



## Property Profile:

Address / City:	520 East Baltimore Street, Taneytown, MD
Municipality / County:	City of Taneytown / Carroll County
Tax Account #:	01-1-025260
Zoning:	General Business District
Total Building Square Footage:	94,376 Square Feet
Available Square Footage:	9,175 Square Feet
Delivery Condition:	Negotiable
Roof Type / Condition:	Rubber roof / excellent condition, installed in 2013
HVAC:	Split system heat pump, electric heat and air conditioning
Sprinkler:	Yes
Land Size:	Approx. 13 Acres
Parking Spaces:	5 spaces per 1,000sf
Utilities:	All utilities paid by tenant
Sewer (public / private):	Public . City of Taneytown
Water (public / private):	Public . City of Taneytown
Gas (provider):	None Available
Electric (provider):	Potomac Edison
Possible Uses:	Retail, medical, office
Availability:	Immediately Available
Type of Transaction:	Lease
Lease Term:	5 Year or as negotiated
Security Deposit:	One month's base rent
Base Rate:	To be determined
Operating Expenses:	
Common Area Maintenance	\$.55/sf annually
Real Estate Taxes	\$1.13/sf annually
Building Insurance	\$.08/sf annually
Comments:	Prominent end-cap location in primary shopping destination for Taneytown, MD. Adjacent businesses include Kennie's Market, Peebles, Family Dollar and Hallmark Cards.
Contact:	Allen Smith

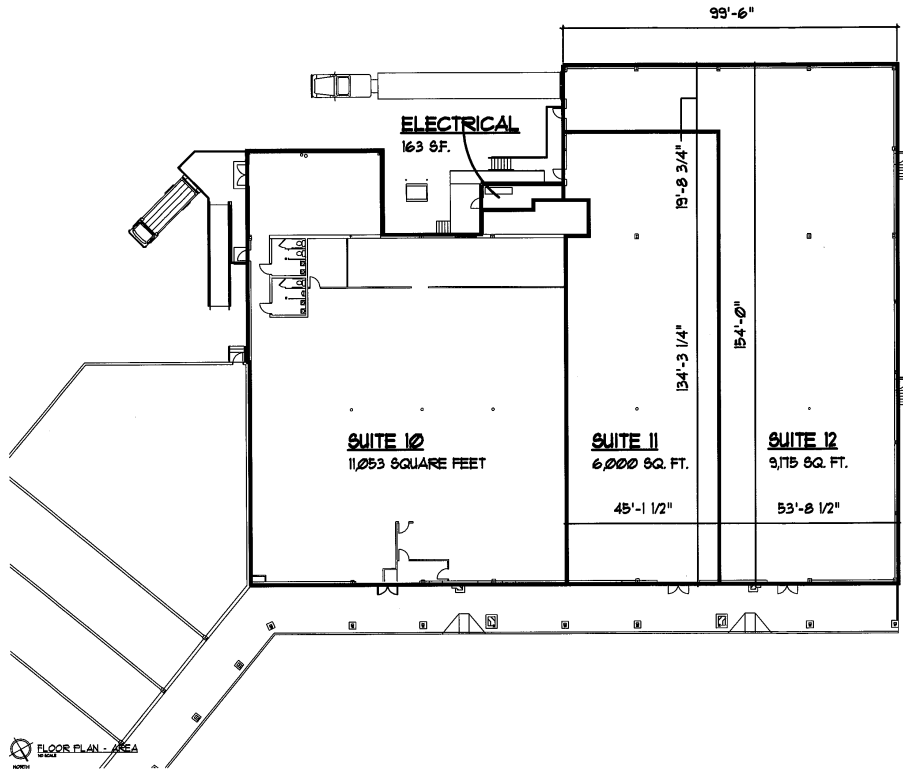


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PROJECT: TANKTOWN SHOPPING CENTER  
500 MARKET ST. • HANOVER, PA 17331  
DATE: 10/1/03

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