

UPPER CHESAPEAKE CORPORATE CENTER



101 CHESAPEAKE BOULEVARD | ELKTON, MARYLAND 21921

TEASER OFFERING



BUILDING SIZE:

30,560 SF ±



PARKING:

148 SURFACE SPACES



TENANCY:

MULTI



ZONING:

C-2 (HIGHWAY COMMERCIAL)



LOT SIZE:

3.34 ACRES ±



CAP RATE:

7.5%



YEAR BUILT:

1995



CURRENT NOI:

\$474,972



CLASS:

B

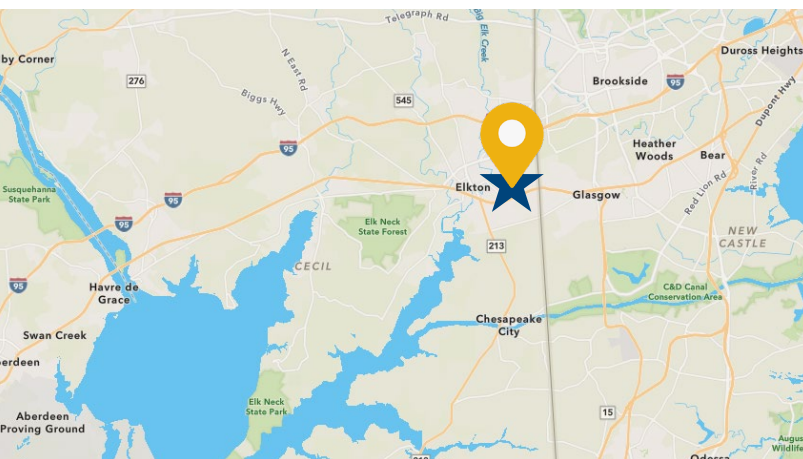


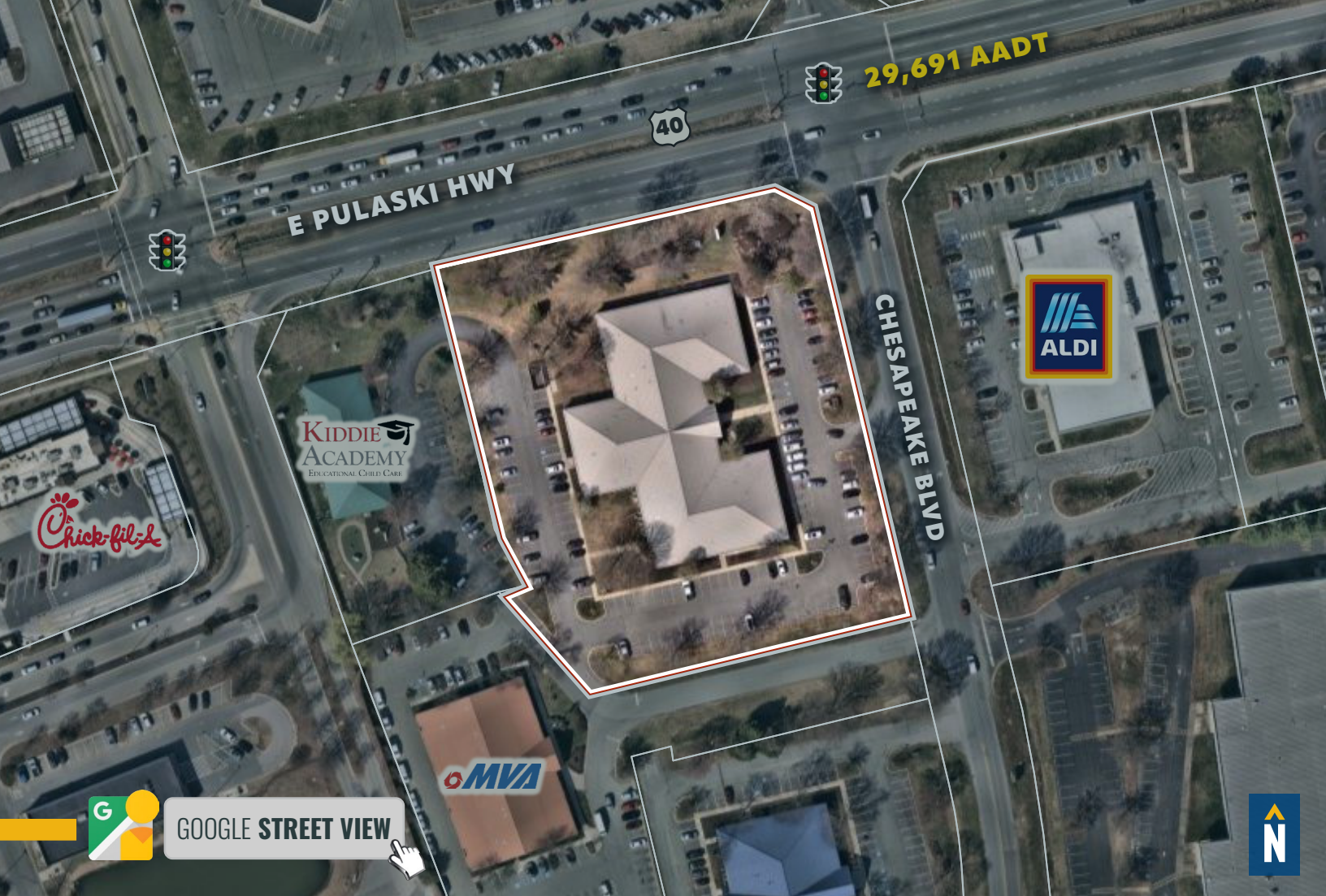
SALE PRICE:

\$6,333,333

**MEDICAL,
GOVERNMENTAL,
AND OFFICE
BUILDING**

**CREDIT
WORTHY
TENANT MIX**





INVESTMENT HIGHLIGHTS:

- Highly desirable and credit worthy tenant mix including the State of Maryland and multiple medical providers
- Located at the southwest corner of Route 40 (Pulaski Highway) and Chesapeake Boulevard
- Fully signalized intersection
- Excellent visibility, boasting 400 ft. of frontage on Route 40
- Ample on-site parking
- Upon acquisition, Owner invested more than \$1,000,000 with its re-design of the vestibule and common areas including new restrooms and an entry-exit security door system, landscaping, re-graded and re-surfaced entry and parking areas and upgraded building lighting systems
- Vacant space is fully improved and ready for delivery to tenants upon leasing
- Monument signage available

Exclusively represented by: _____



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For more information please **sign** and **return**:

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