

## Investment Opportunity

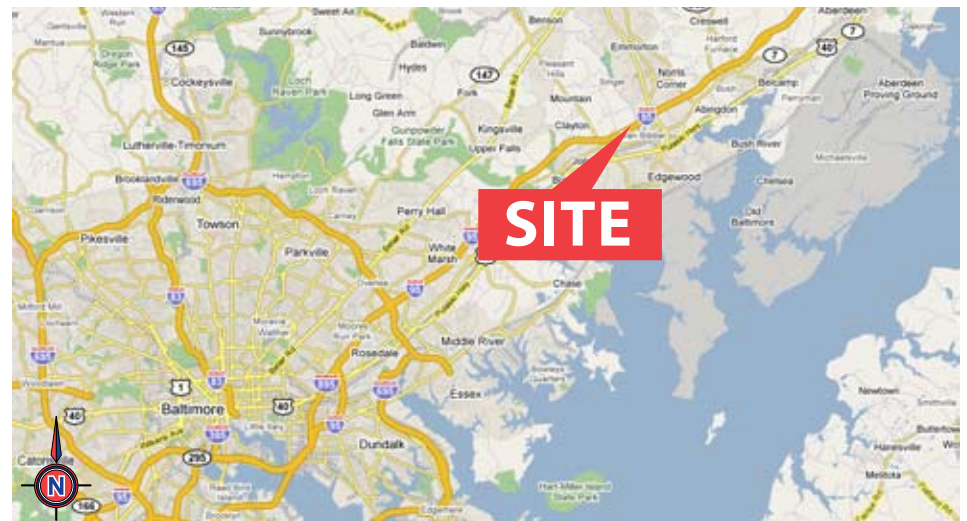
Price: \$3.775 Million, 8.5% Cap Rate

# THE COURT AT CONSTANT FRIENDSHIP

412A Constant Friendship Boulevard  
Abingdon, Harford County, Maryland

### INVESTMENT HIGHLIGHTS

- Newly constructed 7,940 square feet of retail on 0.99 acres
- Located at the region's retail center of gravity - surrounded by Target, Wal-Mart, Lowe's, BJ's Wholesale Club and Regal Cinemas
- Located in close proximity to the Aberdeen Proving Ground, home to 12,500 military and civilian workers and slated to gain 8,200 more under BRAC
- Average household income of over \$89,000 within a five mile radius
- Asking price: \$3.775 million (8.5% cap rate)
- Net Operating Income: \$320,713



Tenant	Square Footage	Expiration
Mattress Giant	4,014 sf	8/31/2013
Starbucks	1,776 sf	2/28/2019
Verizon	1,075 sf	4/30/2014
Sports Clips	1,075 sf	10/31/2014

### PLEASE CONTACT

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## DEMOGRAPHICS

(2008 Estimates)	3 MILE	5 MILE	10 MILE
POPULATION	54,534	106,474	253,677
HOUSEHOLDS	20,819	40,355	96,091
AVG HH INCOME	\$82,701	\$89,137	\$87,093

