



MIDFIELD
REAL ESTATE

Offering Memorandum



6515 Belair Rd | Baltimore, MD 21206

2 Unit Retail Property In a High-Traffic Area With
Stable Income And Growth Potential

Offering Guidelines

Property Visitation & Communication

Please contact any of the individuals noted on the Offering Memorandum to arrange a site visit. Please address all communications, inquiries and requests to the Midfield team, as representatives of the Seller. On-site management and residents should not be contacted as to accommodate the property's ongoing operations.

Offer Submission

Please direct offers to Yaakov Kanevsky. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.



Yaakov Kanevsky
Managing Director

410-498-5408

yaakov@midfieldre.com



Executive Summary



6515 Belair Road, Baltimore, MD 21206, is a strategically located commercial property offering approximately **19,000 SF of retail space** along Belair Road, a major thoroughfare in Baltimore. The property features **40 parking spaces, 180 feet of frontage, pylon signage availability, a 15-foot entrance fronting Belair Rd, and 90 feet of display windows**, ensuring strong visibility. Positioned across from the **United States Postal Office** and surrounded by a mix of residential and commercial developments, the property benefits from **high traffic and accessibility** via major transportation routes. Nearby banks and ATMs further enhance convenience for both tenants and customers.

The property is currently leased under a **five-year contract**, providing **stable occupancy and reliable rental income**. Under the current **double net lease structure**, the **owner is responsible only for taxes and insurance**, while tenants cover all other expenses. **Unit 6503 is leased at \$8,421 per month (\$101,052 annually)**, and **Unit 6515 is leased at \$7,000 per month (\$84,000 annually)**, bringing the total rental income to **\$185,052 per year**.

With opportunities for **strategic renovations or lease optimization**, this property presents an **attractive investment opportunity** with strong **growth potential**. Its **prime location, visibility, and steady cash flow** make it a compelling option for investors looking to capitalize on Baltimore's commercial real estate market.

Address

6515 Belair Rd
Baltimore, MD 21206

Units

2

Occupancy Rate

100% Occupied

Parking

40 spaces

Asking Price

Subject to Offer

Investment Highlights



Operates under a double net lease, where tenants assume responsibility for property taxes and insurance premiums in addition to base rent. This lease structure enhances investment appeal by providing stable, predictable cash flow and reducing landlord's operating expenses.



The property features 40+ parking spaces, 180 feet of frontage on Belair Rd, pylon signage availability, a 15-foot entrance fronting Belair Rd, and 90 feet of display windows along Belair Rd.



The property includes a 6500 square foot warehouse with drive-in capabilities, enhances the property's versatility and appeal, catering to businesses requiring storage or distribution facilities.

Property Details

RBA 19,442 SF

Land SF 25,700 SF

Zoning B031

Typical Floor 18,470 SF

Stories 1

Tenancy Multiple

Amenities



Air Conditioning



Reception



Front Loading



Signage

Property Photos



Property Photos



Location Overview



Banks

1. PNC Bank
2. M&T Bank

Hospitals

1. MedStar Franklin Square Medical Center
2. MedStar Good Samaritan Hospital

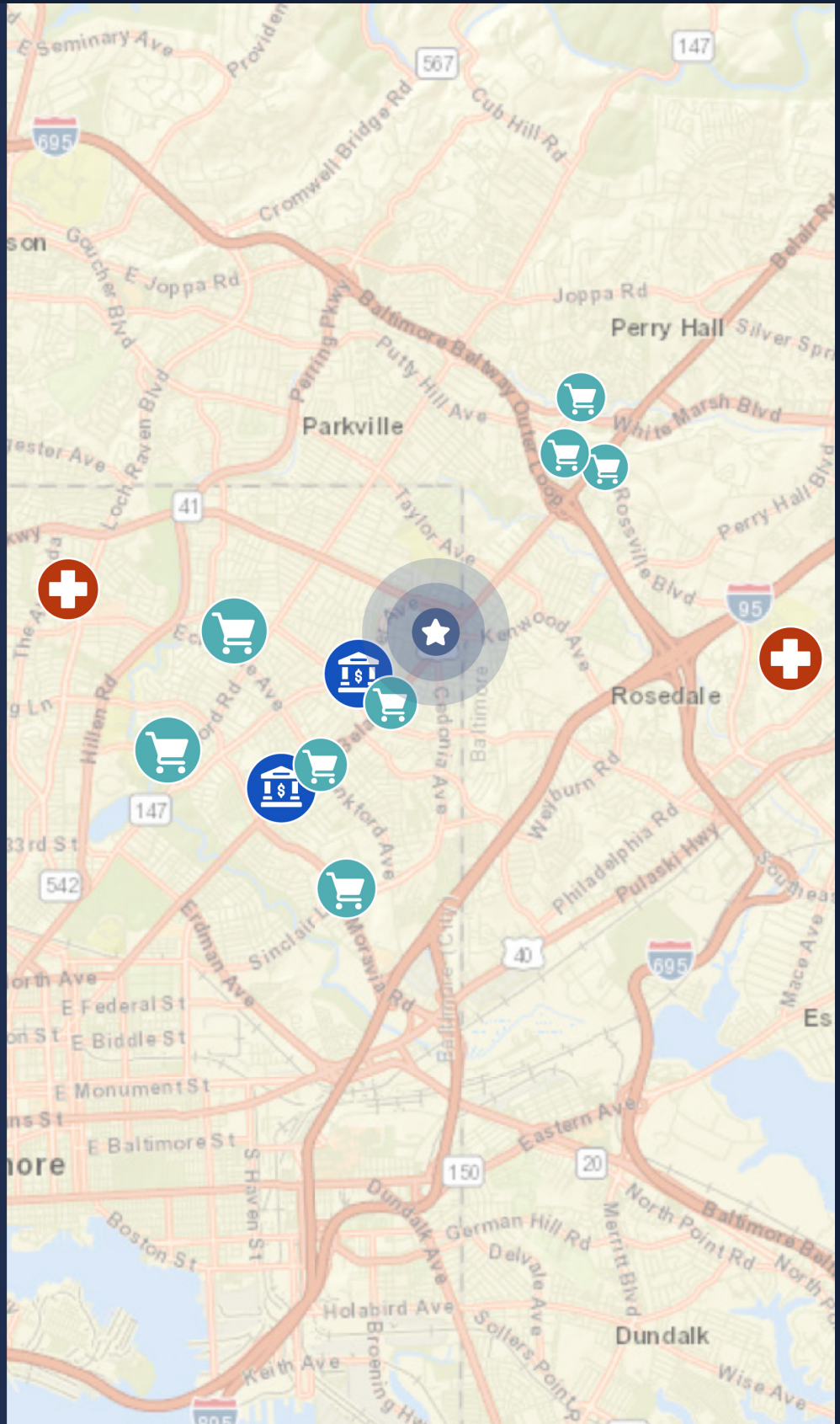
Groceries

1. Dollar Tree
2. ALDI
3. Glant Food
4. Weis Market
5. Walmart Supercenter
6. Safeway
7. Harvest Fare

Walk Score
77

Transit Score
49

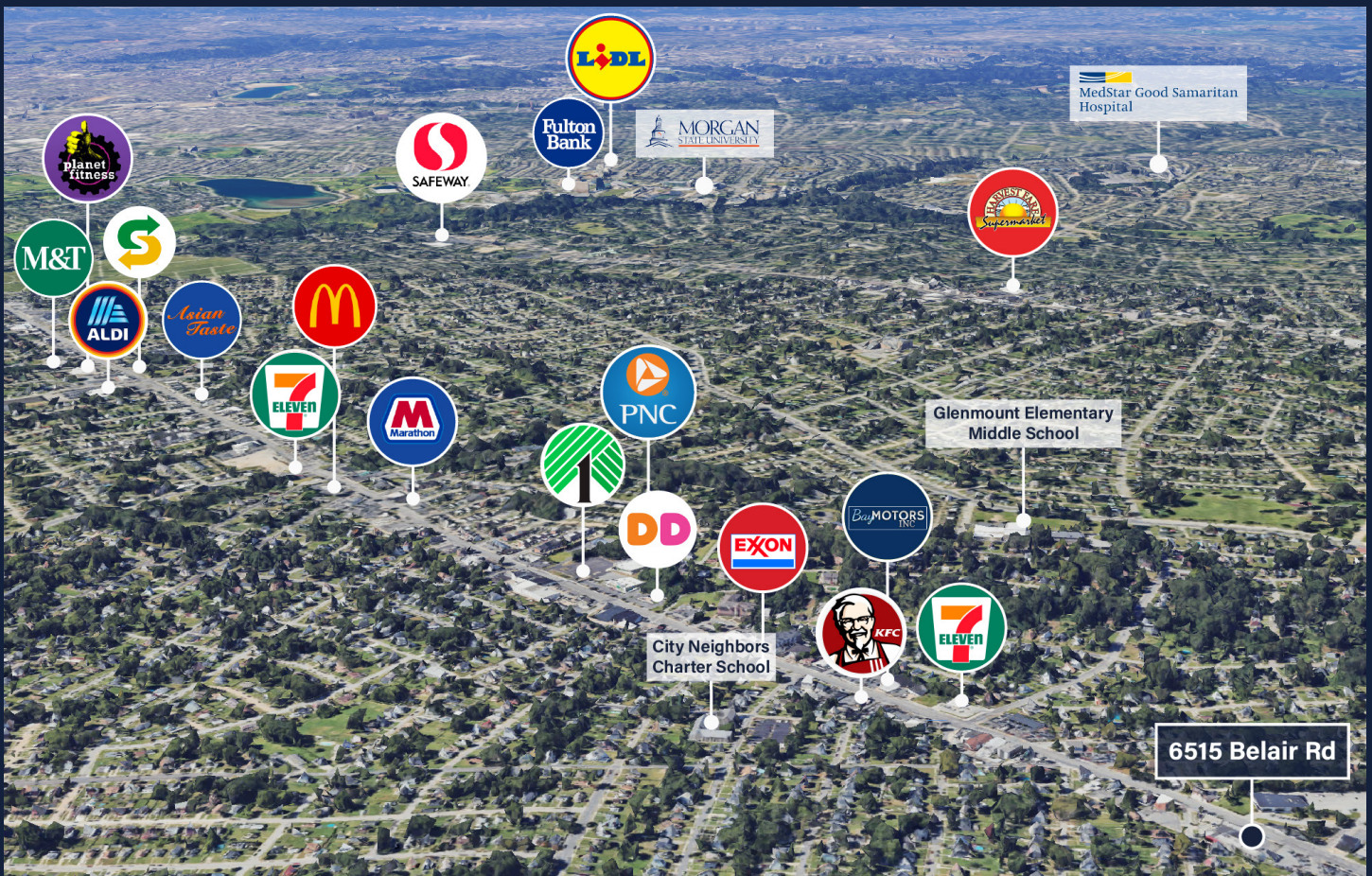
Bike Score
43



Location Overview



Location Overview



Financial Overview



Pro Forma	T-12	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rental Income	\$185,052	\$196,608	\$201,327	\$201,327	\$201,327	\$201,327
Effective Gross Revenue	\$185,052	\$196,608	\$201,327	\$201,327	\$201,327	\$201,327

EXPENSES						
Water	\$1,475.58	\$1,498	\$1,520	\$1,543	\$1,566	\$1,590
Taxes	\$13,954	\$14,163	\$14,376	\$14,591	\$14,810	\$15,032
Total Operating Expenses	\$15,430	\$15,661	\$15,896	\$16,134	\$16,376	\$16,622

Net Operating Income	\$169,622	\$180,947	\$185,431	\$185,192	\$184,950	\$184,705
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Rent Income Increase	2.40%	Expenses Increase Rate	1.50%
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RENT ROLL					
Unit	BD/BA	Current Rent	Market Rental Rate	Status	Notes
6515	Commercial	\$7,000	\$7,000	Occupied	Signed 5 year contract
6503	Commercial	\$8,421	\$9,000	Occupied	

Monthly Potential Gross Income	\$16,000
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Annual Potential Gross Income	\$192,000
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Sale Comparables



Address	Sale Price	Units	Price/Door	Price/Sqft	Floor Area
6515 Belair Rd		2			19,442
221 Stemmers Run Rd	\$500,000	2	\$250,000	\$100	5,000
5444 Belair Rd	\$450,000	2	\$225,000	\$52	8,602



Rent Comparables



Address	Distance	Units	Property Size(sqft)	Unit Size (sqft)	Avg Rent
5230 Moravia Rd	3.3	2	26,400 sqft	6,000 sqft	
6036 Rossville Blvd	5.4		\$14,859 sqft	1,983 sqft	\$1,093
6036 Rossville Blvd	5.4		14,859 sqft	773 sqft	\$426
3700 Falls Rd	7.1	2	12,500 sqft	2,500 sqft	\$6,250
307 S Eaton St	9.9	1	7,851 sqft	3507 sqft	\$7,014
307 S Eaton St	9.9	1	7,851 sqft	3,851 sqft	\$7,702

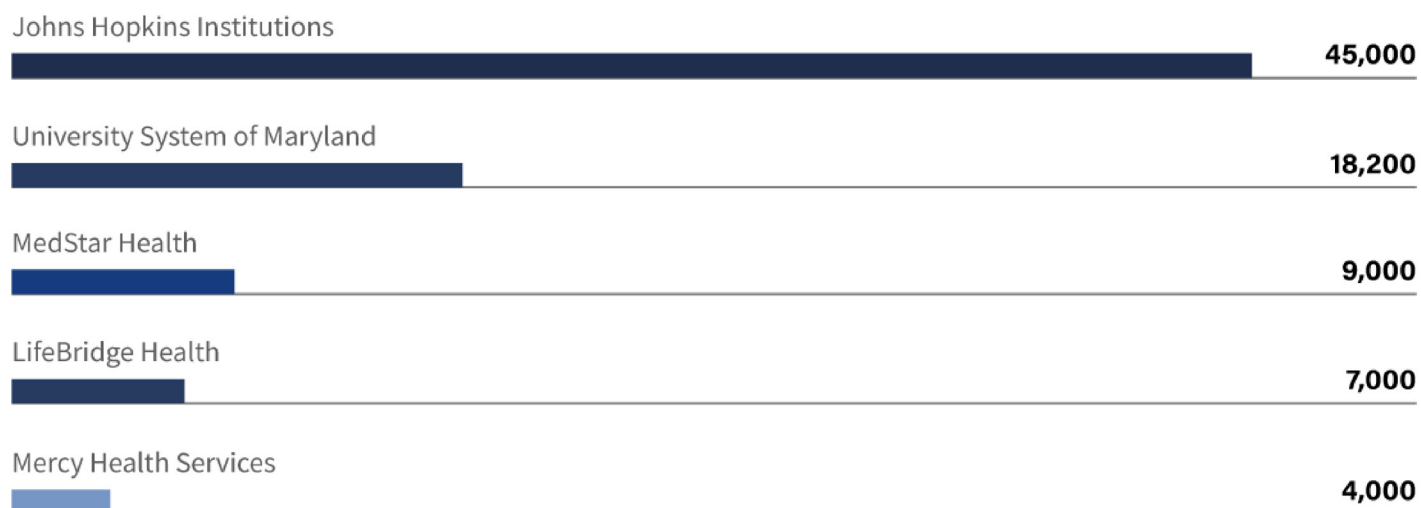


Demographics



TOP EMPLOYERS IN BALTIMORE CITY

RESPECTIVE EMPLOYEE COUNTS



Population Statistics | 2020 U.S. Census

Baltimore City **585,708**

State of Maryland **6,177,224**

COLLEGE STUDENT ENROLLMENT

WITHIN A 1-MILE RADIUS



31,275 TOTAL ENROLLMENT



3,288 TOTAL ENROLLMENT



3,288 TOTAL ENROLLMENT

Showing Request Calendar

To request a Showing, please click here:

<https://calendly.com/showings-midfieldre/30min?month=2024-06>

IMPORTANT NOTE

Attention prospective viewers:

Step 1: If you do not have an account on our website yet, you need to execute a CA at <https://midfieldre.com/execute-confidentiality-agreement/>

Step 2: Submit a showing request at <https://calendly.com/showings-midfieldre/30min>

Step 3: Please upload your Proof of Funds (POF) on this Form so that we can forward it to the owner and confirm your request.

Note: Failure to submit your Proof of Funds (POF) within 24 hours of making your request will result in the automatic cancellation of your request, giving others the opportunity to book.

Please note that we require a 48-hour notice for scheduling showings. Proof of funds (POF) is necessary to confirm the showing and facilitate a smooth transaction. We will contact the owner before finalizing the schedule. Please await further confirmation via email. Your cooperation is appreciated.

If you need further assistance, you may send an email to showings@midfieldre.com



Showing Request

Midfield Showing Request (Commercial)

🕒 30 min

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Select a Date & Time

< June 2024 >						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22

Recent Sold Deals



3602 Monterey Rd

Sale Price \$3,000,000

Price Per Unit \$83,333

Units 36



E Madison St

Sale Price \$2,597,000

Price Per Unit \$129,850

Units 20



Near Charles Village

Sale Price \$3,250,000

Price Per Unit \$180,555

Units 18



Station North

Sale Price \$1,980,000

Price Per Unit \$165,000

Units 12

Confidentiality Agreement



We are prepared to furnish you ("Prospective Purchaser" or "Purchaser") with certain material, data and information (herein referred to as the Evaluation Material) in connection with negotiations concerning a possible sale, but only on the condition that you treat such Evaluation Material confidentially as detailed below and confirm certain representations to us. Prospective Purchaser acknowledges that MIDFIELD REALTY is acting on behalf of Owner as exclusive broker in connection with the sale and acknowledges that MIDFIELD REALTY is not the agent of the Purchaser.

1. Confidentiality: Prospect acknowledges that all information and materials provided by Broker regarding the above-referenced Property is confidential and may not be used for any purpose other than evaluation. Prospect's dissemination of any information and materials provided by Broker will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with the above-referenced Property. In the event the transaction is not successful, Prospect will immediately return to the Broker any information and materials provided by the Broker.

2. Non-Disclosure: Prospect agrees not to disclose to any other person the fact that any discussions or negotiations are taking place regarding the Property, the actual or potential terms, conditions, or facts involved in any such discussions or negotiations.

3. Non-Circumvention: Prospect agrees not to contact the owner, employees of the management company, employees of owners company or tenants currently residing at the property.

4. Verification of Data: No representation is made by Broker as to the accuracy of the information and materials provided. Prospect agrees to thoroughly review and independently verify the information and materials provided. Broker advises Prospect to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated.

5. Disputes: This agreement will be construed in accordance with the laws of the State of Maryland. The Broker will be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. In any litigation arising out of this agreement, the prevailing party will be entitled to recover from the non-prevailing party reasonable attorney's fees, costs, and expenses.



MIDFIELD
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This memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation to buy securities. Investors should conduct their own due diligence, and the information provided is not guaranteed for accuracy or completeness. The offering involves significant risks, and past performance is not indicative of future results. The Company reserves the right to withdraw or modify the offering at any time