



ENLIGHTENED

CANNABIS FOR PEOPLE



TRIPLE NET INVESTMENT SALE

MEDICAL CANNABIS DISPENSARY

3111 EMMORTON ROAD | ABINGDON, MD 21009

PRESENTED BY:



MACKENZIE

EQUITY RETAIL BROKERS



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1 EXECUTIVE SUMMARY

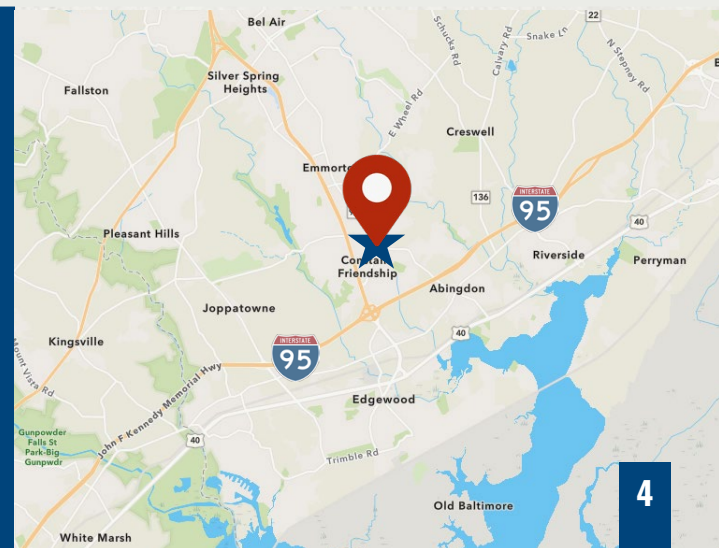


INTRODUCTION

MacKenzie Commercial Real Estate Services is pleased to present the opportunity to acquire this 2,520 square foot \pm , freestanding retail building located at 3111 Emmorton Road in Abingdon, Maryland. The asset is situated on 1.05 acres \pm fronting busy Emmorton Road/Route 924, and is just a 3 minute drive north of I-95 (exit 77). In addition to its proximity to dense, residential neighborhoods, 3111 Emmorton Road is also located on the north end of a strong commercial corridor in Abingdon, with traffic generators like Wegmans, Walmart, HomeGoods, Target, At Home, Lowe's and more located just south on Route 924. The site is also a short 10 minute drive from Bel Air to the north.

INVESTMENT HIGHLIGHTS

- » 2,520 sf \pm on 1.05 acre \pm lot (w/ 2-lane drive-thru)
- » **Absolute NNN Lease with 11+ years of initial term**
- » **2.5% Annual Increases**
- » **Stabilized asset class within the medical cannabis industry**
- » **Further tenant enhancement to future sales with State of Maryland's Recreational Marijuana law effective June 2023**
- » **Well known property positioned to provide County-wide reach**





INVESTMENT OVERVIEW

LAND AREA (AC):	1.05
RENTABLE SQUARE FEET:	2,520
NET OPERATING INCOME :	\$250,116 (2.5% annual increases)
PROPERTY TYPE:	Freestanding Retail
TENANT NAME:	Revolution Maryland Retail, LLC
CORPORATE GUARANTOR:	Revolution Global, LLC
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None
RENOVATION DATE:	Summer 2019
LEASE TERM START:	October 19, 2019
LEASE TERM END:	October 19, 2034
RENEWAL OPTIONS:	2-5 Yrs.
SPECIAL PROVISIONS:	All Applicable Security agreements as provided
TRAFFIC COUNT:	20,371 AADT (Emmorton Rd)

ASKING PRICE

\$3,750,000

CAP RATE

6.67%



↑
**ACCESS
TO ABINGDON
ROAD**

924

EMMORTON RD 20,371 AADT

PROPERTY PROFILE

PROPERTY ADDRESS:	3111 Emmorton Road Abingdon, MD 21009
PARCEL IDENTIFICATION:	01-093479
MAP/GRID/PARCEL:	0061/0001E/0277
LOT SIZE:	1.05 Acres / 45,738 SF ±
BUILDING SIZE:	2,520 ±
DRIVE-THRU:	Yes (2-lane)
FRONTAGE:	250' on Emmorton Road
BUILDING FAR:	0.06
YEAR BUILT:	1977
STORIES:	1
CONSTRUCTION:	Reinforced Concrete
ZONING:	B3 (General Business District) Harford County, MD
PARKING:	18 surface spaces (4.52/1,000 sf)
WALK SCORE:	71 (Very Walkable)



RENT ROLL

TERM PERIOD:

NOV. 2022 NNN RENT:	\$20,842.99/MO. (\$250,115.88/YR.)
OCT. 2023 TO OCT. 2034 RENT:	ANNUAL INCREASE OF THE GREATER OF 2.5% OR 75% OF CPI
OPTIONS TO EXTEND:	TWO (2) FIVE (5) YEAR OPTIONS



TENANT OVERVIEW



In October, 2019, **Revolution Maryland Retail, LLC** entered into a long term, absolute triple net lease with GF 3111 Emmorton Road, LLC for the subject property, following the successful receipt of one of the congressional district's medical cannabis dispensary licenses. Revolution Maryland Retail, LLC, doing business as Enlightened – Cannabis for People, is the tenant operating entity, whose lease obligations are corporately guaranteed by Revolution Global, LLC (www.revanna.com).

Revolution Global, based in Chicago, IL, is a national leader in the emerging cannabis industry. Their mission is to advance wellness, improve lives, and open minds, as a nationally recognized craft cannabis company. Their President and lead cultivator, Dusty Shroyer, has spent over 20 years honing a proprietary growing style that enables the company to best translate premium flower into other formats, becoming a fully-integrated, single-source operation.

Today, Revolution touches multiple states, but much of their most important work still happens in the cultivation rooms in our Delavan, Illinois facility. Current genetic teams hunt over 1,500 phenotypes each year where they identify unique strains with desirable terpenes and cannabinoid profiles, making Revolution Global the most dedicated genetics research program in the country. This program has produced their proprietary strains that have won 14 total Cannabis Cup awards, including 9 first place wins.

As they have expanded from cultivator to retail operator, they continue to use the most exacting standards in the business, ensuring that quality is maintained without interruption. Currently operating retail locations in 4 states, they continue to aim for providing a welcoming, educated approach to helping their patients and customers find the right product fit.



2 MARKET OVERVIEW



at home
OLD NAVY
LOFT
Wegmans
Wawa
EXON
DSW
HomeGoods
planet fitness
LLAR TREE

Giant

Boyle
SITE

Walgreens
DUNKIN'

7 ELEVEN
EXON
924

SINGER RD

24





Harford County Courthouse



Bel Air, MD



Bush River

HARFORD COUNTY, MD

Harford County straddles the border between the rolling hills of the Piedmont Plateau and the flatlands of the Atlantic Coastal Plain along the Chesapeake Bay and its tributaries. The county's development is a mix of rural and suburban, with denser development in the larger towns of Aberdeen and Bel Air and along Route 40 and other major arteries leading out of Baltimore. As of the 2020 census, the population was 260,924.

EMPLOYER	# OF EMPLOYEES
ABERDEEN PROVING GROUND	16,797
UPPER CHESAPEAKE HEALTH	3,129
RITE AID MID-ATLANTIC	1,300
KOHL'S	1,255
HARFORD COMMUNITY COLL.	1,029
KLEIN'S SHOPRITE OF MD	1,000
WALMART	900
JACOBS TECHNOLOGY	865
HOME DEPOT	500
TARGET	500
WEGMANS FOOD MARKETS	499
BSC AMERICA	475
AMERICAN INFRASTRUCTURE	445
MACY'S	431
BOOZ ALLEN HAMILTON	430

MARKET AERIAL

Bel Air South Station

TALBOTS
HUMAGALAS
BR
DUNKIN'
Bob Evans

Festival at Bel Air

ShopRite Marshalls ANYTIME FITNESS
KIDS FIRST RITE AID BUFFALO WILD WINGS at&t
Swim Schools MR.TIRE FIVE BELOW
petco Panera BREAD CHUCK E. CHEESE'S
Arby's BURGER KING WAYBACK Bertucci's

SITE

Constant Friendship Shopping Center

HomeGoods Gabe's
planet fitness SHERWIN-WILLIAMS
DSW GNC
DOLLAR TREE

Boulevard at Box Hill

Wegmans Lemon N'Ginger LOFT
ASIAN GRILLE
Panera BREAD OLD NAVY
menchie's SUBWAY

Constant Friendship Business Park

Walmart TARGET
BJ's REGAL CINEMAS LOWE'S
PETSMART MATTRESS FIRM
McDonald's Starbucks TACO BELL Chick-fil-a

Sleep INN Denny's
RAMADA DUNKIN'
WAFFLE HOUSE

Holiday Inn Express Quality INN
LAQUINTA INNS & SUITES Hampton by Hilton

SPRINGHILL SUITES Ruby Tuesday
MARRIOTT
Pizza Hut CANDLEWOOD COUNTRY
SUITES
extended STAY AMERICA HOMewood SUITES
BY HILTON

Riverside Shopping Center

ShopRite RITE AID
McDonald's WAFFLE HOUSE

BURGER KING Arby's
Holiday Inn

2 MILES

1 MILE

3 MILES



OTTER POINT CREEK

DEMOGRAPHICS (2022)



5 MIN. DRIVE:

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	DAYTIME POPULATION
13,815 1 MILE	5,654 1 MILE	2.44 1 MILE	11,496 1 MILE
52,169 3 MILES	19,561 3 MILES	2.66 3 MILES	47,065 3 MILES
126,413 5 MILES	47,817 5 MILES	2.63 5 MILES	122,325 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	MEDIAN AGE
\$107,834 1 MILE	67.6% 1 MILE	96.6% 1 MILE	37.3 1 MILE
\$136,839 3 MILES	69.6% 3 MILES	96.0% 3 MILES	38.5 3 MILES
\$126,843 5 MILES	67.7% 5 MILES	96.0% 5 MILES	39.1 5 MILES

ENTERPRISING PROFESSIONALS



25%

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

OLD AND NEWCOMERS



16%

2.12
AVERAGE HH SIZE
9.4
MEDIAN AGE
\$44,900
MEDIAN HH INCOME

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

WORKDAY DRIVE



15%

2.97
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$90,500
MEDIAN HH INCOME

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

BOOMBURBS



9%

3.25
AVERAGE HH SIZE
34.0
MEDIAN AGE
\$113,400
MEDIAN HH INCOME

Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

ft - For Enlightened Minds



LIMITING CONDITIONS

This **Offering Memorandum** has been prepared by MacKenzie Commercial Real Estate Services, LLC, and has been reviewed by the Seller. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors which, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents are described in summary form and do not purport to be complete nor necessarily accurate descriptions of the full agreements involved; nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the Property by MacKenzie Commercial Real Estate Services, LLC, or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein.

Seller and MacKenzie Commercial Real Estate Services, LLC expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, and any conditions to Seller's obligations thereunder have been satisfied or waived. MacKenzie Commercial Real Estate Services, LLC is not authorized to make any representations or agreements on behalf of Seller.



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