

SALE

LabCorp Absolute NNN Lease Investment

401 PURDY ST #202

Easton, MD 21601

PRESENTED BY:

ROSS BENINCASA

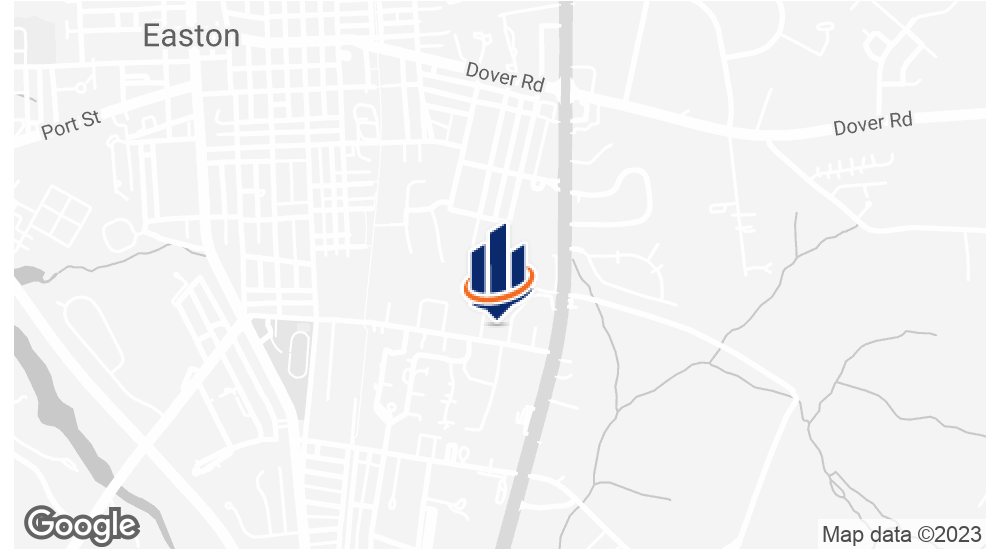
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MD #5006326



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$595,000
BUILDING SIZE:	1,841 SF
PRICE / SF:	\$323.19
CAP RATE:	7.05%
NOI:	\$41,961
YEAR BUILT:	2006
APN:	01-114395

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PROPERTY OVERVIEW

Great opportunity to invest in an Absolute NNN medical building with a national tenant. Occupied by LabCorp since 2008, a leading global life sciences company, the property offers great returns in a growing market. Priced at 7% cap rate with property management already in place. Enjoy passive returns with a great tenant in a growing market.

PROPERTY HIGHLIGHTS

- Absolute NNN Lease: No landlord responsibilities, offering a truly passive investment.
- Established Tenant: LabCorp is a leading global life sciences company, providing comprehensive clinical laboratory and end-to-end drug development services.
- Prime Location: The office is located in Easton, Maryland, along its strong, growing medical corridor.

ADDITIONAL PHOTOS



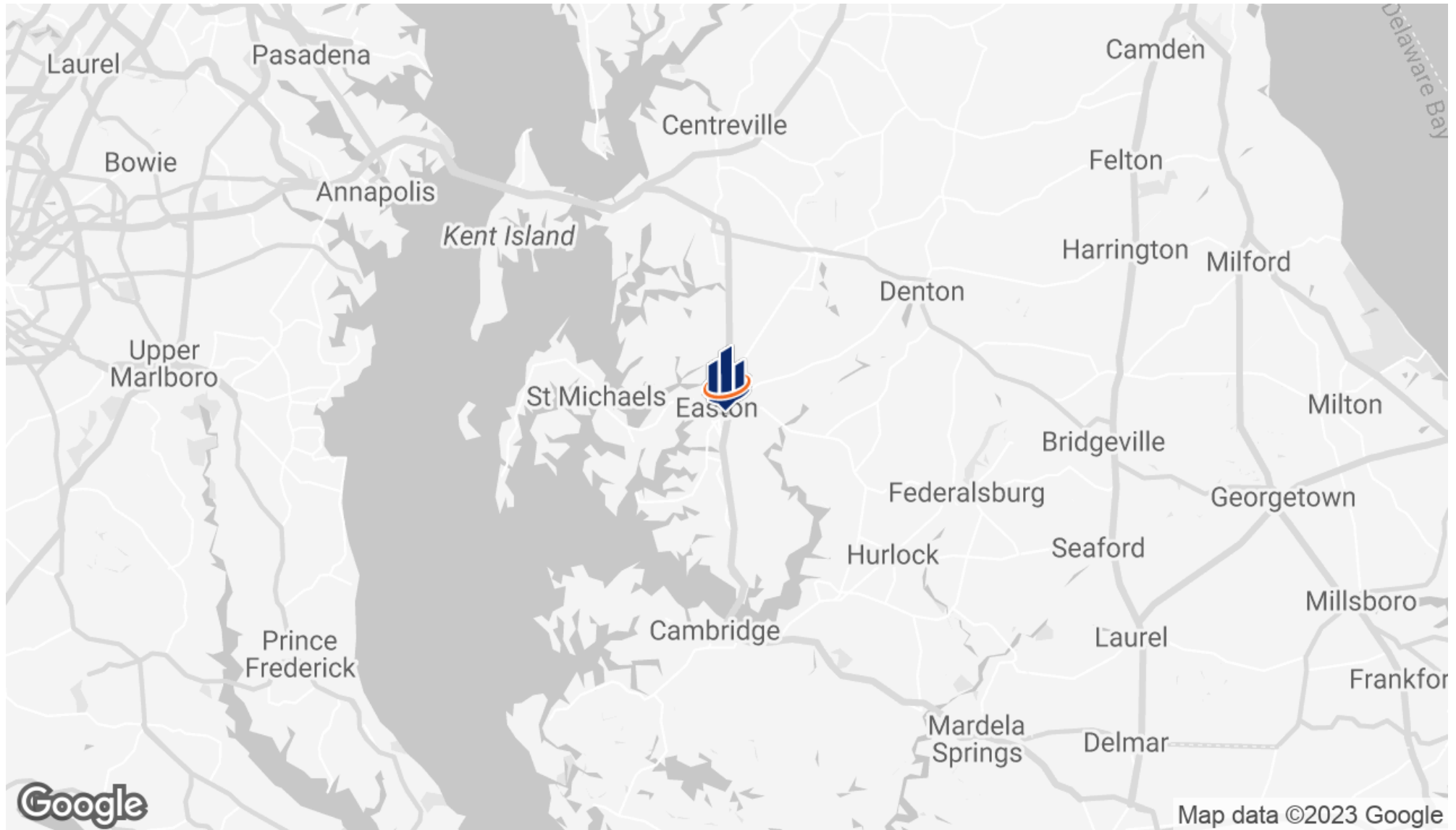
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LOCATION MAP



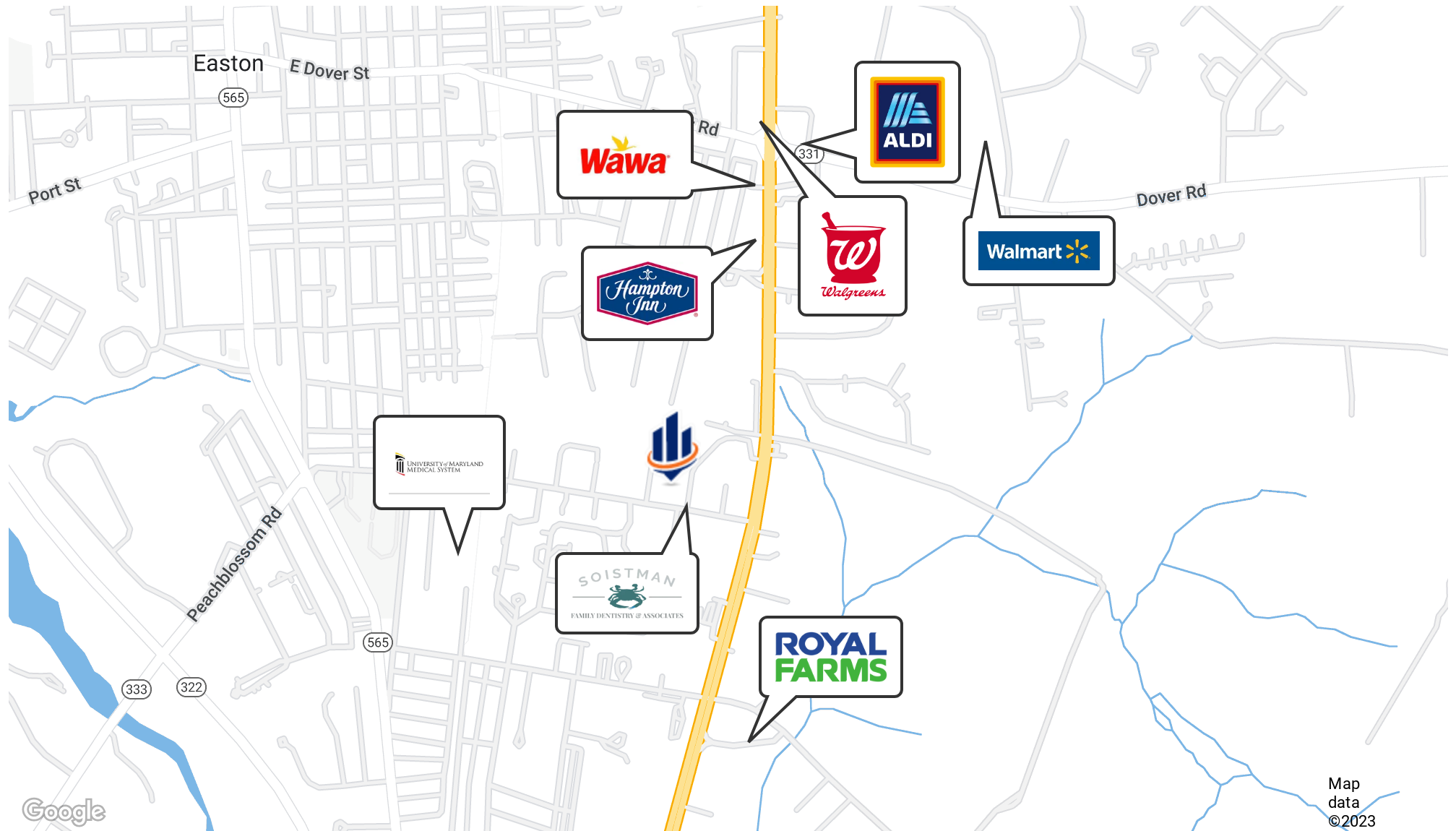
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

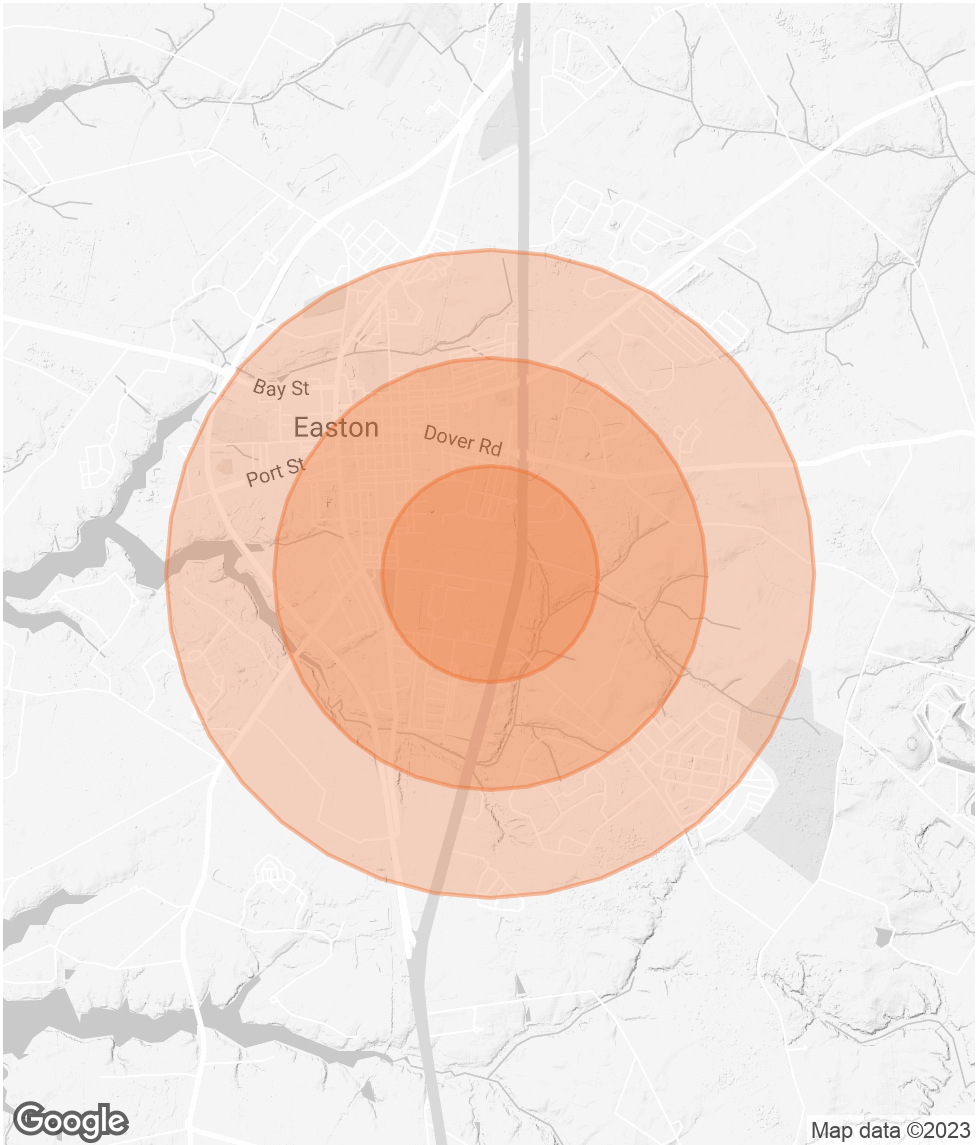
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,550	5,568	9,645
AVERAGE AGE	43.7	42.0	42.7
AVERAGE AGE (MALE)	43.2	40.1	39.6
AVERAGE AGE (FEMALE)	44.8	43.4	44.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	654	2,614	4,699
# OF PERSONS PER HH	2.4	2.1	2.1
AVERAGE HH INCOME	\$70,304	\$78,812	\$71,254
AVERAGE HOUSE VALUE	\$264,543	\$278,401	\$272,676

** Demographic data derived from 2020 ACS - US Census*



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ADVISOR BIO



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Advisor

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PROFESSIONAL BACKGROUND

Ross Benincasa serves as a Senior Advisor for the Easton-based Chesapeake office of SVN | Miller Commercial Real Estate. A strategic partner to his clients, he prides himself on building relationships and helping his clients maximize the value of their investment.

Benincasa specializes in data-driven brokerage, national marketing, and historic district development. He has extensive experience in community development, hospitality, and government relations, serving as the director of an economic development and communications firm before joining SVN.

In addition to his work at SVN, Benincasa consults local municipalities and community organizations on marketing and planning strategies. He has been a part of master planning processes and strategic marketing initiatives and uses this experience to price and position his clients’ properties in a deliberate way. He has been a featured speaker at Main Street America and the National Main Street Center’s national conferences.

In 2022, Benincasa’s economic development firm was named “Best Consulting Firm” on the Eastern Shore by APG Media. He was also nominated as “Best Commercial Realtor in Talbot and Dorchester Counties” by Coastal Style Magazine.

Benincasa is heavily involved in the local community. He is an elected commissioner in the Town of Hillsboro and serves as a director on several boards in Talbot County.

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