

EXXON

klnb Capital
Markets

OFFERING MEMORANDUM



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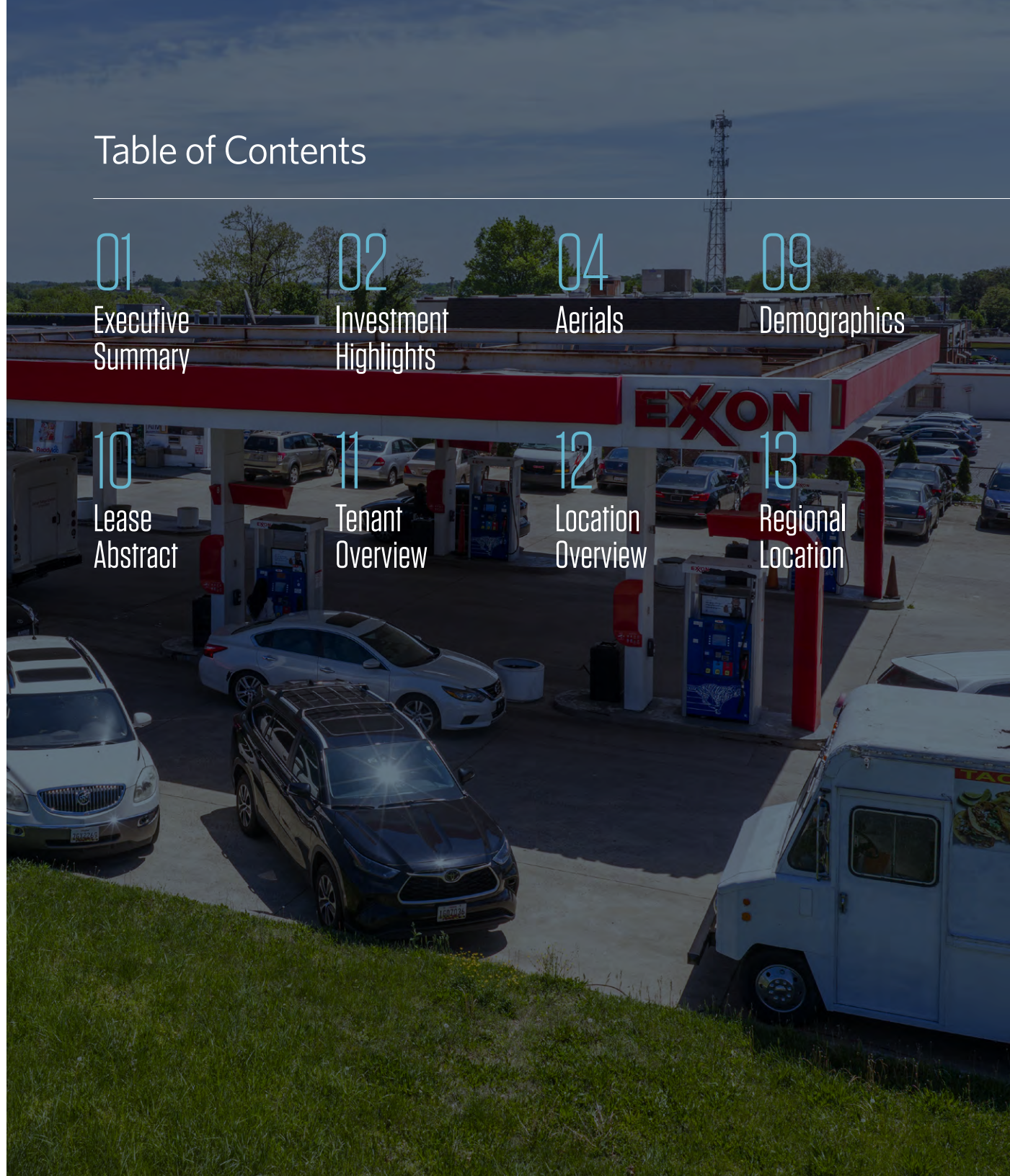
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15211 Frederick Road,
Rockville, MD 20850

PRICE
\$3,383,142

CAP RATE
7.00%

LOT SIZE
0.74 Acres

YEAR BUILT
1990

LEASE TYPE
NNN



THE OFFERING

Tenant	Exxon	Lease Expiration	March 31, 2030
Guarantor	Sunoco LP	Original Lease Term	20 years
NOI	\$236,820	Term Remaining	3+ Years
Lease Comm.	April 25, 1986	Options Remaining	None
Rent Comm.	July 15, 1986	Zoning	IM-2.5

RENT SCHEDULE

Lease Year	Date	Annual Rent	Monthly Rent	% Increase
Base Rent	4/1/2025 - 3/31/2030	\$236,820.00	\$19,735.00	



CORPORATELY GUARANTEED LEASE BY SUNOCO LP, A LEADING FUEL DISTRIBUTION OPERATOR

- » Sunoco LP is the largest fuel distribution company in the US, distributing over 15 billion gallons annually to over 11,100 locations, providing a strong credit tenant and reliable cash flow
- » In 2025 Sunoco LP reported annual revenue of \$25.201 billion, an 11.05% increase from 2023
- » Sunoco LP opened 300 new locations in 2025, displaying their continued growth and dominance within the fuel distribution market



RECENT 5-YEAR EXTENSION PAIRED WITH AN IMPRESSIVE 40-YEAR OPERATING HISTORY

- » Exxon has been at this location since 1986, displaying their success within the corridor
- » In April, 2025, Exxon renewed for an additional 5 years, including a 12% rental increase, ensuring a hedge against inflation
- » Recent extension demonstrates their commitment to the location



RARE OPPORTUNITY TO ACQUIRE A GAS STATION LEASE WITH NO OPTIONS REMAINING

- » Exxon has 3.9 years remaining on their lease with no options remaining, a very rare offering in the gas station space
- » The parcel has desirable gas/c-store use and zoning of IM-2.5, which also permits various retail and industrial uses





EXCELLENT GAS STATION LOCATION IN A HIGH BARRIER TO ENTRY MARKET WITH ROBUST TRAFFIC COUNTS

- » The subject property sits on 0.74 acres at the hard corner and lighted intersection of Frederick Road and E Gude Road, seeing high combined traffic counts of 60,500 vehicles per day
- » 1.7 miles from I-270, the primary DC MSA thoroughfare which experiences robust traffic counts of 186,000 vehicles per day
- » Exxon is the first gas station option for consumers travelling north on Frederick Road and travelling east on E Gude Road



SYNERGISTIC RELATIONSHIP WITHIN THE FREDERICK ROAD INDUSTRIAL, OFFICE AND AUTO CORRIDOR

- » Volvo, Lexus, Honda, and Kia car dealerships are in close proximity to this Exxon, allowing the asset to benefit from a cross-shopping environment within the corridor
- » West Gude Office Park & Labs and Rockville Corporate Center are located across the street from Exxon, totaling approximately 507,000 SF of office and flex space, allowing Exxon to serve as the most convenient gas option for the neighboring employment hub
- » Exxon is the most convenient fuel option for the automotive service businesses immediately south of the property along Frederick Road, including D&D Autobody, Enterprise Car Sales, Jiffy Lube, and Mr. Tire.



EXTREMELY AFFLUENT AND DENSE SUBMARKET

- » Approximately 107,000 residents earning an average household income of \$162,284 within a 3-mile radius of the property, with population expected to increase .66% annually through 2030
- » Since 2010, population within a 3-mile radius has grown 16% from 92,051 to 106,996 residents
- » Population is expected to increase annually within a 1, 3, and 5-mile radii of the asset, displaying the submarkets continued growth and development



Aerials

North

The **Huntington**
AT KING FARM
402 units

The **Reed**
417 units

THE LAUREATE
2023 development
268 units

The **DALEY**
at Shady Grove metro
2017 development
333 units

METRO EXECUTIVE PARK

THE OFFICES AT CRABB BRANCH

THE TRAILS
AT KING FARM
434 units



DARCARS
AUTOMOTIVE GROUP

HERSON'S
KIA
HONDA

OURISMAN
ROCKVILLE
LEXUS

FRANKLIN PARK INDUSTRIAL

ROCKVILLE CORPORATE CENTER



OURISMANCARS
EVERYONE LOVES OURISMAN



METRO PARK NORTH

FREDERICK RD

E GUDE RD

20,330
[2024 ADT]

39,320
[2024 ADT]

SUBJECT PROPERTY
EXXON

Exxon - Rockville, MD | 00





Washington Gas
A WGL company

ABC
Supply Co. Inc.

CENTRAL FLOORS
WHOLESALE

meineke car care center jiffy lube

Giant

Flagship
CARWASH

DOWNTOWN ROCKVILLE
2.5 Miles

GW Supermarket
大中華超市

JACKSON PLACE
OFFICES

MC MONTGOMERY
COLLEGE
20,000 Students

CARPET MAN

M metro
ROCKVILLE METRO

MR. TIRE

PAPA JOHN'S

DUNKIN'

PARIVAR
GROCERY

Enterprise

Zajia

M&T Bank

Advance
Auto Parts
The Tile Shop

QXO

CTC COMPUTER
TECHNOLOGY
CENTER

WEST GUDE
BUSINESS PARK

Safelite

SCANDINAVIAN IMPORT
SERVICE CENTER

D&D
AUTO BODY

IL PIZZICO
SUBURBAN PARK
SHOPPING CENTER

EXXON SUBJECT
PROPERTY

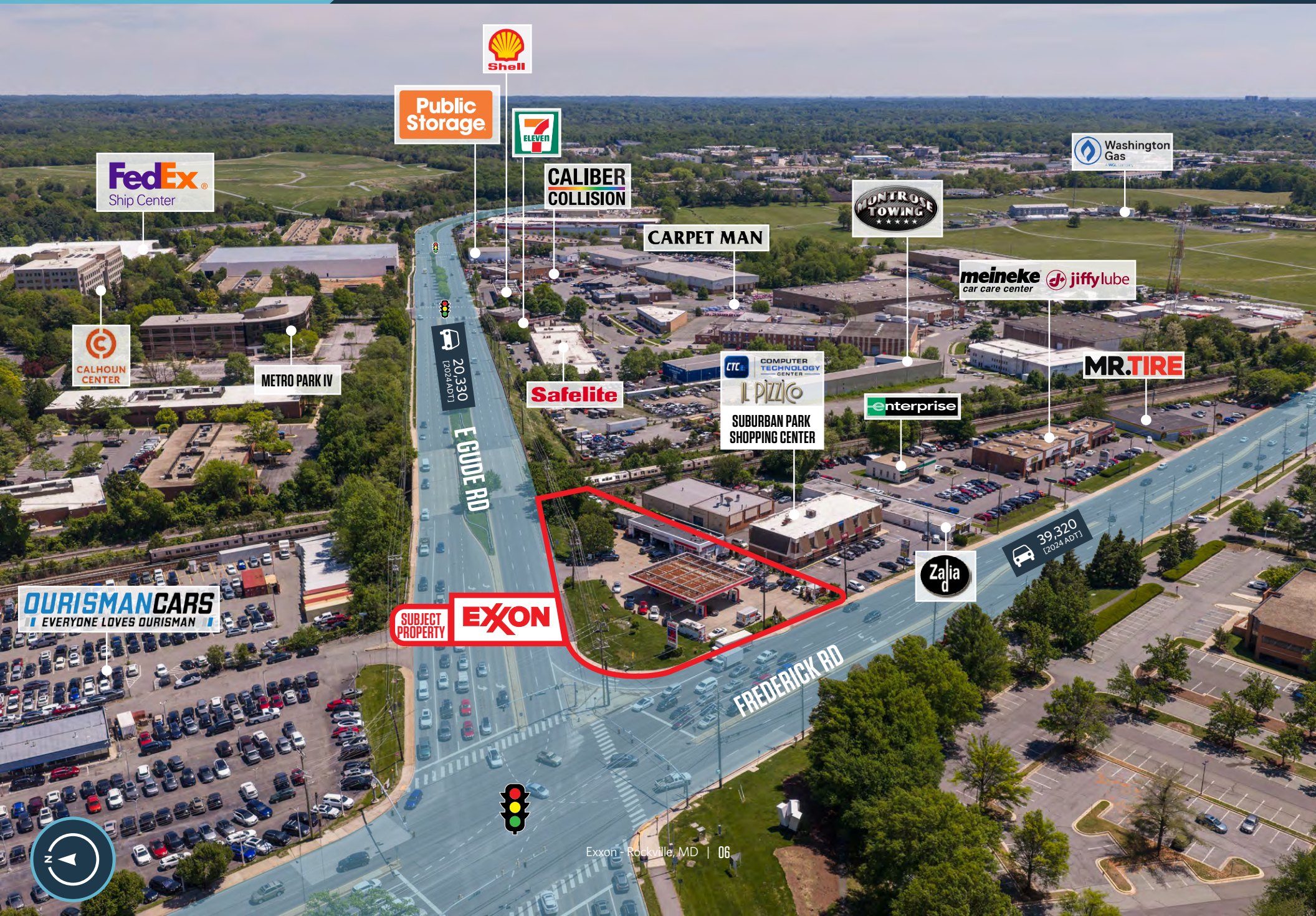
20,330
[2024 ADT]

E GUDE RD

39,320
[2024 ADT]

Exxon - Rockville, MD | 05





Public Storage



CALIBER COLLISION

CARPET MAN



FedEx Ship Center

meineke car care center jiffylube



METRO PARK IV

Safelite

CTC COMPUTER TECHNOLOGY CENTER IL PIZZO SUBURBAN PARK SHOPPING CENTER

enterprise

MR.TIRE

DURISMAN CARS EVERYONE LOVES DURISMAN

SUBJECT PROPERTY EXXON



39,320 [2024 ADT]

FREDERICK RD



Demographic Highlights within 3-Mi Radius

Total Population	Households	Daytime Population	Avg. HH. Income
106,996	41,395	143,456	\$162,284

Advance Auto Parts

The Tile Shop

M&T Bank

WEST GUDE BUSINESS PARK

FREDERICK RD

39,320
[2024 ADT]



E GUDE RD

enterprise

CTC COMPUTER TECHNOLOGY CENTER

IL PIZZO

SUBURBAN PARK SHOPPING CENTER

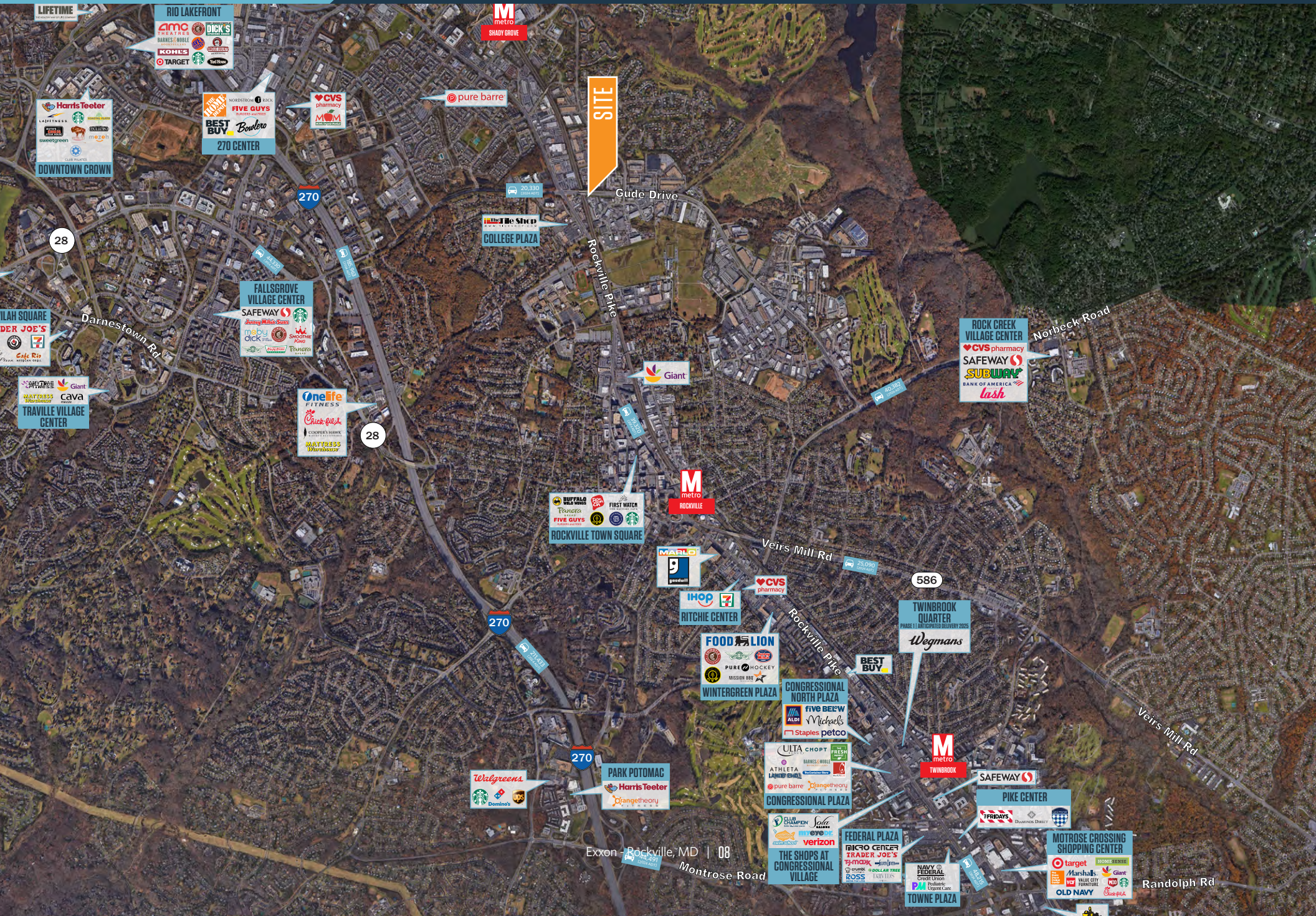
Zajia

20,330
[2024 ADT]

EXXON SUBJECT PROPERTY

Exxon - Rockville, MD





SITE

RIO LAKEFRONT
AMC TREATERS
DICK'S SPORTS & FITNESS
KOHLS
TARGET
Starbucks
Tad Thee

BEST BUY Bowlero
270 CENTER
FIVE GUYS
MOM

FALLSGROVE VILLAGE CENTER
SAFEWAY
Starbucks
Jenny Holm's
moby dick
SANTITAS
KING OF PASTA
Pizzeria

OneLife FITNESS
Coke
Coke
COOPER'S HAWK
MAYTRESS
Wine & Spirits

ROCKVILLE TOWN SQUARE
BUFFALO Wild Wings
Panera
FIRST WATCH
FIVE GUYS
Starbucks

WINTERGREEN PLAZA
IHOP
7-Eleven
RITCHEY CENTER
CVS pharmacy

CONGRESSIONAL NORTH PLAZA
FOOD LION
PURE HOCKEY
MISSION BBQ
FIVE BEL'W
Michael's
Staples petco

TWINBROOK QUARTER
Wegmans
BEST BUY

CONGRESSIONAL PLAZA
ULTA CHOPT
FRESH
ATHLETA
pure barre
Orangetheory

PIKE CENTER
SAFEWAY
FRIDAY'S
DISHONOR DIRECT

MOTROSE CROSSING SHOPPING CENTER
Target
HomeSense
Marshalls
Walmart
Value City Furniture
Old Navy
Giant
Hobby Lobby
CVS
Casper

Exxon - Rockville, MD | 08

Montrose Road

Randolph Rd

Lease Abstract

Property Address	15211 Frederick Rd, Rockville, MD 20850
Lease Type	NNN
Lot Size	0.74 AC
Lease Commencement	4/25/1986
Rent Commencement	7/15/1986
Rent Expiration	3/31/2030
Term	20 Years
Term Remaining	3.9
Options	None



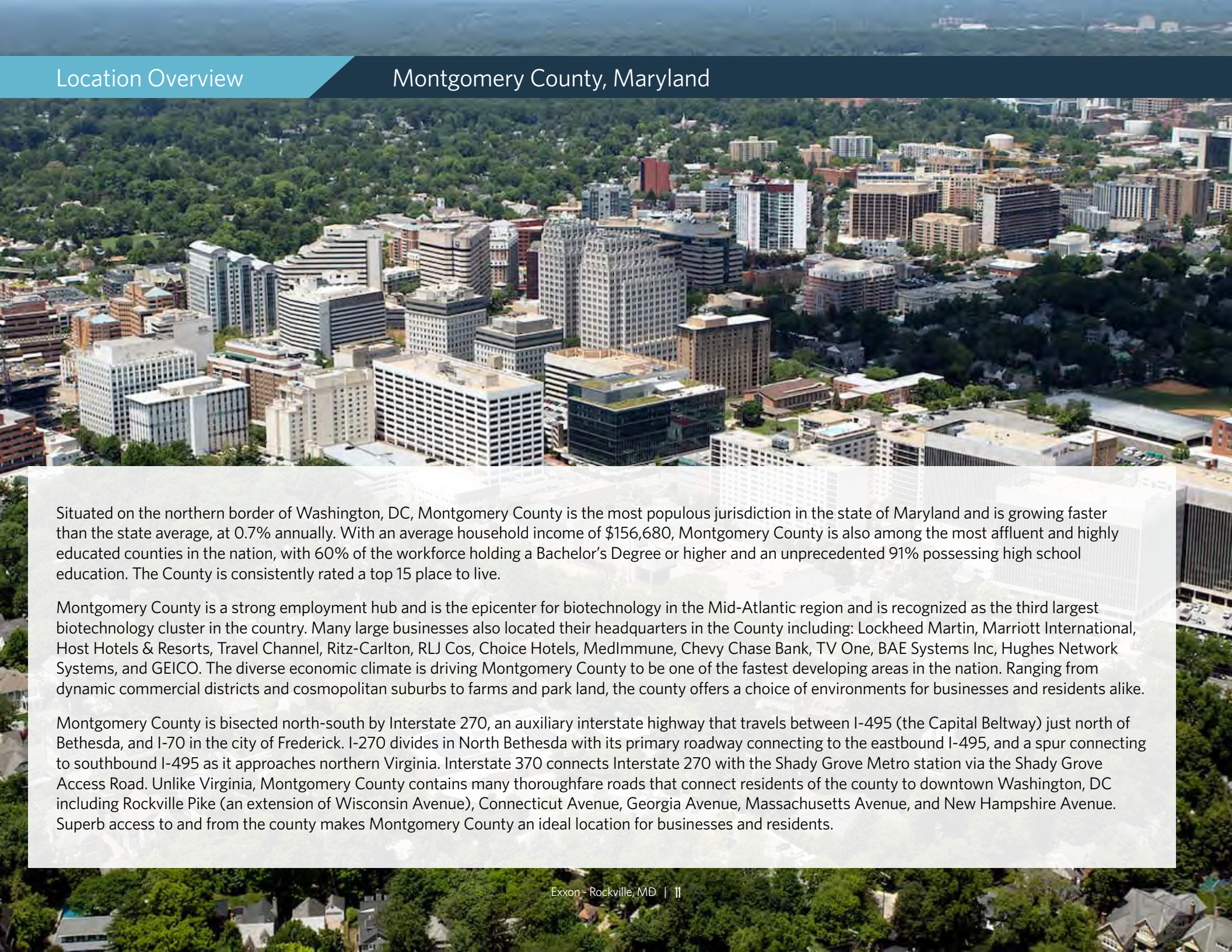
Tenant	Exxon
Guarantor	Sunoco LP
Notification Period to Exercise Options	None
Landlord Obligations	Management Fee, insurance, grounds, utilities
Tenant Obligations	Maintain and replace exterior and interior of the building, fixtures and HVAC. Tenant agrees to pay for all water, sewer, gas and electric currently consumed on the premises and all taxes on the property owned by the tenant.
Percentage Rent	None
Sales Reporting	None
Assignment & Subletting	In the event of subletting, Exxon Corporation shall remain liable under this lease for all obligations of the lessee
First Right of Refusal	None
First Right to Purchase	None
Co Tenancy	None
Termination Rights	None

Strategically located just 12 miles from Washington, D.C., Rockville, Maryland is one of the region's most dynamic and prosperous cities. With a population of approximately 67,000 and a median household income exceeding \$122,000, Rockville offers a highly educated, diverse, and affluent customer base. Over 64% of residents hold a bachelor's degree or higher, and more than one-third are foreign-born, creating a sophisticated and globally connected community.

Rockville lies at the heart of the I-270 Technology Corridor—one of the nation's premier hubs for innovation in tech and life sciences. The city is home to over 200 IT companies and is adjacent to major federal institutions like the NIH, FDA, and NIST. With access to top-tier talent and infrastructure that includes three Metro stations and seamless highway connectivity, Rockville is a magnet for forward-looking industries and professionals alike.

For investors, Rockville presents a compelling opportunity in a high-demand, high-growth market. Its strong economic fundamentals, exceptional demographics, and prime location within the thriving I-270 corridor make it a top-tier destination for retail and mixed-use investment.





Situated on the northern border of Washington, DC, Montgomery County is the most populous jurisdiction in the state of Maryland and is growing faster than the state average, at 0.7% annually. With an average household income of \$156,680, Montgomery County is also among the most affluent and highly educated counties in the nation, with 60% of the workforce holding a Bachelor's Degree or higher and an unprecedented 91% possessing high school education. The County is consistently rated a top 15 place to live.

Montgomery County is a strong employment hub and is the epicenter for biotechnology in the Mid-Atlantic region and is recognized as the third largest biotechnology cluster in the country. Many large businesses also located their headquarters in the County including: Lockheed Martin, Marriott International, Host Hotels & Resorts, Travel Channel, Ritz-Carlton, RLJ Cos, Choice Hotels, MedImmune, Chevy Chase Bank, TV One, BAE Systems Inc, Hughes Network Systems, and GEICO. The diverse economic climate is driving Montgomery County to be one of the fastest developing areas in the nation. Ranging from dynamic commercial districts and cosmopolitan suburbs to farms and park land, the county offers a choice of environments for businesses and residents alike.

Montgomery County is bisected north-south by Interstate 270, an auxiliary interstate highway that travels between I-495 (the Capital Beltway) just north of Bethesda, and I-70 in the city of Frederick. I-270 divides in North Bethesda with its primary roadway connecting to the eastbound I-495, and a spur connecting to southbound I-495 as it approaches northern Virginia. Interstate 370 connects Interstate 270 with the Shady Grove Metro station via the Shady Grove Access Road. Unlike Virginia, Montgomery County contains many thoroughfare roads that connect residents of the county to downtown Washington, DC including Rockville Pike (an extension of Wisconsin Avenue), Connecticut Avenue, Georgia Avenue, Massachusetts Avenue, and New Hampshire Avenue. Superb access to and from the county makes Montgomery County an ideal location for businesses and residents.

With a population of 6.3 million - the Washington Metropolitan Statistical Area includes the District of Columbia, the seat of the United States Government, as well as numerous counties in Central Maryland, Northern Virginia, and West Virginia. The region is one of the best performing economies in the US, with a median household income of \$106,156- nearly 61% above the national average. This is largely fueled by being one of the most dynamic economies in the US, driven by a highly educated workforce, with more than 51% possessing a bachelor's degree or higher. This highly educated workforce is employed in several prevalent industries, including government, biotechnology, defense contracting, and tourism.

The Greater Washington region has gained more than 330,000 jobs since 2000, one of the highest numbers of any metropolitan region in the country and has consistently maintained unemployment rates below the national average. The largest city in the Washington MSA is Washington D.C. which also serves as an international tourist destination with approximately 23 million annual visitors that spend over \$7.5 Billion. Top annual attractions include the Lincoln Memorial, National Air & Space Museum, and National Museum of Natural History. The Washington D.C. MSA is also one of two metropolitan regions in the U.S. with three world-class airports: Washington Dulles International Airport (IAD), Baltimore/ Washington International Thurgood Marshall Airport (BWI), and Ronald Reagan Washington National Airport (DCA). The subject property is a 30-minute drive from Washington Dulles International Airport, a tremendous asset for the growing neighborhood logistics and industrial infrastructure.

#1

Largest Metropolitan Area in South Atlantic Division

#6

Largest Metropolitan Statistical Area in the Nation

17

Fortune 500 Company HQs within 25 Miles of DC

3

World Class Airports (BWI, DCA & IAD)

705,000

New Residents Since 2010



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