Hi, this is [Your Name] with [Company]. I work with investors and commercial owners in the area — just reaching out to see if you’d ever consider selling or acquiring more commercial property?

Fair enough. Just to better understand:

* Are you currently holding or looking to 1031 into something else?
* What type of property are you most interested in (retail, office, industrial, multifamily)?
* Are you buying for cash flow, appreciation, or value-add plays?
* I may have some off-market opportunities that fit your criteria. Mind if I grab a quick 10 minutes this week to see if we can align on something?