



6308 Allentown Road , Camp Springs , MD

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.

INVESTMENT HIGHLIGHTS

- Great demographics 5-mile | Pop +235K | Income +90K
- Many National Tenants nearby
- Excellent traffic +30,000 VPD| Close proximity to route 5 Branch Avenue +114,000 VPD
- \$50,000 in recent upgrades and \$250,000 done in 2017
- Excellent Cap Rate 7% as a ROI | 2% annual rental increases to hedge against inflation.



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase Sunoco Gas Station with +13.5 years remaining on the initial term. Property resides on a prime location on Allentown Road in Camp Springs MD. The building is 1,908 +square feet and is situated approximately .70 acres of land. Property does great gas volume, convenience sales. Tenants commitment to the site shows—signing a 15 year term—September 2020 . This is a stable Tenant and Investment for years to come. Property has \$50,000 in recent upgrades and \$250,000 done in 2017, tenant has multiple locations.



Property Information		Year Built Renovated	1992 2017
Property	Sunoco	Guarantee	Personal
Property Address	6308 Allentown Rd Temple Hills MD	Lease:	+13.5 years 9/1/2020—8/31/2035
Land Size	0.70 Acres	Option:	1 Five year 3% Increase From last year on base term 2% annually thereafter
Building Size	1,908 SF Total	Lease Type:	NNN
NOI	\$157,896	Purchase Price	\$2,255,657
Rent Increases	2% Annually	Cap Rate	7%

About the Tenant

Sunoco on Allentown Road has been a staple in the Camp Springs community for some time. They offer gas and convenience store. Tenant offers extremely competitive convenience store products while offering cost-effective gas beating out many main competitors in the surrounding area. This is a go to location for the surrounding area of Camp Springs.

About the Area | Situated between Washington D.C., and Andrews Air Force Base, Camp Springs, Maryland, is a suburban oasis amid the hustle and bustle of our nation's capital. Area museums include the historic Surratt House where John Wilkes Booth is alleged to have plotted the Lincoln assassination. Of course, all of Washington, D.C.'s attractions, such as Capitol Hill and the National Mall, are also easy to visit since they're only 10 miles away. Future area development | LIDL plans to erect a 25,000-square-foot grocery store as part of the mixed-use development known as Andrews Park Town Center. The development will include the LIDL supermarket, a 14,000-square-foot strip retail center, townhomes and retail fuel and convenient store.



Demographics

	1 Mile	5 Mile	10 Mile
Population	27,383	235,240	1,009,490
Income	\$106,832	\$90,133	\$110,295
Median Home Value	\$294,971	\$282,546	\$371,914





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