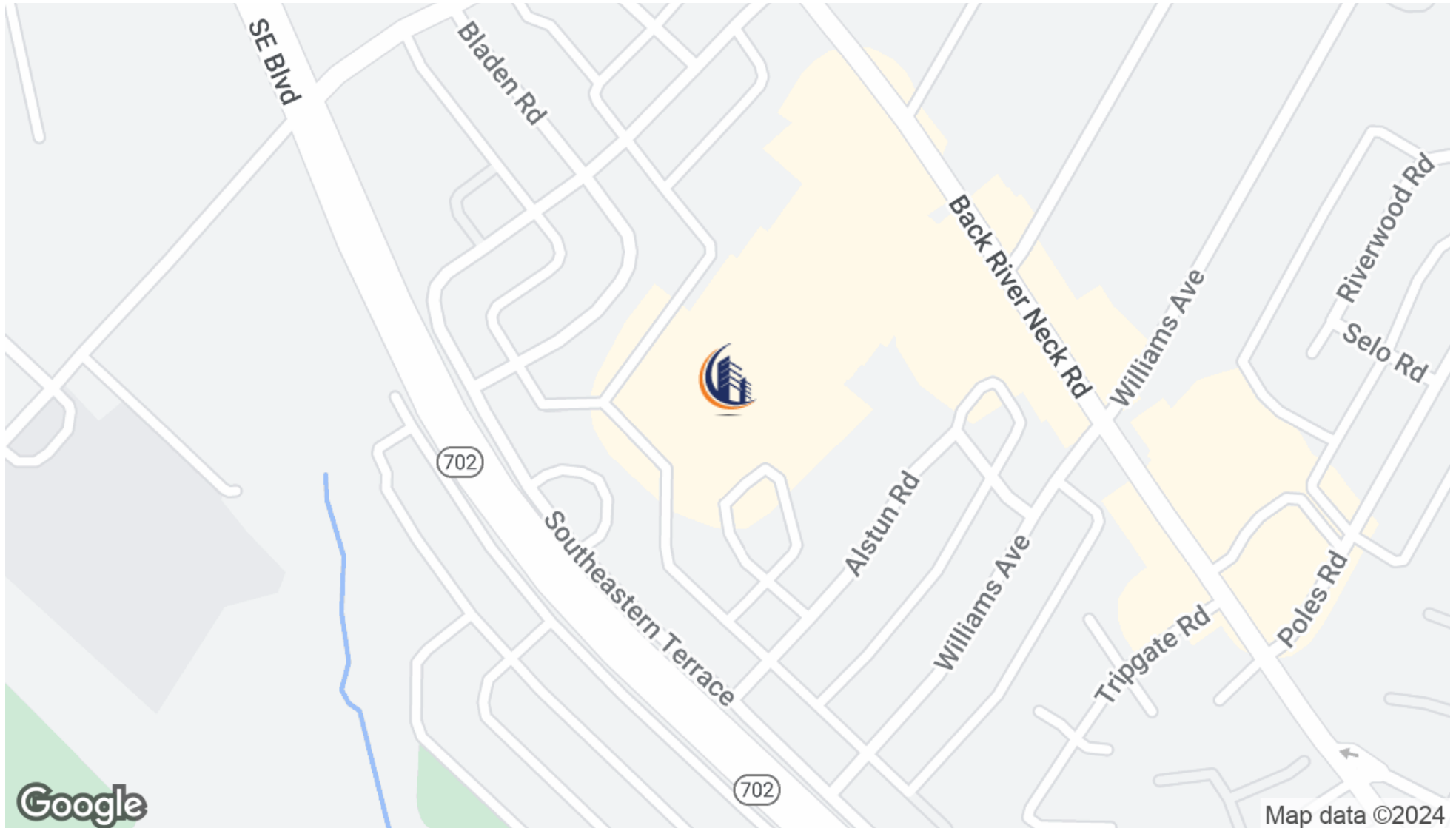
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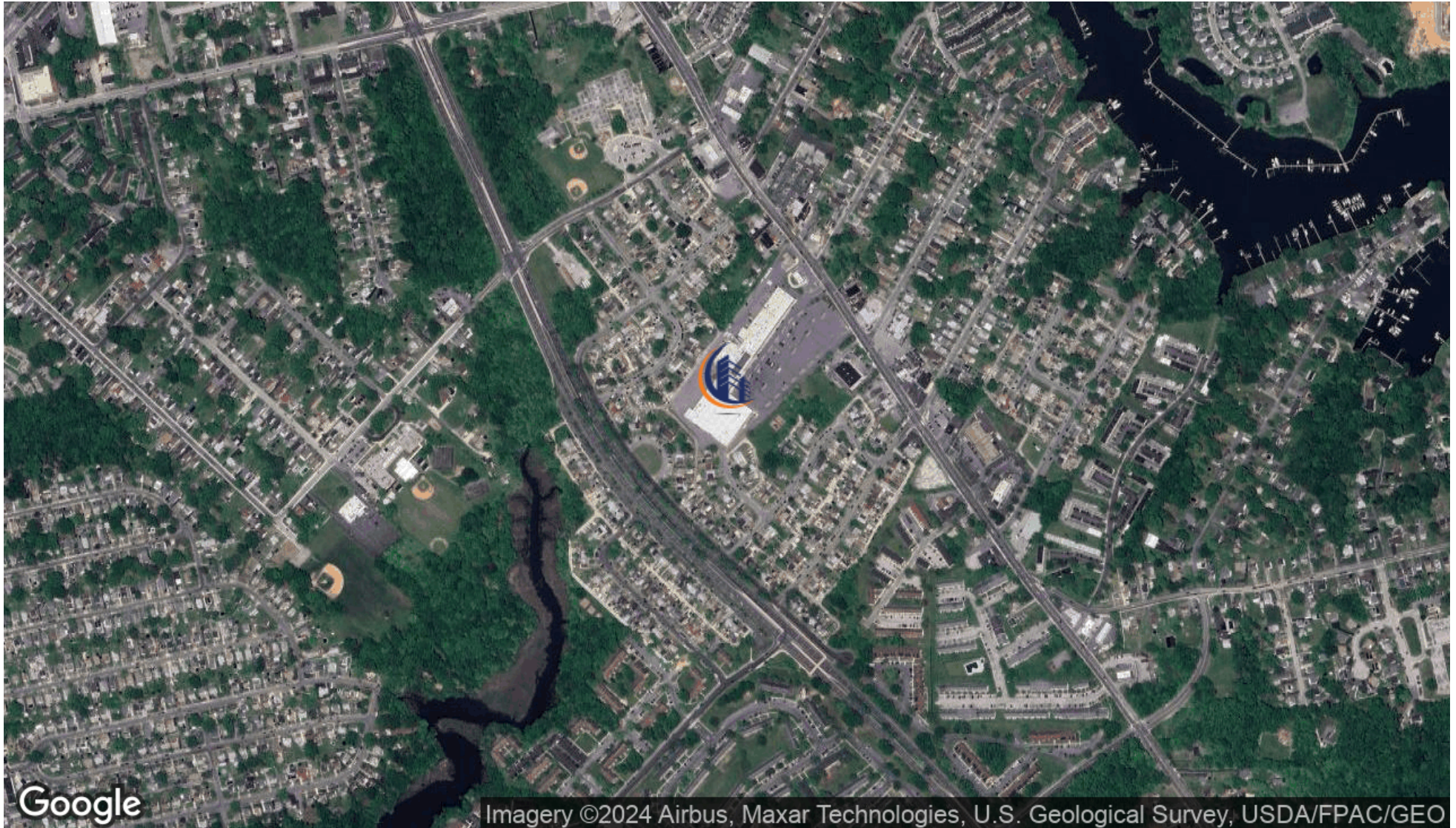




## LOCATION MAP











# Section 3

## FINANCIAL ANALYSIS

KAYVAN MEHRBAKHS, CCIM, MBA

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## INCOME SUMMARY

	COUNTRY RIDGE SHOPPING CENTER	PER SF
Miss Twist Ice Cream	\$35,664	\$0.26
Country Ridge Bingo Center	\$138,114	\$0.99
Tender Care Adult Day Care	\$129,298	\$0.93
Giggle Box Learn N Play	\$80,772	\$0.58
Mel's Clip Joint	\$25,776	\$0.18
Dollar Tree Store	\$139,684	\$1.00
Family Dollar	\$127,114	\$0.91
Mountain of Fire and Miracles Ministries	\$25,908	\$0.19
El Piquin Mexican Restaurant	\$41,637	\$0.30
Nail Fashions	\$36,855	\$0.26
GNG Catering	\$34,400	\$0.25
Children R Us	\$64,500	\$0.46
Wash N Play Laundromat	\$87,400	\$0.63
Graceland International Foods	\$32,109	\$0.23
Essex Pharmacy	\$52,726	\$0.38
El Piquin Market and Fresco Shop	\$53,682	\$0.38
Verizon Wireless	\$36,285	\$0.26
Clear Channel	\$3,996	\$0.03
Symmetry Dance Studio	\$24,000	\$0.17
Authentic Beauty Outlet	\$76,032	\$0.55
Noble Banquet Hall	\$25,368	\$0.18
<b>Gross Income</b>	<b>\$1,271,324</b>	<b>\$9.12</b>

## EXPENSE SUMMARY

	COUNTRY RIDGE SHOPPING CENTER	PER SF
Real Estate Taxes	\$65,311	\$0.47
Property Insurance	\$23,825	\$0.17





## INCOME SUMMARY

	COUNTRY RIDGE SHOPPING CENTER	PER SF
Cleaning	\$6,755	\$0.05
Landscaping	\$26,202	\$0.19
Snow Removal	\$22,410	\$0.16
Security	\$15,977	\$0.11
Material/Supplies	\$21,277	\$0.15
Maintenance/Repairs	\$21,350	\$0.15
Utilities	\$42,568	\$0.31
Water	\$7,367	\$0.05
Trash	\$27,520	\$0.20
On-Site Engineer	\$32,000	\$0.23
Property Management	\$36,000	\$0.26
Admin	\$9,000	\$0.06
<b>Gross Expenses</b>	<b>\$357,562</b>	<b>\$2.56</b>
<b>Net Operating Income</b>	<b>\$888,369</b>	<b>\$6.37</b>





# RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Miss Twist	122A/B	1,600	09/01/2016	01/31/2028	\$29,664	1.15	\$18.54
Country Ridge Bingo	1500A	10,000	12/01/2019	12/31/2024	\$106,100	7.17	\$10.61
Vacant	1500B	6,741	0	0	\$0	4.83	\$0.00
Vacant Big Box	1500C	43,000	0	0	\$0	30.84	\$0.00
Giggle Box Learn N Play	1502/04/44	6,070	05/01/2019	04/30/2024	\$64,888	4.35	\$10.69
Mel's Clip Joint	1506	1,563	04/01/2009	07/31/2025	\$19,319	1.12	\$12.36
Mountain of Fire and Miracles Ministries	1508	2,078	11/01/2018	08/31/2025	\$19,126	1.49	\$9.20
Family Dollar	1518A	9,890	11/01/2010	01/31/2025	\$127,087	7.09	\$12.85
Dollar Tree	1518B	10,597	04/01/2016	03/31/2026	\$113,812	7.6	\$10.74
El Piquin Mexican Restaurant	1520/22	3,697	05/01/2017	07/31/2028	\$31,129	2.65	\$8.42
Authentic Beauty Outlet	1524/26	6,336	07/01/2022	12/31/2032	\$50,688	4.54	\$8.00
Payam Nourmand	1528	2,031	04/01/2024	3/31/2029	\$0	1.46	\$0.00
Nail Fashions	1530	2,000	08/01/2020	10/31/2030	\$29,360	1.43	\$14.68
GnG Catering	1532	2,000	12/01/2010	6/30/2024	\$26,400	1.43	\$13.20
Symmetry Dance	1534	1,992	08/01/2022	08/30/2025	\$15,936	1.43	\$8.00
Children R Us	1536/38	6,019	08/01/2018	07/31/2028	\$47,887	4.32	\$7.96
Wash N Play Laundromat	1540/42	3,978	06/01/2022	05/31/2032	\$71,604	2.85	\$18.00
Graceland International Foods	1548	2,623	01/01/2008	12/31/2028	\$24,525	1.88	\$9.35
Essex Pharmacy	1550	2,835	02/01/2012	03/31/2029	\$41,760	2.03	\$14.73



# RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Fresh Fresco Market	1552	2,651	06/01/2022	05/31/2027	\$44,643	1.9	\$16.84
Verizon Wireless	Tower	1	01/01/2012	12/31/2026	\$36,285	0.0	\$36,285.00
Clear Channel	Sign	1	07/15/1979	07/14/2024	\$3,996	0.0	\$3,996.00
Noble Banquet Hall	1546	3,171	2/1/2023	7/31/2028	\$25,368	2.27	\$8.00
<b>Totals/Averages</b>		<b>130,874</b>			<b>\$929,577</b>		<b>\$7.10</b>







# Section 4

## DEMOGRAPHICS

**KAYVAN MEHRBAKHS, CCIM, MBA**  
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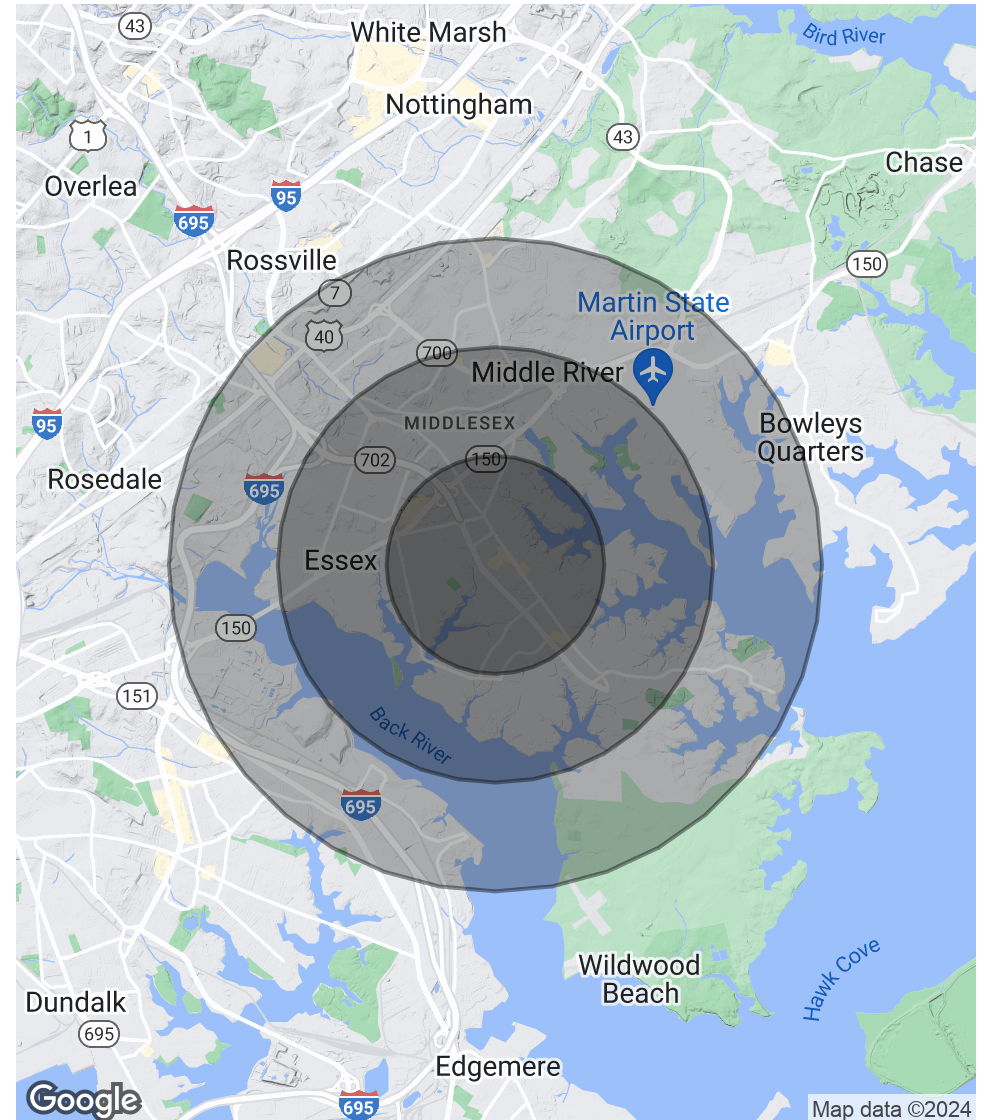
# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,004	44,848	71,889
Average age	30.6	35.4	36.8
Average age (Male)	29.4	34.2	35.6
Average age (Female)	31.5	36.1	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,310	17,156	27,771
# of persons per HH	2.5	2.6	2.6
Average HH income	\$47,582	\$59,604	\$61,269
Average house value	\$195,274	\$220,554	\$218,745

\* Demographic data derived from 2020 ACS - US Census



Map data ©2024





# Section 5

## ADVISOR BIOS

**KAYVAN MEHRBAKHS, CCIM, MBA**

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Managing Director

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**PROFESSIONAL BACKGROUND**

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

**EDUCATION**