

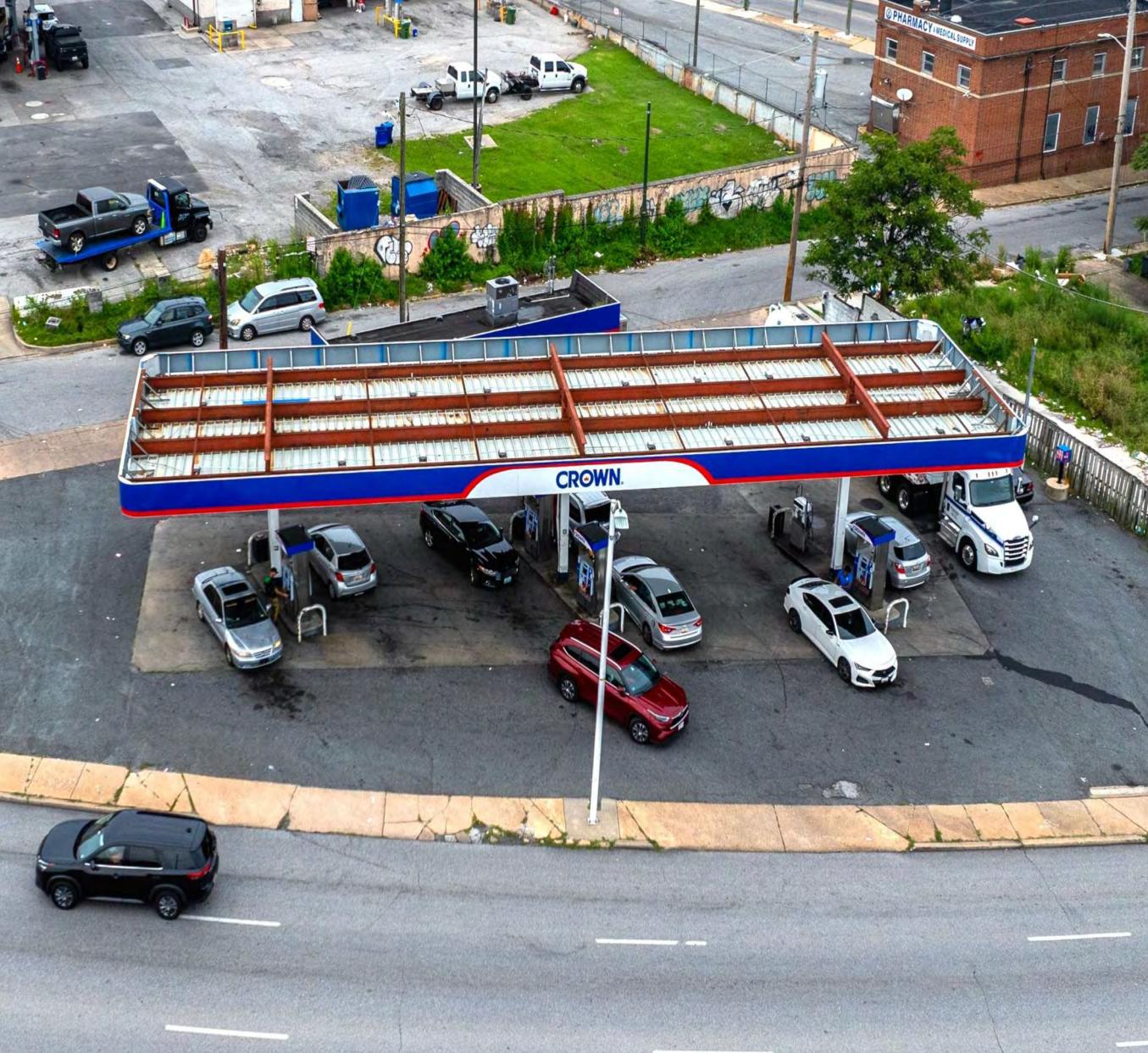


2810 W Franklin St, Baltimore, MD 21223

Owner-Operator Opportunity



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.



Price: \$5,100,000

Property Highlights

Tank Condition – Replaced 16 years ago, Dispenser's pumps, lines all in working order, replaced 3-5 years. Has passed all tank tests. Tanks & additional components will cost operators in 2025 1-1.5M in no additional cost benefit to their station other than compliance. The property is free from this major issue.

Strong Business – Property generates large amounts of cash-flow

Excellent Location – Property sits near Retail Shops and Residential community that frequents the location, many commuters frequent as well coming into the city.

Strong Traffic – Near Route 40 | +32,000 (VPD)

New Development – Route 40 has begun much transformation the last couple of years, with new residential neighborhoods and commercial centers.

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Property Information

Address	2810 W Franklin St, Baltimore, MD 21223
Size	.27 Acres
Square Feet	11,822
County	Baltimore Maryland
Zoned	C-2
Taxes	\$8,408



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Operator Opportunity

Triple Net Investment Group is pleased to present 2810 W Franklin Street Baltimore, MD, 21223. The Station operates as a Crown with a good size Convenience Store for strong income. Location is on Route 40 with extremely strong traffic (32,000 VPD) and visibility. Station has had its tanks replaced 16 years ago, pumps, lines, & dispensers were done within 3-5 years. Gas station purchasers in this landscape understand that with increasing tank insurance and the exorbitant cost of replacing the tanks (averaging between 1m -1.5 if the work is done correctly) it poses a major issue when evaluating to purchase. Replacing these components is a no cost benefit but a requirement and an issue why many operators go out of business. The Tanks, pumps, lines, dispensers have many years to go. This station doesn't have that issue. Overall the Station boasts proven income and traffic. Property with the business is plug and play ready to earn a new Landlord large amounts of income without the headache of large capital expenditures, costly shut downs for repair or horrible supply agreements (NO SUPPLY AGREEMENT IN PLACE).

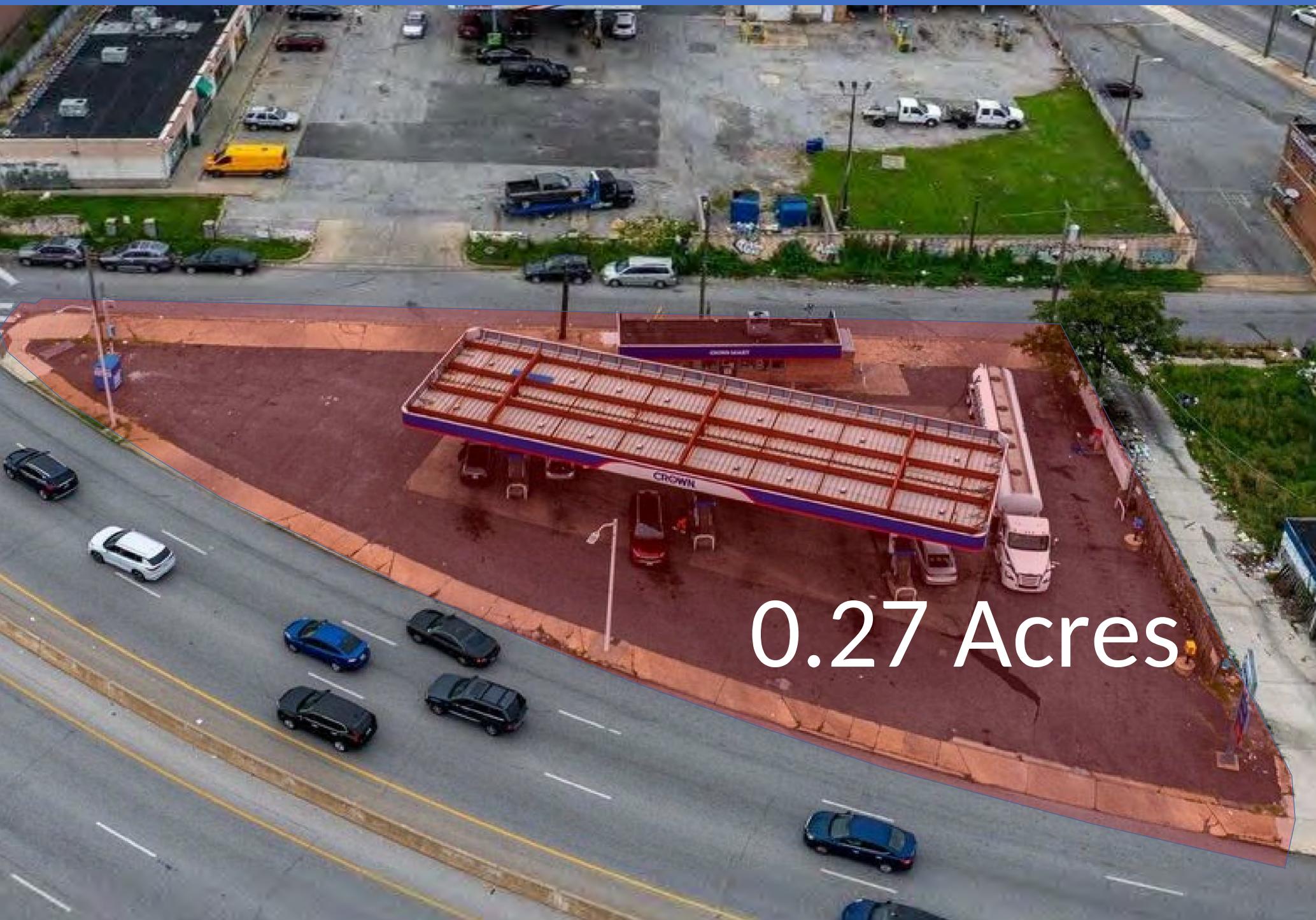
This location is tailor made for an experienced operator to add to their portfolio of steady income producing assets with little to no deferred maintenance.





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2810 W Franklin St, BALTIMORE, MD 21223



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Demographics



Med. Home
Values

1 MILE
\$230,565

3 MILE
\$225,842

5 MILE
\$209,416



Population

1 MILE
46,600

3 MILE
312,700

5 MILE
649,400



AVG Income

1 MILE
\$40,700

3 MILE
\$56,000

5 MILE
\$66,200



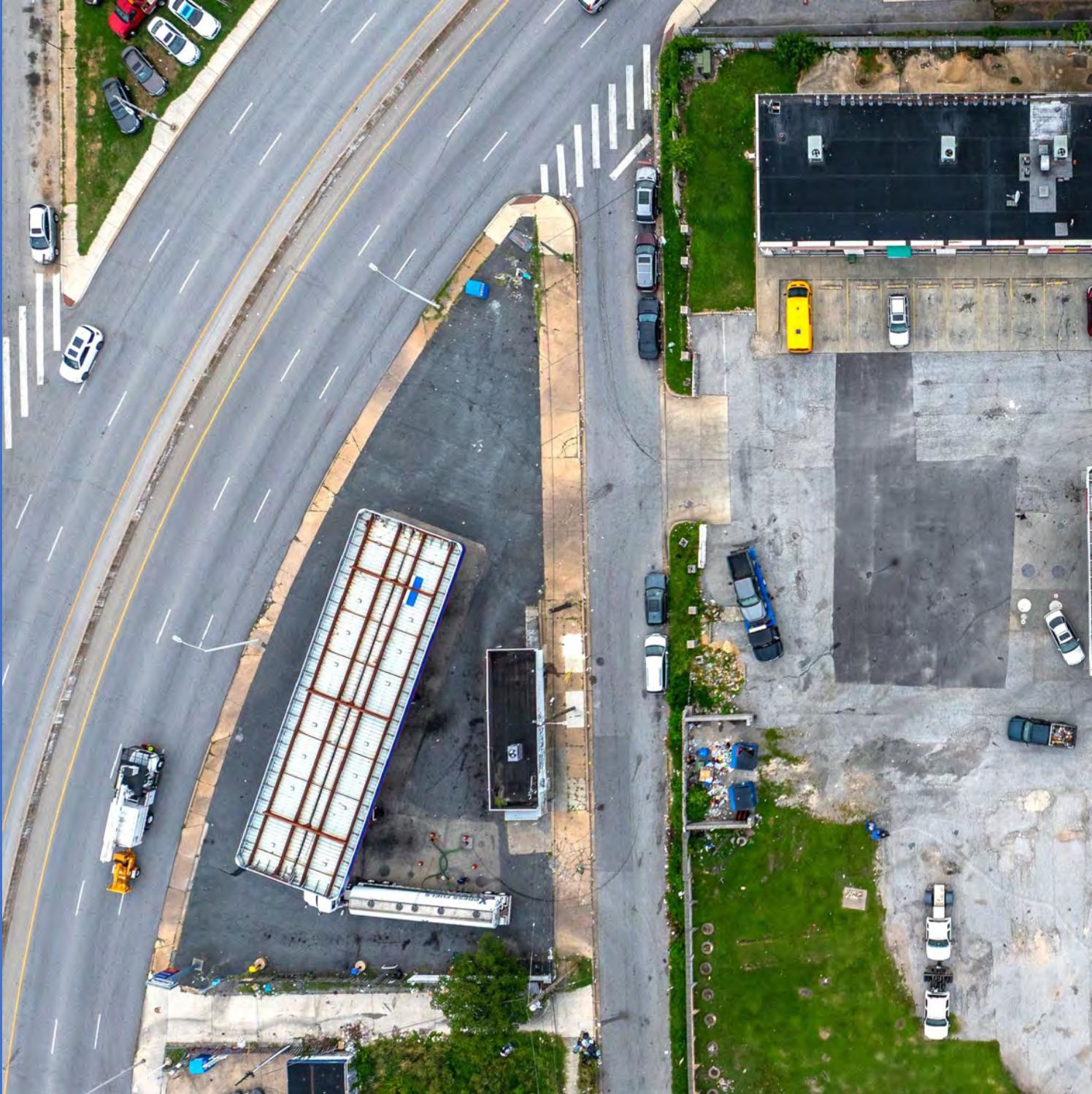
LOCATION OVERVIEW — Baltimore, Maryland

Baltimore, Maryland, is a historic and culturally rich city in the Mid-Atlantic and the largest in the state. It plays a key role in the region's economy, with a job market spanning healthcare, education, government, logistics, and a growing tech sector. Major institutions like Johns Hopkins University, the University of Maryland Medical Center, and companies such as Northrop Grumman, T. Rowe Price, and Under Armour drive the economy of the city. The city is well-connected by I-95, Amtrak, MARC rail, and BWI Airport, and the Port of Baltimore is one of the busiest on the East Coast. Baltimore blends historic charm with vibrant neighborhoods, a strong arts and music scene, and major attractions like the Inner Harbor, National Aquarium, and Fort McHenry. Neighborhoods such as Canton, Harbor East, and Remington continue to develop, while areas like Federal Hill, Roland Park, and Guilford offer higher homeownership and income levels. Compared to Washington, D.C., and Northern Virginia, Baltimore is more affordable, making it an appealing option for families, professionals, and first-time buyers. Its mix of culture, connectivity, opportunity, and neighborhood pride makes it a dynamic and livable East Coast city.

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