

# AEK

REAL  
ESTATE  
LLC

# NEWSLETTER

October 4, 2022 Vol 1

## The Truth

As we travel through this continuum and use our only REAL currency....TIME...we sometimes have to make decisions that will have direct impacts on us as individuals and our families.

As humans, we can choose to be satisfied in our daily tasks/functions or challenge ourselves to utilize our TIME in the most efficient way possible. We have chosen to push....get uncomfortable for our "WHY".

The letters A E K represent our children. The three of them are our "WHY"

We have heard it ALL over the last few weeks...."are you sure", "WOW, OK", "congratulations", "we're excited for you", "good luck", "heck of a time to go out on your own and start a firm", etc...

We appreciate ALL of It.....Its exciting and daunting at the same time.

Speaking of managing your time. Fortunately, we have an understanding of some of the challenges we face and the past experience of dealing

with overwhelming odds. This allows us to have a unique perspective and anticipate headwinds before they might have an opportunity to rip the sails.

**AEK Real Estate** is focused on providing Sales/Leasing services in the tri-state region. We have been operating in various capacities within the Real Estate industry since 2002. We aren't a traditional Real Estate firm. We appreciate the fact that your circumstances are unique and can insert ourselves as you see fit. We are here to help. Give us a call or stop by!

Our doors are always up!

## Industry News

[Commercial Real Estate: A Hedge Against Uncertainty in Recession and Inflation](#)

[Western Maryland Growth](#)

[Stadium MSA -project update](#)

[-Maryland Stadium Authority](#)



PUT UP OR DON'T  
SPEAK- STAYING  
TRUE TO OUR  
ROOTS

# AEK NEWS



IN ORDER TO PROVIDE SUBSTANTIAL VALUE YOU MUST  
HAVE FIRST HAND EXPERIENCE

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Case in point. We have purchased a dilapidated, vacant, service (gas/vehicle repair) station for our new home. As a result of our experience, we analyzed the acquisition as we would for any of our clients. Several factors were in play- we had similar visions for a working environment (open concept with lots of natural light and fresh air), an interest in creating long term value and a superior location. A true Adaptive Reuse exercise. With sweat equity and some capital, we could create the kind of space that would welcome entrepreneurial spirit and creative deal making. 595 Northern Ave Hagerstown Maryland 21742 will be our home for many years.

## SPOTLIGHT

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### Community

Are you aware that there really is an "underground" network of businesses and community centric deal makers that provide the oxygen to the greater Hagerstown lungs. Our goal with this section will be to uncover their missions... What is their purpose....their WHY. Providing interesting insights from within the community.

Have an organization/business or individual that YOU think should be highlighted? Don't hesitate to send us some thoughts/ideas/interesting people.

We would welcome any insight you might have. Our doors are always up!





## FEATURE PROPERTY

### 580 Northern Ave

- 3500 sq ft +/-
- Second floor with private entrance
- Ample parking

## FOR SALE

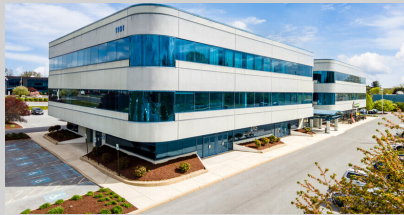
### 16619 Hunters Green Parkway

- flex warehouse
- secure laydown/storage

### 22309 Old Georgetown Road Smithsburg, MD

#### Debbie's Soft Serve

- 1.2 acres
- prime location



## FOR LEASE

### 1101 Opal Court

- 1-6000 sq ft
- Multiple spaces on multiple floors available

### 1120 Professional

- Highly visible professional office/medical space strategically located off Eastern Blvd.
- Build to suit

### 13331 Pennsylvania Ave

- 8800 sq ft
- 80 Parking spaces



## RECENT TRANSACTIONS

### 91 Eastern Blvd Hagerstown, MD

#### Hearty Pet- Lease

- suite #93
- 2884 sq ft -5 years

### 13114 Pennsylvania Ave Hagerstown, MD

#### Premier Spine & Sports Medicine-Lease

- 6265 sq ft -5 years