



MACKINTOSH, Inc.
COMMERCIAL BROKERAGE

**Owner Occupant or Investment
Sale \$3,550,000**

Presents:

Professional Office/Retail Center

Seton Square Office / Retail Center
17750 Creamery Road, Emmitsburg, Maryland 21727



**21,168 SF Professional Office / Retail Center at a
Highly Visible Location on Highway 15
(The Busy Gettysburg/DC Commuter Route).**

The Center Contains Ample Free Parking & All Units Handicap Accessible.

Situated on 2.67 Acres - 8,620 SF Available for Owner/Occupant

**Suites were designed to be subdivided as small as 880 SF
or Can Be Combined for Future Use as Large as 10,275 SF in
Each of the Two All Brick Buildings. Quality Construction.**

**Each 880 SF Suite is separately Metered with its own HVAC Unit and
Plumbing for Future Changes in Suite Sizes or Condo Development.
All Brick Colonial Buildings Professionally Designed and Landscaped.**

**Close to National Emergency Training Center,
Mount Saint Mary's College and Downtown Emmitsburg.**

Call Listing agent for private showings.

For Additional Info Call: Nancy Green- 240-529-0135

Mackintosh Commercial Brokerage, 262 West Patrick Street, Frederick, Maryland 21701

Fax #: 1-240-489-7932 / Broker Office: 1-800-727-SOLD

Email: Nancy@ngreen.com / Website: www.ngreen.com

All information deemed reliable, but not guaranteed.



LOT 1
 116,638 SQ. FT. OR 2.6776 AC.

LOT 2
 162,761 SQ. FT. OR 3.7365 AC.±
 TOTAL AREA OF LOTS
 279,399 SQ. FT. OR 6.4141 AC.±

AREA TABULATION

THE OWNERS HAVE SWORN TO AND
 SUBSCRIBED BEFORE ME THIS 23 DAY
 OF MAY, 2008
 VARY F. HARRIS, COLE
 Notary Public, State of Maryland
 My Commission Expires January 1, 2011
 Angela R. Doyle

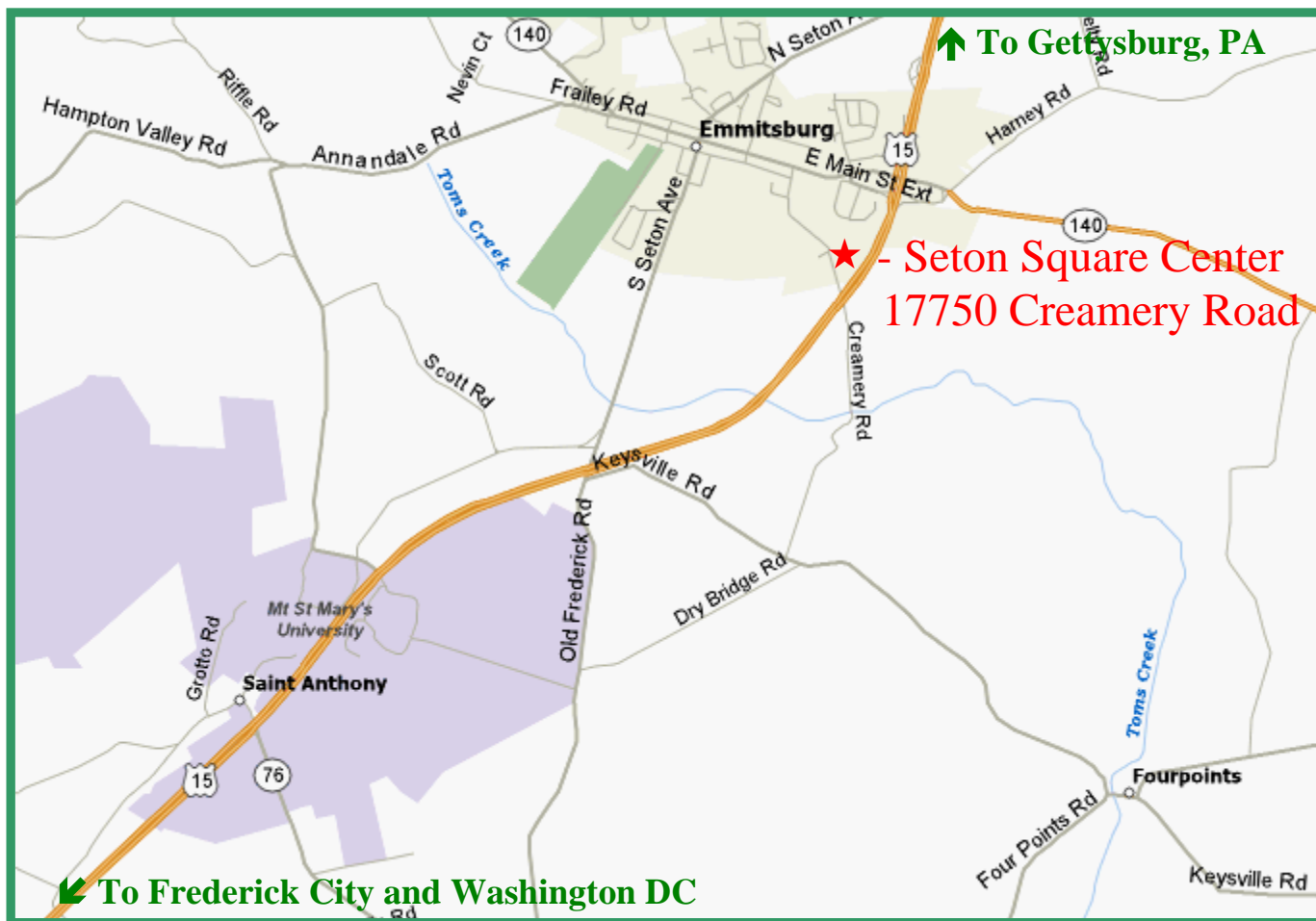
U.S. ROUTE 15
 FRONT CHINA VALLEY - STATE ROAD

CREAMERY ROAD
 (66' FRONT-SETBACK TOWN OF EMBURY SETBACK)

SCALE: 1" = 60'
 60 30 0 60 120



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Directions:

Take Route 15 North to Creamery Road near Emmitsburg.

Property is Located at the Northwest Junction of Rt. 15 and Creamery Road.

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Non-Disclosure/Non-Circumvention Agreement- Complete for Income/Expense

To: Nancy Green

262 West Patrick Street, Frederick, Maryland 21701

Office: (240) 529-0135

Cellular/Pager: (301) 748-3321 Broker Office 301-662-0881

FAX Back To: 1-240-489-7932 No Cover Page Required

Property/Business Identification: Seton Square, 17750 Creamery Rd., Emmitsburg, Maryland

The undersigned hereby agrees:

1. Not to discuss or disclose to any third party and to keep completely confidential all names of any corporations, organizations, individuals or groups of individuals introduced by Mackintosh Inc., Realtors, (Broker) regarding these properties.
2. Not to disclose any facts learned about the Properties to any third party, including employees, customers, suppliers or other prospective buyers.
3. Not to use the information and/or records about these properties obtained by the undersigned for competitive use in any business, present or future.
4. The disclosure of such information to others could cause a loss of business, and/or create injury to employee/employer relationships.
5. Broker, or it's Agent, in introducing the undersigned to the properties by fax, e-mail transmission and or physical showing, has fulfilled it's primary brokerage function, and if the undersigned offers the properties shown to any third party, and that party subsequently purchases any of those businesses without going through Broker within the following three hundred sixty-five (365) days, the undersigned will pay as consideration to Broker an amount equal to the actual commission due Broker.

Neither the undersigned nor any principals, officers, or agents circumvent this introduction, and further shall not make any contact directly or indirectly or attempt to otherwise deal with any source revealed by Broker and should this contact or circumvention result in a sale, merger or exchange of the business/property in question, the undersigned agree to pay as consideration to Broker an amount equal to the actual commission due Broker.

Any transaction contemplated by the introduction will naturally involve a variety of financial statements or any other material or information supplied by the Seller or it's Agent have been inspected, verified or approved by Broker. Because Broker recognizes the significance of this data, Broker recommends an independent certified audit by an accountant of the undersigned's choice, and that the undersigned's legal counsel be available to assist throughout the transaction.

Signature: _____ **Broker Rep:** _____

Print Name: _____ **Address:** _____

Phone: _____ **E-mail:** _____