

## Middleborough Plaza: 201 Back River Neck Road, Essex, MD 21221

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*18,100 Sq. Ft. Retail Center*

Ideal for  
1031  
Exchange



- Rare opportunity to own a high income producing prime retail investment property in Baltimore County
- Next to well-known businesses like McDonalds, RiteAid, 7-Eleven, Royal Farms etc.
- 18,120 sq. ft. Shopping Center on 2.23 acres.
- Greater than 100 Parking spots in front and rear.
- On busy Back River Neck Road, a main thoroughfare with significant car traffic, high visibility, and numerous bus routes.
- 100% occupied.
- Current Yearly income \$280,764.
- Very solid long term tenants including Baltimore County.
- Significant Cell Tower Income from SBA Communications, a multinational cooperation traded on NASDAQ (Ticker: SBAC) with long term lease.
- Beautifully landscaped and professionally maintained.
- Public Sewer/Water. BGE Gas and Electric.
- Large front footage with 2 Ingress/Egress points from Back River Neck Road and 1 Ingress/Egress from Poles Road.
- Solid concrete/cinder block/brick construction. Recent upgrade to LED external lighting.
- Requires minimal maintenance – all tenants are responsible for maintaining their own units.
- Current rents well below market. Huge upside potential!
- Priced to sell quickly, below comparable Shopping Centers in the area. **Price: \$3.695 Million.**
- Income Analysis: With 25% (\$923,750) Down, 75% (\$2,771,250) Mortgage at 4.5%, **Total Return on down payment is 11.93%** with much higher future potential.
- The owner is willing to hold the 1st mortgage with at least 50% down.
- Owner retiring due to poor health.
- Please do not contact or discuss with tenants

### *Contact Info:*

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