



PRESENTED BY:

MACKENZIE



SALE/LEASEBACK

FREESTANDING RESTAURANT

9551 BELAIR ROAD | NOTTINGHAM, MD 21236



1 EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS
PROPERTY PROFILE
LEASE SUMMARY
TENANT OVERVIEW

2 MARKET OVERVIEW

LOCAL BIRDSEYE
REGIONAL TRADE AREA
LOCATION OVERVIEW
DEMOGRAPHICS

LIMITING CONDITIONS



1 EXECUTIVE SUMMARY

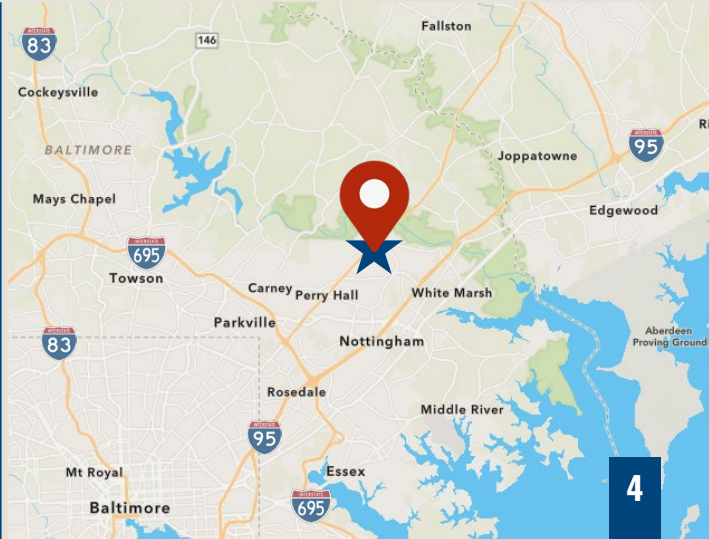


 **STREET VIEW** 

| | |
|-----------------------|--|
| BUILDING SIZE: | 2,530 SF ± |
| LOT SIZE: | 0.9 ACRES ± |
| ZONING: | BLR (BUSINESS LOCAL RESTRICTED) |
| TRAFFIC COUNT: | 31,803 AADT (BELAIR RD/RT. 1) |
| NOI: | \$85,000/YR., NNN |
| SALE PRICE: | \$1,525,000 |

INVESTMENT HIGHLIGHTS:

- » 2,530 sf ± freestanding Friendly's restaurant
- » High visibility location on Belair Road/Route 1 (31,803 cars per day) w/ 170+ ft. of frontage
- » 55 ± parking spaces
- » Outdoor seating area
- » Walk-up carryout window
- » Prime location to serve the communities of Nottingham/White Marsh and Parkville/Carney
- » *Sale subject to experienced, multi-unit operator signing 5 year leaseback with (2) 5 year options*





PROPERTY PROFILE

| | |
|-------------------------------|---|
| PROPERTY ADDRESS: | 9551 Belair Road Nottingham, MD 21236 |
| PARCEL IDENTIFICATION: | 11-1600002550 |
| MAP/GRID/PARCEL: | 0072/0003/0532 |
| BUILDING SIZE: | 2,530 ± |
| LOT SIZE: | 0.9 Acres / 39,204 SF ± |
| FRONTAGE: | 75' ± on Rt. 1 (1 curb cut) |
| BUILDING FAR: | 0.07 |
| YEAR BUILT: | 1975 |
| STORIES: | 1 |
| CONSTRUCTION: | Masonry |
| UTILITIES: | Public |
| PARKING: | 55 ± surface spaces |
| ZONING: | <p>BLR (Business Local Restricted) Baltimore County, MD</p> <p>This district is intended to allow for high quality commercial development that is compatible with nearby residential uses.</p> <p>Typical uses permitted by right include basic retail and service operations including food store, office, convenience store, restaurant, dry cleaner, beauty salon, elderly housing facility, bank, tavern, health and athletic club.</p> |





LEASE SUMMARY

| | |
|-----------------------------------|---|
| TENANT: | BR Foods 2 LLC |
| GUARANTOR: | Franchisee |
| TYPE OF LEASE: | NNN |
| INITIAL COMMENCEMENT DATE: | Close of Escrow |
| LEASE EXPIRATION DATE: | 5 Years After Close of Escrow/ Rent Commencement |
| OPTIONS: | Two 5-Year Options |
| INCREASES: | 10% Every 5 Years |
| RIGHT OF FIRST REFUSAL: | No |
| PARKING LOT: | Tenant |
| PROPERTY TAXES: | Tenant |
| COMMON AREA MAINTENANCE: | Tenant |
| INSURANCE: | Tenant |
| UTILITIES: | Tenant |
| ROOF & STRUCTURE: | Landlord |
| HVAC: | Tenant |





TENANT OVERVIEW

Friendly's

| | |
|--------------------|--|
| TENANT: | Friendly's |
| WEBSITE: | www.friendlysrestaurants.com |
| FRANCHISEE: | BR Foods 2 LLC Franchisee currently operates 3 Friendly's locations |

Friendly's is a restaurant chain that was founded in 1935 in Springfield, Massachusetts by the brothers S. Prestley Blake and Curtis Blake. With locations on the East Coast of the United States, it offers diner-style cuisine and highlights its 22 ice cream flavors; many locations offer an ice-cream only take-out window alongside of the table service option. A total of 126 Friendly's are spread across Connecticut, Delaware, Florida, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania and South Carolina.

On January 19, 2021, it was announced that Friendly's was acquired by Amici Partners Group, LLC, a group made of experienced restaurant investors and operators with national and international restaurant franchisor background. Amici has acquired 130 corporate-owned and franchised restaurant locations with plans to keep all locations open.

\$250.8M
REVENUE

126
LOCATIONS

WILBRAHAM, MA
HEADQUARTERS

7 951 BELAIR ROAD NOTTINGHAM, MD 21236

2 MARKET OVERVIEW



LOCAL BIRDSEYE



St. Michael
Lutheran Church

PERRY VIEW RD

BELAIR RD

31,803 AADT

ORIENT
RESTAURANT

CANNELLAS

PNC

7
ELEVEN

Walgreens

SOL OAXACA
MEXICANA

SAFeway

CVS

ROYAL
FARMS

DUNKIN'

KIDS FIRST
Swim School

Celebrate
SCHOOL

ROSEDALE
FEDERAL

1

N

REGIONAL TRADE AREA



SITE

North Plaza Shopping Center

SAFeway ROSS Gabe's
 Chick-fil-ee CHUCK E. CHEESE
 M&T Bank PNC
 Harbor Freight Tools
 El Sabor FIVE GUYS SALLY BEAUTY

Perry Hall North

Planet Fitness DUNKIN' ROYAL FARMS
 Celebre Kids First School Swim Schools

Perry Hall Marketplace

SAFeway Walgreens
 SUBWAY Bank of America

Festival at Perry Hall

weis MISSION BBQ
 CVS pharmacy

Perry Hall Square

Giant ACE OUTBACK
 Chick-fil-ee RITE AID
 Dollar Tree

Honeygo Village Center

weis
 DUNKIN' CHOPSTIX
 LIBERATOR'S LIB'S GRILL

Carney Village

weis CVS pharmacy
 Bank of America

Perry Hall Crossing

Wendy's ALDI
 Goodwill 7
 DOLLAR GENERAL

Perring Plaza

SHOPPERS MAMMA Lucia
 Denny's FLORENCE
 Micro Center Burlington

Putty Hill Plaza

Giant RITE AID
 DOLLAR TREE Bank of America

White Marsh Mall

JCPenney sears macy's
 Boscon's Red Robin H&M
 Olive Garden JARED
 PF CHANG'S FOREVER 21 EXPRESS

Nottingham Square

LOWE'S TARGET VCF
 BEST BUY DICK'S
 Michaels Party City

Parkville SC

Giant RITE AID
 Merchants Fitness 19
 DOLLAR TREE Bank of America

Beltway Plaza

HORIZON CINEMAS
 CARRABBA'S
 M&T Bank

Fullerton Plaza

weis SALLY BEAUTY
 IHOP McDonald's

The Avenue at White Marsh

amc BARNES & NOBLE ULTA
 STARBUCKS LOFT
 Curious Oyster chilis
 Red Brick Station BANDITOS
 carter's OLD NAVY Brown Rice

Nottingham Commons

MOM'S Merritt clubs SALLY BEAUTY
 TJ-maxx WALLEY CAVA

Costco Plaza

COSTCO BIG LOTS!
 HANNAH'S
 PET SMART





LOCATION OVERVIEW

The Subject Property is situated directly on Belair Road (Route 1) in Nottingham, MD. Located within Baltimore County, the property benefits from its position within a major retail corridor, as well as a densely populated residential area. Tenants in the market include Safeway, 7-Eleven, Walgreens, Royal Farms, Planet Fitness, Dunkin', Celebree, Conrad's Crabs, CVS, Wawa and more.

Nottingham, MD is often considered a broad area in Baltimore County, encompassing many census-designated places and unincorporated communities. "Nottingham, MD" is sometimes used interchangeably with "Perry Hall, MD," both of which are located just north of White Marsh, Maryland, another northeast suburb of Baltimore.

NEARBY MAJOR ROADWAYS:

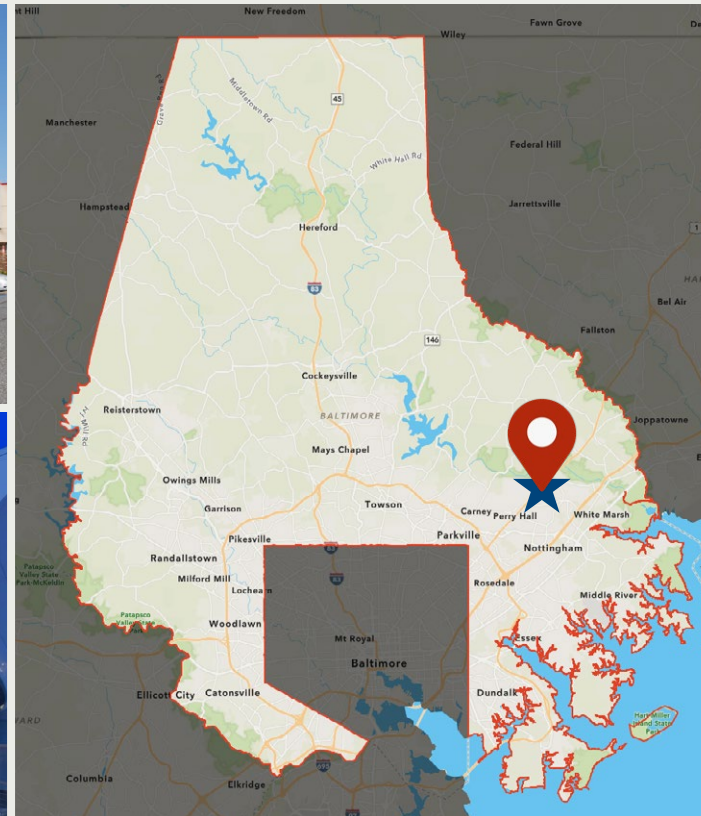


NEARBY TRAFFIC GENERATORS:



SUBJECT PROPERTY DRIVING DISTANCE TO:

| | |
|-------------------------|----------------------------|
| WHITE MARSH, MD: | 3.3 Miles (8 Min.) |
| TOWSON, MD: | 9.7 Miles (20 Min.) |
| BEL AIR, MD: | 11.1 Miles (21 Min.) |
| BALTIMORE, MD: | 22.8 Miles (30 Min.) |
| BWI AIRPORT: | 25.0 Miles (35 Min.) |
| WASHINGTON, DC: | 52.6 Miles (1 Hr. 18 Min.) |



DEMOGRAPHICS (2022)



**10 MIN. DRIVE:
PLEASANTVILLE**

RESIDENTIAL POPULATION

10,940
1 MILE

64,341
3 MILES

150,241
5 MILES

NUMBER OF HOUSEHOLDS

4,275
1 MILE

24,923
3 MILES

58,915
5 MILES

AVERAGE HH SIZE

2.53
1 MILE

2.55
3 MILES

2.53
5 MILES

DAYTIME POPULATION

8,485
1 MILE

54,990
3 MILES

134,535
5 MILES

AVERAGE HH INCOME

\$130,980
1 MILE

\$126,273
3 MILES

\$116,861
5 MILES

EDUCATION (COLLEGE+)

67.1%
1 MILE

69.5%
3 MILES

67.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.2%
1 MILE

96.6%
3 MILES

96.5%
5 MILES

MEDIAN AGE

47.3
1 MILE

42.5
3 MILES

41.1
5 MILES

BRIGHT YOUNG PROFESSIONALS



16%

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

ENTERPRISING PROFESSIONALS



15%

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.

SAVVY SUBURBANITES



11%

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.



23%

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.



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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