



FOR IMMEDIATE RELEASE

Harbor Stone Advisors Awarded Assignment to Market Lexington Park Lofts & Retail

Lexington Park, MD - Harbor Stone Advisors, a Mid-Atlantic leader in multifamily investment sales, has been awarded the assignment to market Lexington Park Lofts & Retail, 7 apartments and 2 commercial units in Lexington Park, MD. Harbor Stone Advisors President, Justin Verner, and Senior Advisor, Brooks Healy, are marketing the property.

Lexington Park Lofts & Retail is a stabilized, mixed-use property with multiple value-add opportunities. The property features 7 apartments with a unit mix of (6) 1 Br-1 Ba and (1) 1 Br-1.5 Ba, as well as (2) commercial spaces that are leased to a nail salon and beauty salon/boutique through January 2022 and May 2024 respectively. Typical apartment unit features include white appliances, hard surface countertops, and vinyl hardwood or carpeted flooring. The opportunity exists for a new owner to renovate all of the residential units, which could increase rental revenue by at least \$10,000 annually.

Lexington Park Lofts & Retail is located in Lexington Park within St. Mary's County, Maryland. Lexington Park is the gateway to Naval Air Station Patuxent River (NAS PAX), which is the largest employer in St. Mary's County with over 25,00 employees. California-Lexington Park has nearly a quarter of its workforce employed in STEM fields, and according to Forbes has emerged as the city with the highest share of high-tech jobs in its local economy in the country. Lexington Park is home to numerous restaurants, coffee shops, retail, office, medical, and other neighborhood businesses. Walking distance to an abundance of retail including Weis Market, Big Lots, Walgreens, CVS, an AMC movie theater, and many fast food restaurants. Short driving distance to Dick's Sporting Goods, Kohl's, Marshall's, and Home Goods.

About Harbor Stone Advisors

Harbor Stone Advisors is a Mid-Atlantic leader in Multifamily Investment Sales. Advisory services include asset dispositions, value opinions, and marketability analysis for private clients, owners, investors and financial organizations.

For additional information, visit www.harborstoneadvisors.com

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