

AEK

REAL
ESTATE
LLC

NEWSLETTER

THE TRUTH

January 2023 Vol 4

We have heard it over and over.....Year after Year. "New Year New Me" In the last version of the newsletter the concept of incremental improvements and the compounding effect was discussed. What about that? What about implementing something simple on a daily basis? This is personal. If you listen to your inner voice, (your subconscious), you know what's beneficial for YOU. Might consist of reading something..... a page a day. Maybe starting to take the stairs instead of the elevator. Maybe saying a few things you are thankful for when you wake. Writing a thought in a journal. Again, it's personal and chances are you have been telling yourself that you NEED to do _____ (YOU fill in the blank) for a while now. Ultimately, only YOU know what YOU need.....Listen

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SET YOUR
INTENTIONS...DREAM
WITH CARE

TOMORROWS A NEW
DAY FOR EVERYONE

BRAND NEW MOON
AND BRAND NEW SUN

-X. RUDD

*See humanity with
experience and a wealth
of knowledge... use it for
good. You have
to get to a point of blind
faith.*

Set Your Course...Right the Ship. There is a concept that's introduced particularly in aviation and maritime operations that shows THE DIFFERENCE ONE DEGREE MAKES. This is applicable to our daily existence. The reality is the effect of being off a few degrees, the longer you travel, becomes more obvious. It has been explained that if you're going somewhere and you're off course by just one degree, after one foot, you'll miss your target by 2/10ths of an inch – not a big deal. After 100 yards, you'll be off by 5.2 feet. Not huge, but noticeable. After a mile, you'll be off by 92.2 feet. One degree is starting to make a difference. After traveling from San Francisco to L.A., you'll be off by 6 miles. If you were trying to get from San Francisco to Washington, D.C., you'd end up on the other side of Baltimore, 42.6 miles away.

All of that is because of being off by a single degree. To complicate things, It's estimated that the average adult makes about 35,000 remotely conscious decisions each day. Each decision, of course, carries certain consequences with it that are both good and bad. Could it be that if you set your course daily, creating both a subconscious and conscious awareness of your path, you can make decisions to assist in righting the ship daily? Not going off course too much. It seems you would make incremental improvements that compound daily while keeping your degree variation to a minimum. Staying on course. Seems simple. The most daunting aspect of this is that YOU have to take the first step by listening to YOUR voice. YOU already know what YOU need to do. Starts with one conscious decision.





A CELEBRATION WAS IN ORDER

To commemorate the first holiday season in our new space, we thought this was fitting. We are new to the "neighborhood" and want to continue to pump energy into the once vacant, dilapidated structure. A kind of petri dish for entrepreneurial spirit and creative deal making.

Certainly fitting and in line with our "Not your typical brokerage" mantra.

INDUSTRY NEWS



Several reasons to pursue investment properties during these "times".



There are so many views (positive and negative). Take a look at the trends to watch in the coming month.

As the main theme of this version states....set your course. There are opportunities in all economic conditions. As a diversified hedge against uncertain trends, many believe Real Estate will continue to be a prudent choice.

We are here to help. Our doors are always up!

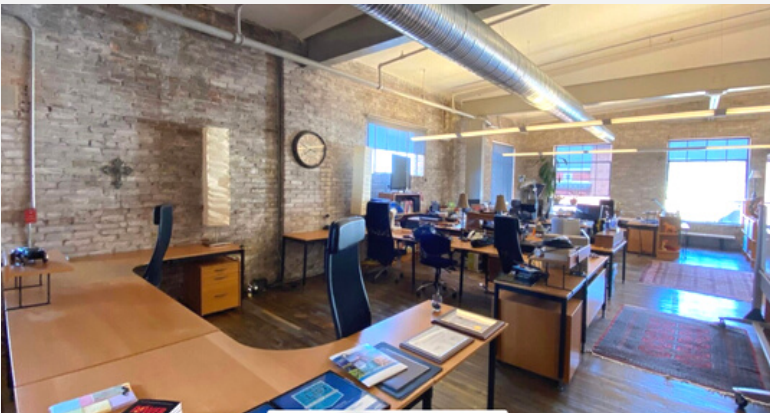
FEATURE PROPERTY

FOR LEASE

Current Availability

- 487-1,161 SF IN THE WALKER HOUSE
- 806 SF IN TRI STATE BUILDING
- 1,999 SF IN MASONIC TEMPLE (2ND FLOOR)
- 1,153-2,074 SF IN MASONIC TEMPLE (3RD FLOOR)
- 4,186 SF IN SCHINDEL ROHRER BUILDING

28-54 SOUTH POTOMAC ST.
HAGERSTOWN, MD



CLASS A OFFICE SPACES LOCATED IN THE
CENTER OF HAGERSTOWN'S ART AND
ENTERTAINMENT DISTRICT.

EASY ACCESS TO A SECURE PARKING DECK, LOCAL RESTAURANTS AND RETAIL SHOPS.
ACCESS TO GIGABIT HIGH SPEED BROADBAND FIBER NETWORK.



44 N POTOMAC STREET
-STUDIO/PROFESSIONAL OFFICE

- OFFICE/STUDIOS
- STARTING AT \$249/MO
- UTILITIES INCLUDED!



412 N POTOMAC STREET
-OFFICE/RETAIL

- PRIVATE ENTRANCE
- PRIVATE PARKING
- 1500 +/- SF
- FLEXIBLE TERMS



1125 OPAL COURT
-MEDICAL/OFFICE

- FLEXIBLE TERMS
- HIGH GROWTH CORRIDOR
- 7,780 +/- SF



**HUNTERS GREEN PARKWAY
-OFFICE/WAREHOUSE**

- TWO SUITES AVAILABLE
- 3000 OR 5000 SF
- BUILD TO SUITE
- 7 PRIVATE OFFICES



**13331 PENNSYLVANIA AVE
FLEX SPACE**

- 8,800 +/- SF
- HIGHLY VISIBLE
- AVERAGE 15.500 ADT
- AMPLE PARKING
- 3 PHASE ELECTRICAL



**686 PENNSYLVANIA AVE
-INDUSTRIAL/CREATIVE SPACE**

- ZONED IR (INDUSTRIAL RESTRICTED)
- BUILD TO SUIT
- 2,000-18,000 SF



**580 NORTHERN AVE
-PROFESSIONAL OFFICE**

- GREAT LOCATION
- AMPLE PARKING
- 3,500 SF



**724 POTOMAC AVE- FOR SALE
STABLE MIXED-USE**

- WELL MAINTAINED MIXED USE PROPERTY
- 2795 +/- SF
- PROFESSIONAL OFFICE AND APARTMENT
- BILLBOARD GROUND LEASE



**145 W CHURCH STREET- FOR SALE
LAUNDROMAT/REAL ESTATE**

- REAL ESTATE INCLUDED
- AMPLE PARKING
- CASH FLOW
- TURN KEY OPERATION



**22309 OLD GEORGETOWN ROAD
FOR SALE
-ICE CREAM BUSINESS /REAL ESTATE**

- 1.2 ACRES
- PRIME LOCATION
- ZONED BG



**1120 PROFESSIONAL COURT
-MEDICAL/OFFICE**

- GROUND FLOOR ACCESS
- UP TO 7,500 SF
- FLEXIBLE TERMS
- HIGHLY VISIBLE



**100 CHARLES STREET
PROFESSIONAL OFFICE**

- ZONED IR (INDUSTRIAL RESTRICTED)
- 3 BAY GARAGE
- 3000 SF GARAGE SPACE
- 3 PHASE POWER



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!

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Our doors are always up!

RECENT TRANSACTIONS

LEASED - Primary Care Practice - AEK Tenant and Landlord Representation

SOLD - Flex warehouse/office - AEK Buyer and Seller Representation

SOLD - Multi family - AEK Buyer and Seller Representation

SOLD - Residential Condo. - AEK Buyer and Seller Representation

Under Contract - SFH - AEK Seller Representation