



10707 Connecticut Ave | Kensington, MD

NET LEASE INVESTMENT SALE



BERKSHIRE HATHAWAY

HomeServices

PenFed Realty

COMMERCIAL DIVISION

INVESTMENT HIGHLIGHTS

10707 Connecticut Ave is a new investment opportunity offered exclusively by John Sabo of BHHS PenFed Realty's Commercial Division. This net lease investment sale is located in Kensington, Maryland.



Asking Price

\$3.50 Million



Cap Rate

5.5%



Tenant

CapitalOne Bank



Lease Term Remaining

8+ years



Lease Agreement

Absolute NNN



Credit Rating

Strong

Exclusive Listing Broker:

JOHN SABO

Associate Broker

703.216.8222

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Berkshire Hathaway PenFed Realty, LLC
Commercial Division

Marketing information contained herein is deemed accurate but not guaranteed. All information should be confirmed and verified by the prospective Purchaser.

Neither the Seller nor BHHS PenFed Realty, LLC makes any warranty or representation to the validity or accuracy of the information provided herein.

GROUND LEASE DETAILS

LEASE TERMS

Lease Start:	05/05/2005
Lease End:	05/05/2030
Term:	25 Years
Starting Rent:	\$11,000/mo.
Rent Payment until 5/5/2021:	\$15,931/mo.
Annual Escalations:	2.5%
Service Type:	Triple Net
Operating Exp:	\$0.00/RSF
Extensions:	2 – Ten (10) year plus one 5 year option

PROPERTY DETAILS

Existing Use:	Bank
Building Size:	2,990 SF
Zoning:	CRT-1
FAR:	0.25–4.00
Land Area:	30,795 SF
Acres:	0.70
Year Built:	2005
Drive-Thru Lanes:	One (1)
Total Parcels:	Five (5)

REMAINING BASE LEASE RENT

Lease Year	Monthly	Escalation	Annual
05/2021	\$16,330	2.5%	\$195,955
05/2022	\$16,738	2.5%	\$200,584
05/2023	\$17,156	2.5%	\$205,875
05/2024	\$17,585	2.5%	\$211,022
05/2025	\$18,025	2.5%	\$216,297
05/2026	\$18,475	2.5%	\$221,705
05/2027	\$18,937	2.5%	\$227,247
05/2028	\$19,411	2.5%	\$232,929
05/2029	\$19,896	2.5%	\$238,752

25-year base lease began May 2005. Base lease ends on 05/04/2030, with 3 options—first two for 10 years each, the third for 5 years

ADDITIONAL NOTES

Strong Long-term Tenant
16 Years

High Traffic Counts
50,000 AADT

Vibrant Business Community
1.6 Million SF RBA, 1.5 Miles

Prominent Signage
See page 5

First Right of Refusal
10 Business Days

Credit Rating — Moody's
Baa

Credit Rating — S&P
BBB

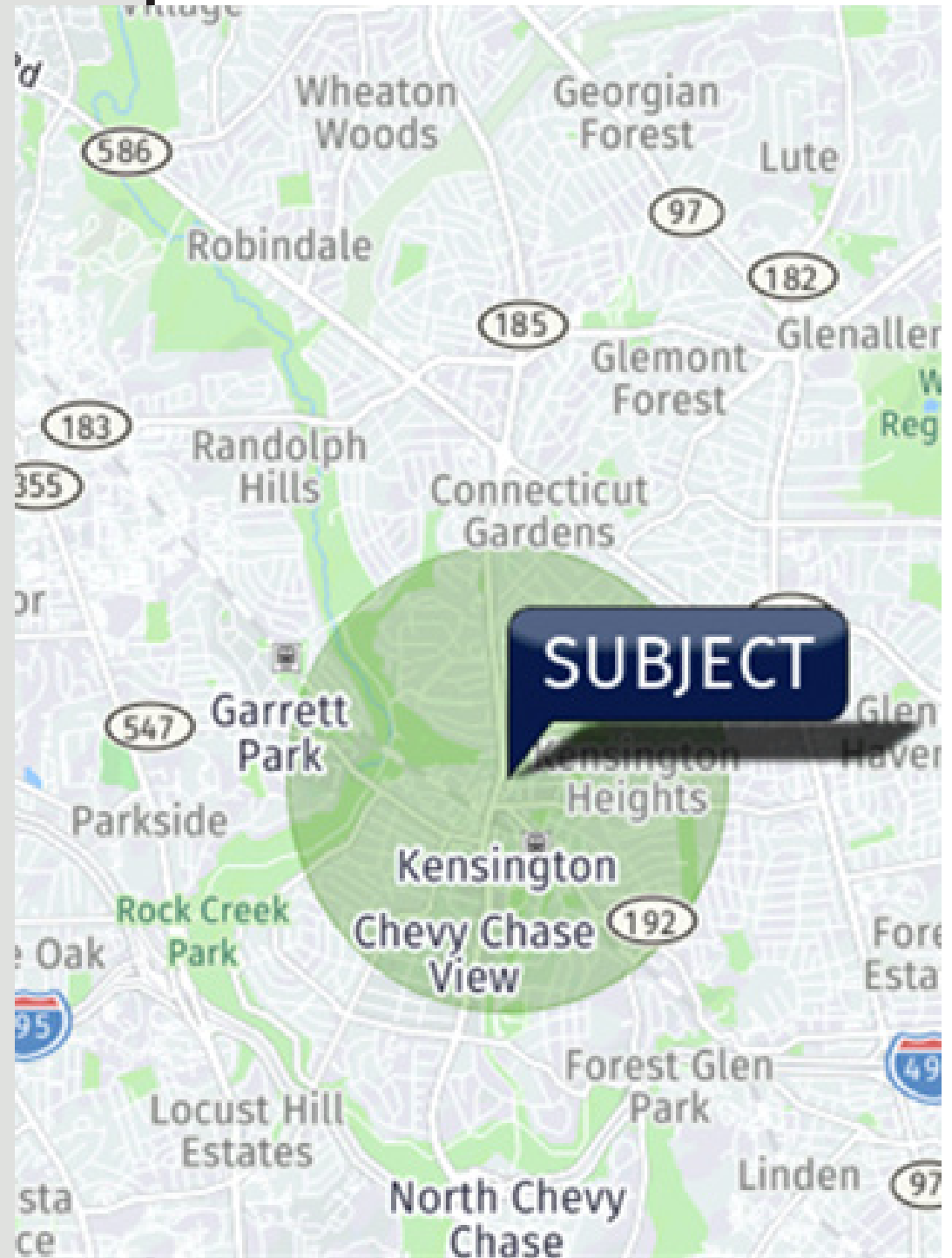
Lease Years Remaining
8 years 2 months

Deposit Growth
Positive

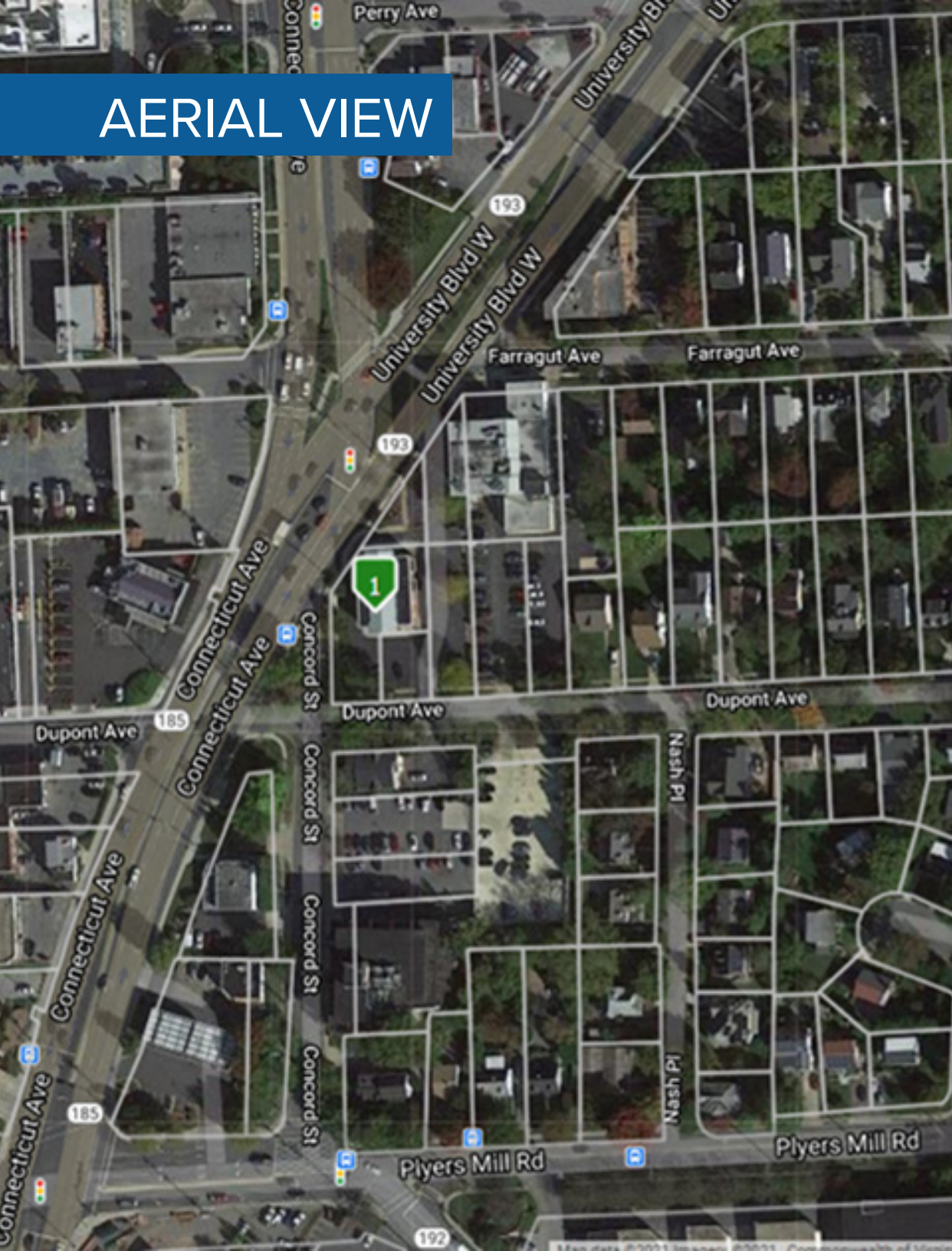
DEMOGRAPHICS

FACTS & FIGURES

	1 Mile	3 Miles	5 Miles
Population (2020)	17,351	176,594	451,499
Households	6,619	65,682	175,898
Median Age	43	39	39
Avg Household Size	2.6	2.7	2.5
Median HH Income	\$119,506	\$104,640	\$105,800
Avg. HH Income	\$167,475	\$144,200	\$153,707
Housing Units	6,930	69,271	185,914
Median Home Value	\$516,248	\$461,677	\$514,733
Avg Home Value	\$584,626	\$545,582	\$651,313



AERIAL VIEW

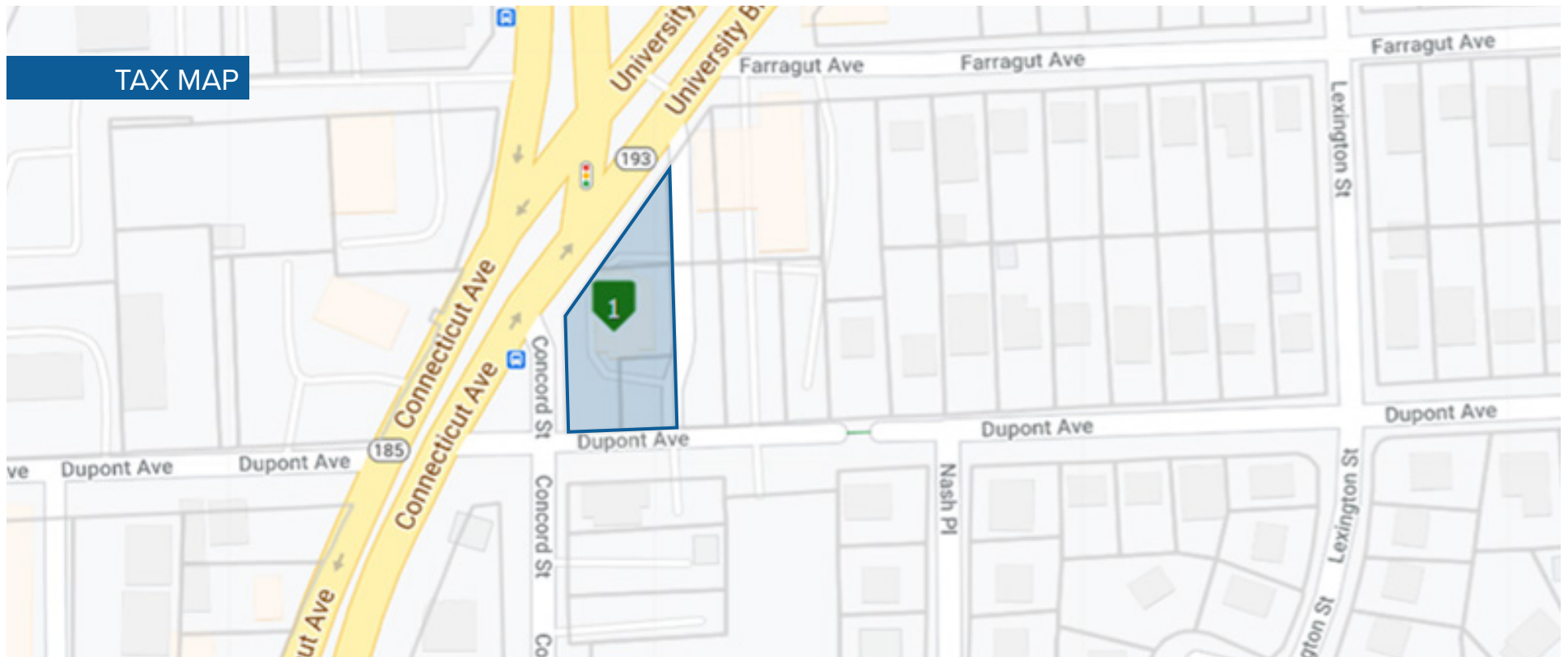


Prominent Signage:



ASSEMBLAGE & LOT INFORMATION

	USABLE		TOTAL	
	SF	Acres	SF	Acres
10707 Connecticut Ave	10,378	0.2382	10,378	0.2382
3725 Dupont Ave	3,650	0.0838	3,650	0.0838
3723 Dupont Ave	7,500	0.1722	7,500	0.1722
10756 Connecticut Ave	6,410	0.1472	6,410	0.1472
Dupont Ave	2,857	0.0656	2,857	0.0656
TOTAL	30,795	0.7070	30,795	0.707



TAX MAP



BERKSHIRE HATHAWAY
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PenFed Realty

COMMERCIAL DIVISION

Maximum Exposure | Respected Berkshire Hathaway Brand | Expansive Global Network | Experienced Team Approach

C O M M E R C I A L . P E N F E D R E A L T Y . C O M

