

MARSTELLER REALTY, INC.

AVAILABLE FOR LEASE

**Retail Space
26400 Ridge Road
Damascus, MD 20872**



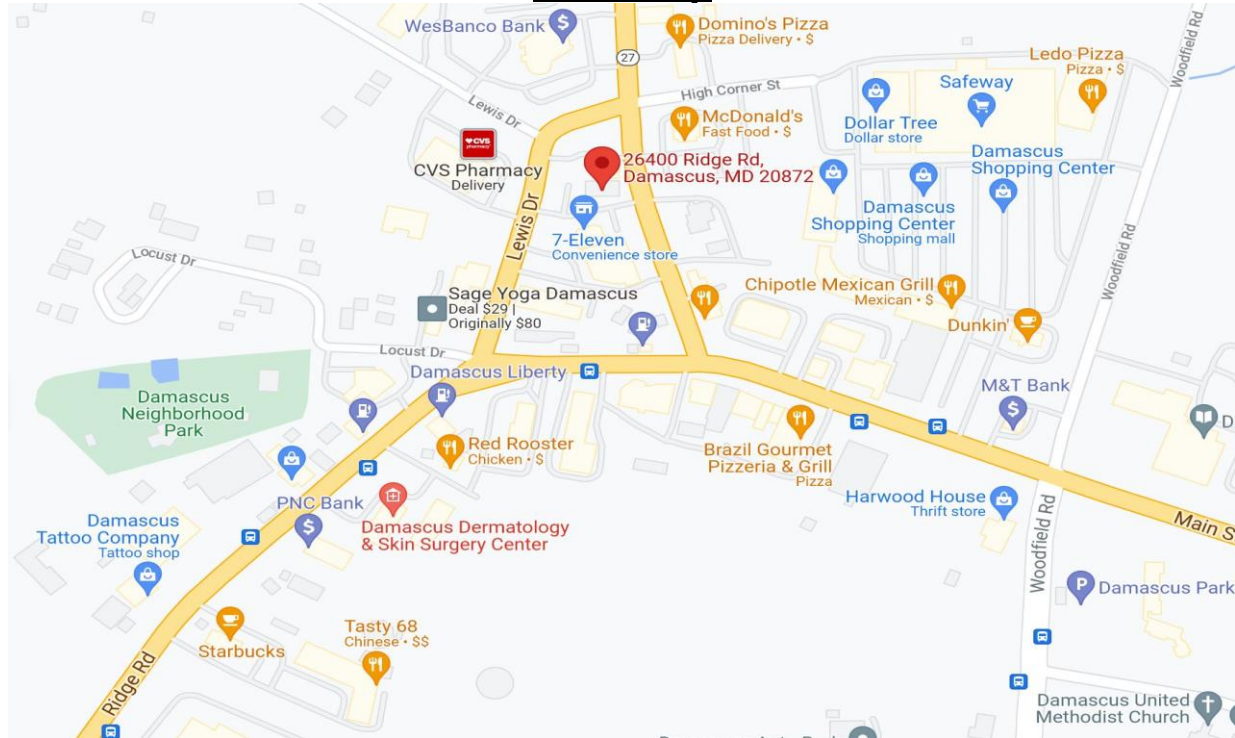
- Building:** Freestanding 2,590 +/- sf built in on 0.679 +/- acres of land. Daily traffic counts of over 23,000 VPD in front of the site on Ridge Road. The building has been previously occupied by Jerry's Subs and Peruvian Chicken restaurants. Currently completely gutted.
- Location:** Highly visible free-standing building located in the heart of Damascus adjacent to 7-Eleven and Jimmie Cone. Situated at the signalized intersection of Ridge Rd and High Corner St.
- Lease Term:** Ideally looking for a 10-15 year term.
- Zoning:** CRT-17 Commercial/Residential Zoning.
- Available:** Now
- Asking Rent:** \$80,000 annually NNN plus taxes and insurance reimbursement
- Contact:**
- | | |
|---------------------------------|------------------------------------|
| Robert Marsteller | Rachel M. Story |
| bob@marstellerrealty.com | rachel@marstellerrealty.com |
| (301) 942-6462 | (301) 831-4223 |
| (301) 473-4221 (FAX) | (301) 473-4221 (FAX) |

All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

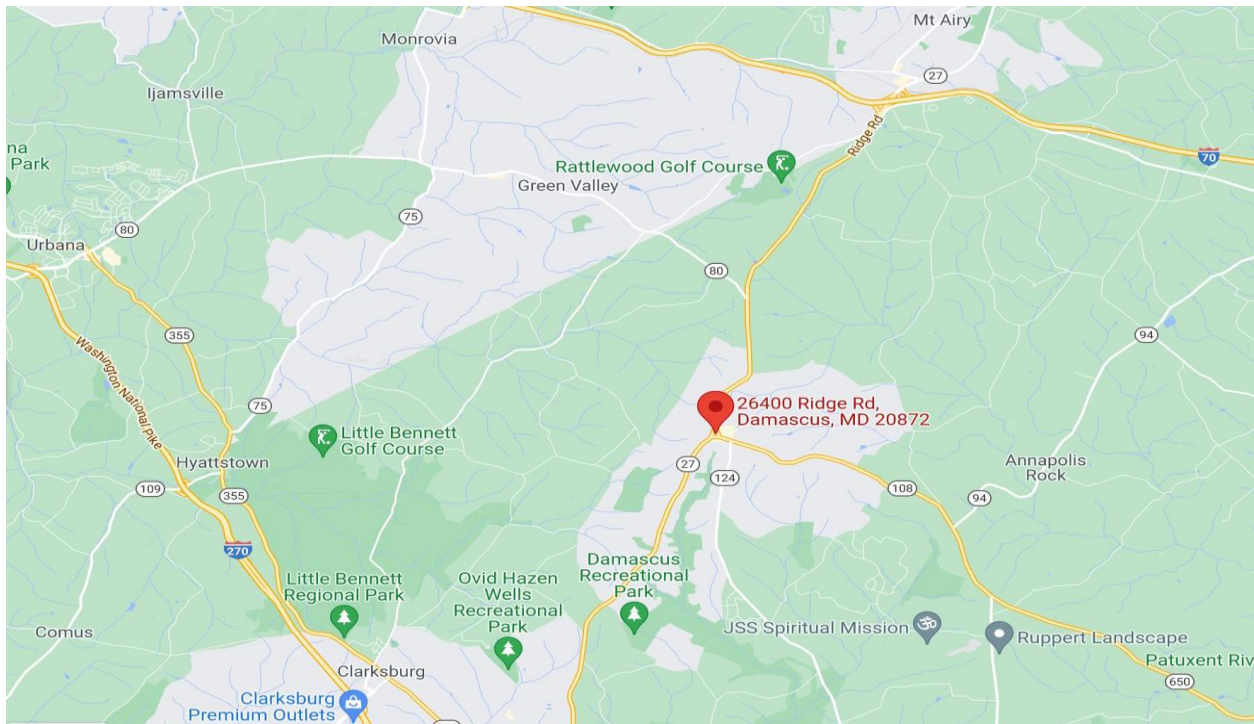
**Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges
6101 Ed Crone Lane, Frederick, Maryland 21703
www.MarstellerRealty.com**

MARSTELLER REALTY, INC.

Local Map



Overview Map

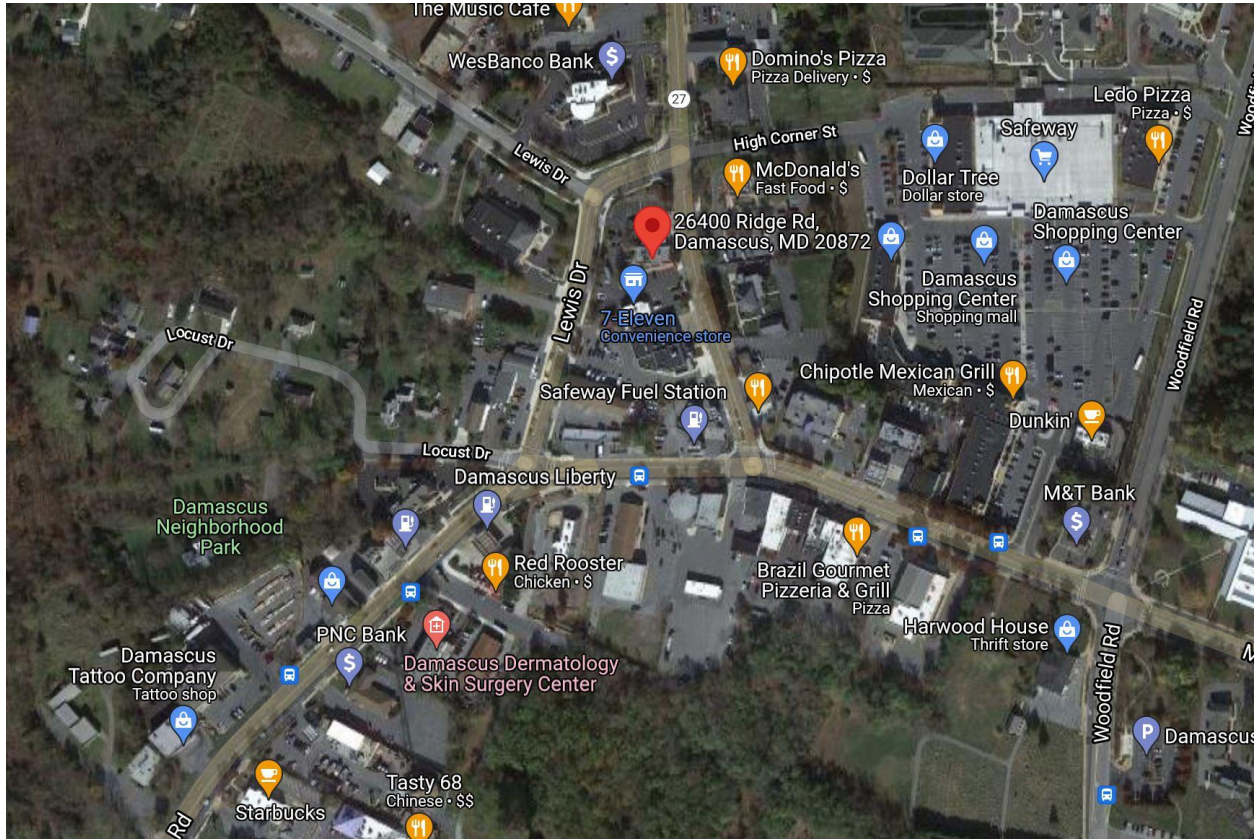


All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges
6101 Ed Crone Lane, Frederick, Maryland 21703
www.MarstellerRealty.com

MARSTELLER REALTY, INC.

Satellite View



Demographics

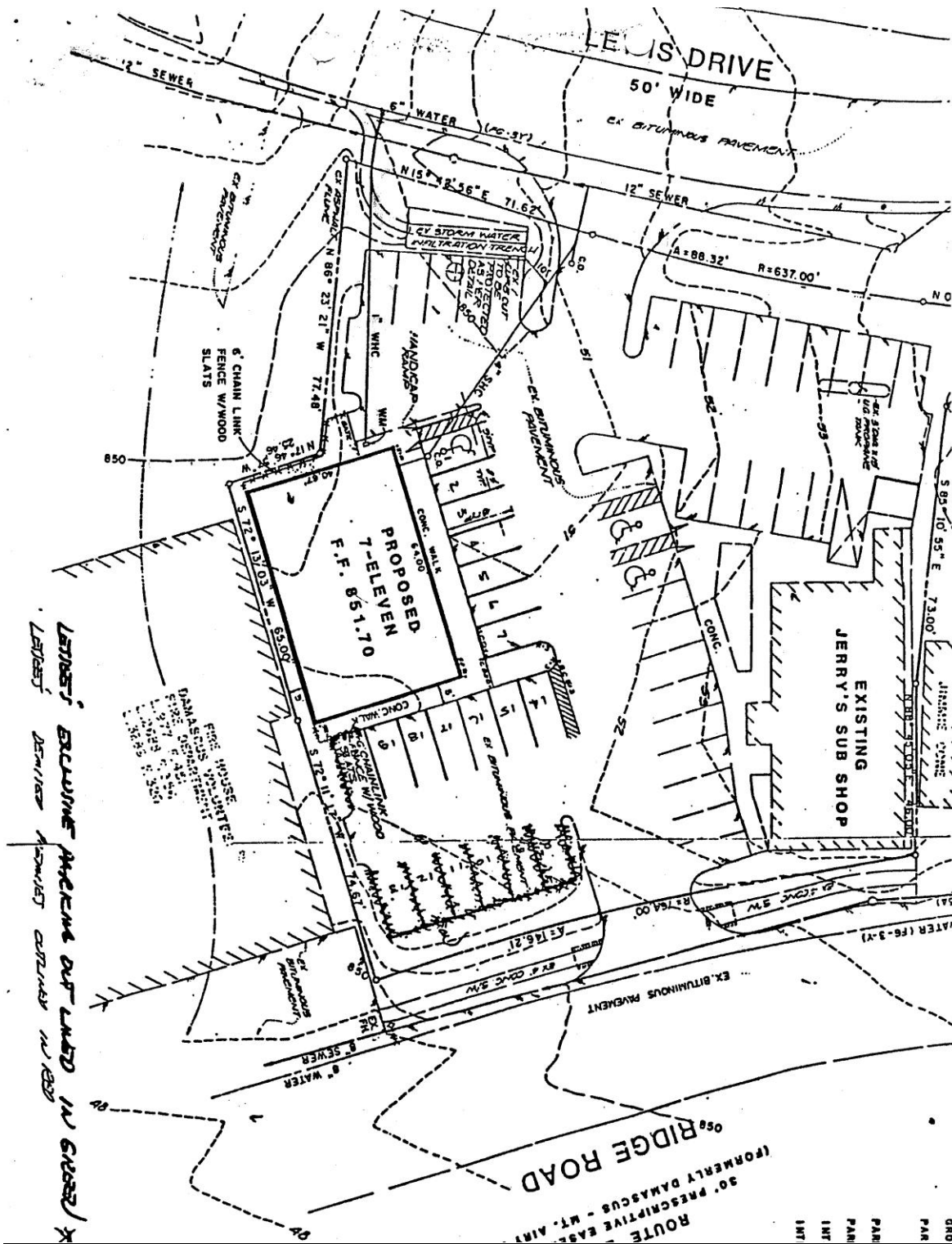
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,956	17,200	49,300
Household Income	\$105,000	\$120,000	\$132,000
Median Age	36	39	40
Employees	2,006	3,508	6,931
Housing Occupancy	23:1	28:1	42:1
Renter to Homeowner	1:4	1:7	1:10

All of the above is deemed accurate; however, it is subject to errors, omissions and all sizes are approximate. Broker assumes no liability for the condition of the legal status of the property. Property is offered subject to prior sale, change of price and/or terms or withdrawal from the market; all without prior notice.

Commercial Investment Real Estate
Specializing in Net Leased Properties/Sales/Exchanges

6101 Ed Crone Lane, Frederick, Maryland 21703
www.MarstellerRealty.com

Plat



www.MarstellerRealty.com