



# INVESTMENT OPPORTUNITY FOR **SALE**

**MATTRESS FIRM**

6918 RITCHIE HIGHWAY  
GLEN BURNIE, MARYLAND 21061



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

An aerial photograph of a property. The top portion shows a large, light-colored paved area, possibly a parking lot or driveway, with a few cars parked. To the left of this paved area is a large, dense cluster of green trees. In the upper left corner, there are several buildings, including one with a prominent white roof. A road with white lane markings runs vertically through the center of the image. To the right of the road is a grassy area with some small trees and shrubs. The bottom portion of the image shows more trees and the edge of a residential building with a grey roof.

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Representative photo only



Representative photo only

This is a Confidential Memorandum intended solely for your own limited use to determine whether you wish to express interest in the property.

This Confidential Memorandum contains certain information pertaining to the business of the Property and has been prepared by MacKenzie Commercial Real Estate Services primarily from information supplied by the Property Owner. This memorandum does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner, nor any of its officers, directors, employees or agents, including MacKenzie Commercial Real Estate Services, make any representation, express or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents.

By your receipt of this Confidential Memorandum, you agree that this memorandum and the information contained herein, is of a confidential nature and that you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior written authorization of the Owner or agents. Further, you will not discuss this matter with any other financial institution without first contacting MacKenzie Commercial Real Estate Services, LLC or MacKenzie Capital, LLC.

If you do not wish to pursue this matter, please return this Confidential Memorandum to MacKenzie Commercial Real Estate Services, LLC. Photocopying or other duplication is not authorized.

All communications, inquiries, and request for information relating to these materials should be addressed to:

MacKenzie Commercial Real Estate, LLC  
2328 W. Joppa Road, Suite 200  
Baltimore, Maryland 21093  
Phone: (410) 821-8585

### **DEDICATED PROJECT TEAM:**

**BROKERAGE** | MacKenzie Commercial Real Estate Services, LLC:

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**TIM HARRINGTON**

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## The Offering

MacKenzie Commercial Real Estate Services is pleased to offer 6918 Ritchie Highway ("Subject Property", "Building"), a standalone, single tenant, NNN leased property currently leased to Mattress Firm.

## Property Overview

ADDRESS:	6918 Ritchie Highway Glen Burnie, MD 21061
YEAR BUILT:	1985
RENTABLE SF:	5,650 sf total » 1st Floor: 4,050 sf » Mezzanine: 1,600 sf
LAND AREA:	0.425 Acres
PARKING SPACES:	24 spaces ±
ZONING:	C-3
CURRENT TAX BILL (2019-20):	\$6,046.61
CURRENT OCCUPANCY:	100%
<b>OFFERING PRICE:</b>	<b>Negotiable</b>
2018 NOI:	\$72,885.00
TENANT OCCUPANCY START:	November 2007
CURRENT LEASE TERM:	January 2016-February 2023
CURRENT LEASE AMOUNT:	\$72,885.00/yr. (\$12.90 psf)
(2) LEASE RENEWAL OPTIONS:	1st 5 Year Option: \$14.19 psf 2nd 5 Year Option: \$15.61 psf
REIMBURSEMENT METHOD:	NNN. Tenant is responsible for all repairs and maintenance of the interior and exterior of the property. Landlord is responsible for the building remaining structurally sound as well as the roof.
LEASE AND LEASE AMENDMENTS:	Available upon request

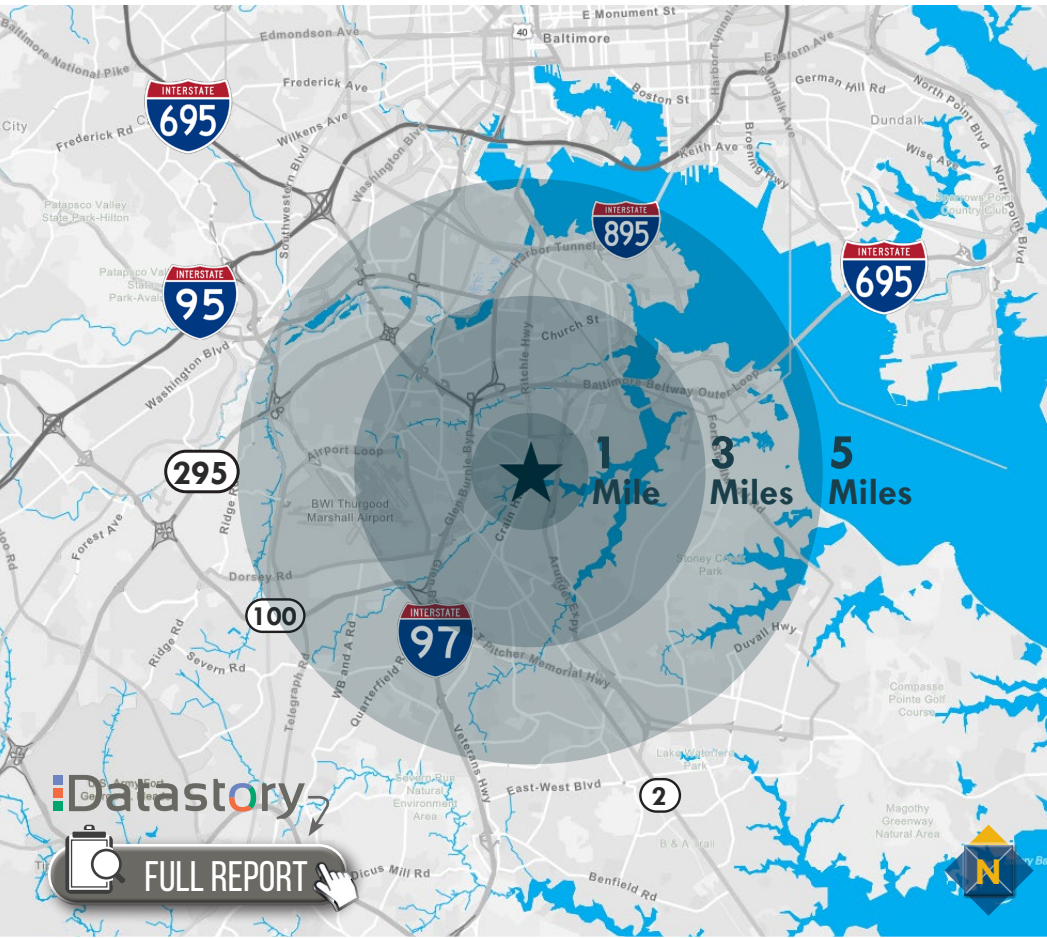
- » Prime stand-alone retail location with excellent frontage on Ritchie Hwy/Rt. 2
- » Traffic Count: 29,242 vehicles per day (Ritchie Highway/Route 2)
- » Easy access to I-97 and I-695
- » Close proximity to BWI Airport







# DEMOGRAPHICS (2020)



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
10,653 1 MILE	4,477 1 MILE	2.32 1 MILE	39.1 1 MILE
80,768 3 MILES	30,276 3 MILES	2.64 3 MILES	39.5 3 MILES
187,716 5 MILES	70,235 5 MILES	2.66 5 MILES	37.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$75,890 1 MILE	51.3% 1 MILE	88.3% 1 MILE	13,932 1 MILE
\$92,461 3 MILES	52.5% 3 MILES	88.3% 3 MILES	77,814 3 MILES
\$89,191 5 MILES	53.3% 5 MILES	88.4% 5 MILES	189,480 5 MILES





## JOHN HARRINGTON

SENIOR VICE PRESIDENT & PRINCIPAL  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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As a Senior Vice President and Principal of MacKenzie Commercial Real Estate Services, LLC and MacKenzie Retail, LLC, **John Harrington** specializes in commercial leasing and site selection, as well as bulk land sales and development. He also focuses on the representation of retail landlords and tenants in the Maryland market and directs Mackenzie Retail, LLC. Prior to joining the firm in 1993, John was a regional vice president with Merrill Lynch Realty and spent 11 years as the director of leasing and acquisitions for the DeChiaro-Rachuba Group, a firm that built and owned numerous office buildings, apartments, shopping centers, hotels, and developed thousands of homes and home sites throughout the Mid-Atlantic region. He has over 45 years of experience in all facets of residential development and commercial real estate.

John is a lifelong resident of the Baltimore area and a graduate of the University of Maryland, College Park.



## MIKE RUOCCO

VICE PRESIDENT  
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

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As a Vice President for MacKenzie Commercial Real Estate Services, **Mike Ruocco** has an array of experience across the retail and office leasing and sales platforms. He strives to maintain an active role in the community both in the workplace and beyond. Having successfully navigated the procurement of multiple off-the-market assets for his clients, Mike also has experience in the Note Sale, Distressed Asset, and Development arena. Formerly a Senior Associate with JLL and Colliers International, Mike continues to actively represent the interests of both landlords and tenants within Greater Baltimore and surrounding areas. He currently holds a real estate license in Maryland and Washington, D.C.

A Baltimore native, Mike is a graduate of Calvert Hall and attended Towson University.

### Transactions

- > Baltimore Air Park - \$19 million
- > Bonnie View Country Club - \$15 million
- > Centre at Golden Ring - \$35 million
- > Hagers Crossing - \$38 million
- > Meadows of Ellicott City - \$15 million
- > The Shops at Kenilworth - \$30 million
- > Towson Town Center - \$55 million
- > UCHS Ambulatory Care Center - \$21 million (Lease)

### Represented Clients

- > Carlston Restaurants/TGI Fridays
- > CVS Pharmacies
- > Goodwill Industries of the Chesapeake
- > Greenberg Gibbons
- > Howard Bank
- > Obrecht Properties, Inc.
- > Old Line Bank
- > Orrstown Bank
- > Petrie Ross Ventures
- > Planet Fitness
- > Royal Farms
- > Vanguard Commercial Development

### Represented Clients

- > 84 Lumber
- > Bay Bank
- > Bimbo Bakeries USA
- > Bon Secours Baltimore Health System
- > Carpet Land
- > Clean Juice
- > Commercial Development, Inc.
- > Cookie Cutters Haircuts for Kids
- > Costello Construction
- > ExxonMobil
- > First National Bank
- > Firstrust Bank
- > Full Tilt Brewing Co.
- > General Growth Properties
- > Hand and Stone Massage
- > Interface Properties
- > Jai Medical Systems
- > JPB Partners
- > LNR Partners
- > Magna Hospitality
- > Manekin Development
- > Midland Loan Services
- > Miracle-Ear
- > Mosaic Community Services
- > Nalley Fresh
- > Packer Automotive Group
- > Preston Scheffenacker Properties
- > Santoni's Marketplace
- > Somerset Construction
- > TradePoint Atlantic
- > Union Jack's Restaurant Group



## TIM HARRINGTON

REAL ESTATE ADVISOR

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**Tim Harrington** is a Real Estate Advisor with Mackenzie Retail, LLC. Tim’s primary focus is retail leasing and sales as well as pad site development and build-to-suit opportunities for national, regional and local clients. In his current role, he works alongside principal brokers John Harrington and John Schultz, who specialize in the representation of local and national retailers and landlords in the Baltimore-Washington metropolitan area. His responsibilities include tenant prospecting, client advisory, leasing, sales and research.

Before Mackenzie, Tim spent 10 years in Los Angeles in the entertainment industry. He produced and performed stand-up comedy, worked in sales and promotion for Live Nation and acted as an independent talent agent. He gained invaluable experience working with touring comedians, recording artists, concert promoters, media brands and industry leaders in entertainment. Tim’s background gives him unique perspective in commercial real estate.

Tim is a Baltimore-native, a graduate of Loyola Blakefield and Colgate University. He was a Division I college athlete and remains active in recreational sports and outdoor activities.

Tim’s practice covers Maryland, Pennsylvania, Delaware and the District of Columbia.

### Primary Responsibilities

- > Tenant Prospecting
- > Client Advisory
- > Leasing
- > Sales
- > Research



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