



606

DUTCHMANS LANE

EASTON, MARYLAND 21601





Investment Opportunity

BPC Enterprises LLC owns the building and lease the property to their practice which will agree to sign a new seven (7) year lease at \$21.00 per square foot (triple net) with negotiated annual increases and options beyond the initial term. The new owner would have obligations for negotiated capital items such as roof and HVAC.

606 Dutchmans Lane was originally built in as a multi-tenant single story office building in 1966. Bay Pediatrics purchased the facility in 2003 from Easton Memorial Hospital and has expanded over the years to take over the entire building. Separate entrances, HVAC ducting and bathroom configurations from the original design make any future re-demising of the facility easier.

Exam rooms are oriented around a central lobby, testing and employee areas with break rooms and offices located in the rear. Four (4) separate entrances including a handicapped ramp serve the facility.





Property Address:	606 Dutchmans Lane, Easton, Maryland 21601
Lot Size:	1.10 Acres
Building Size:	7,100 sf
Zoning:	CG (Commercial General)
Sale Price:	\$1,950,000/7.9% Cap Rate
HVAC:	Four (4) pad mounted 3-ton electric heat pump units
Electrical:	Traditional 110 v plus expanded capacity (220v) for heat pumps
Utilities:	Easton Utilities provides electric, wastewater and internet services
Roof:	Asphalt shingle roof installed in 2008
Exterior:	Brick
Parking:	50 free surface spaces

Investment Highlights

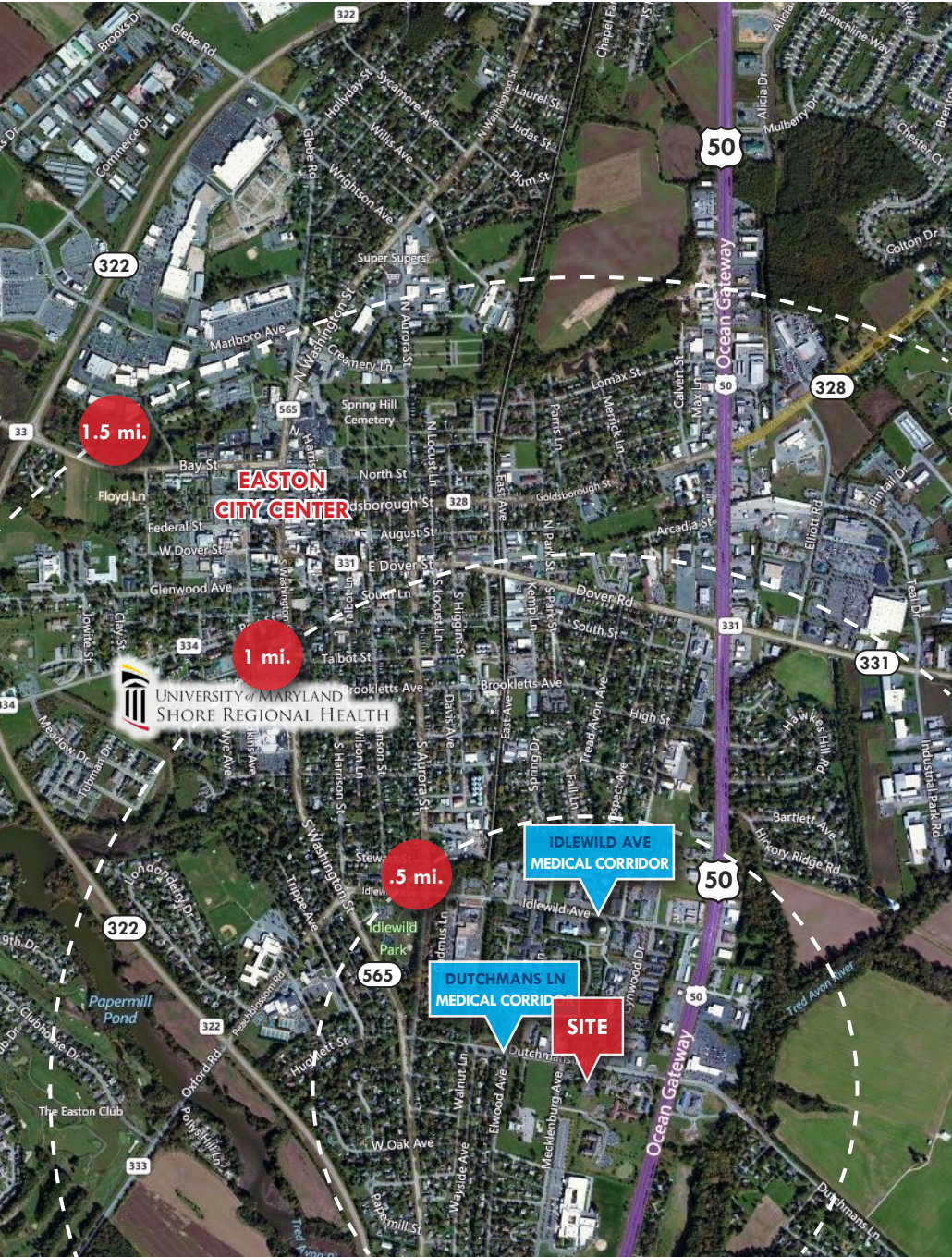
- » Sale-leaseback from existing, long time occupier
- » New seven year lease with increases and options
- » Well-maintained, owner occupied, brick facility
- » Property is home to well-established pediatrics practice
- » Superior 1031 exchange opportunity

Medical Practice

Established in 2003 by Drs. Mason, Kyle and Cook, Bay Pediatrics has grown to be the largest pediatrics practice in Talbot County with an estimated 10,000 + patients. The thriving practice serves not only the nearby towns of Easton, Oxford and Saint Michaels, but draws from neighboring counties of Dorchester, Queen Anne, Caroline, Kent and Wicomico.

The practice offers a traditional spectrum of pediatric services (up to age 21) that include vaccinations, common illness, and some infectious diseases that may affect young people. Limited onsite testing is available





Medical Office Market

Bay Pediatrics location on Dutchman's Lane is one of three primary medical nodes in Easton and a well-established medical location for over 50 years. Surgery centers, singles story buildings containing individual practices and smaller medical condominiums flank both sides of Dutchman's Lane as well as Idlewild Avenue, its counterpart street to the north. The building is well located with immediate access to a signalized intersection at Route 50, 750 feet to the east and access to the Town of Easton west on Dutchman's Lane. The third main medical node is the University of Maryland Shore Medical Center Hospital located in downtown Easton.

The medical office market is well occupied primarily by owner-occupiers who favor the campus-like clusters of building and the ability to co-locate (orthopedics/physical therapy) etc.

Drive Times	
Oxford:	15 Minutes
Cambridge:	20 Minutes
St. Michaels	20 Minutes
Queenstown:	25 Minutes
Stevensville:	30 Minutes
Vienna:	35 Minutes
Chestertown:	45 Minutes



Significant investment by Paul Prager and BluePoint Hospitality in downtown Easton: restaurants, juice bar, whiskey bar, coffee shop.

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Expansion of industrial opportunities adjacent to the Easton Airport, which itself is lengthening its runway under a \$5.5m federal grant.

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Continued expansion of the Inn at Perry Cabin as the owners now own/operate the rebuilt Links at Perry Cabin, a Pete Dye designed golf course.

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OWEN ROUSE
VICE PRESIDENT

410.494.6654
orouse@mackenziecommercial.com

SCOTT WIMBROW, SIOR
PRESIDENT & PRINCIPAL

410.953.0354
swimbrow@mackenziecommercial.com

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