



**FOR IMMEDIATE RELEASE**

## **GREYSTEEL ARRANGES THE SALE OF A WALGREENS, LOCATED IN WALDORF, MD**

**February 20, Maryland, MD** – Greysteel, a national commercial real estate investment services firm, has arranged the sale of a Walgreens in Waldorf, MD.

Greysteel Senior Investment Associate Lance Ahmadian negotiated the transaction, which sold for \$6.35M.

Located on a signalized, high traffic corner at 25 Smallwood Village Center, the Property is surrounded with strong demographics in a grocery anchored shopping center and fronts a main commercial artery on St Charles Parkway, boasting traffic counts approaching 19,000 vehicles per day (VPD).

“This is a strong asset with great credit and we were able to generate a lot of interested 1031 investors, as well as numerous public and private groups,” says Lance Ahmadian, Greysteel Senior Investment Associate. “Our team ultimately chose a 1031 exchange buyer who could close quickly. The buyer chose this property due to the asset’s great credit, location, and proximity to Washington D.C.”

“We see a robust demand for net lease investments today,” adds Lance. “With cap rates remaining low, retail seems to have moved its way to the top of investors’ wish lists.”

About Greysteel:

Greysteel is a commercial real estate and capital markets services firm with 11 offices located in New York, NY; Los Angeles, CA; Dallas, TX; Fort Worth, TX; Washington, D.C.; Philadelphia, PA; Phoenix, AZ; Denver, CO; Baltimore, MD and Norfolk, VA. Greysteel serves and advises private and institutional real estate investors and developers in the marketing, sale, and financing of private capital and middle-market real estate assets. [www.greysteel.com](http://www.greysteel.com)

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