



THE HOGAN COMPANIES

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Exclusive Listing:

# 137 Mitchells Chance

Edgewater, MD 21037

Anne Arundel County



Contact: Mike Sponseller  
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## *Project Summary and Offering Terms*

Total Gross Projected Income	\$ 1,142,910.04
Vacancy 13%	\$ 148,578.31
Net Income	\$ 994,331.73
Less: Expenses	\$ 367,083.75
Projected NOI	\$ 627,247.98
Cap Rate	7.50%
Projected Value	\$ 8,363,306.46

- Property Offered:** Recently re-positioned in the marketplace as an investment sale of 47,000 SF office building 137 Mitchells Chance is ideal for professional or medical office use.
- Office Building:** Four story, 47,000 sf office building
- Utilities:** Public Water and Sewer
- Zoning:** Commercial
- Amenities:** Minutes from Route 50/301 and Annapolis, located in the Main Street at South River Colony shopping center
- Driving Directions:** From US-50, take exit 16 to merge onto MD-424 s. Turn left onto MD-214 E/ Central Avenue, turn left onto Stepney Lane and another left onto Mitchells Chance Road. 137 Mitchells Chance Road is on the right side .
- Price:** \$5,300,000.00

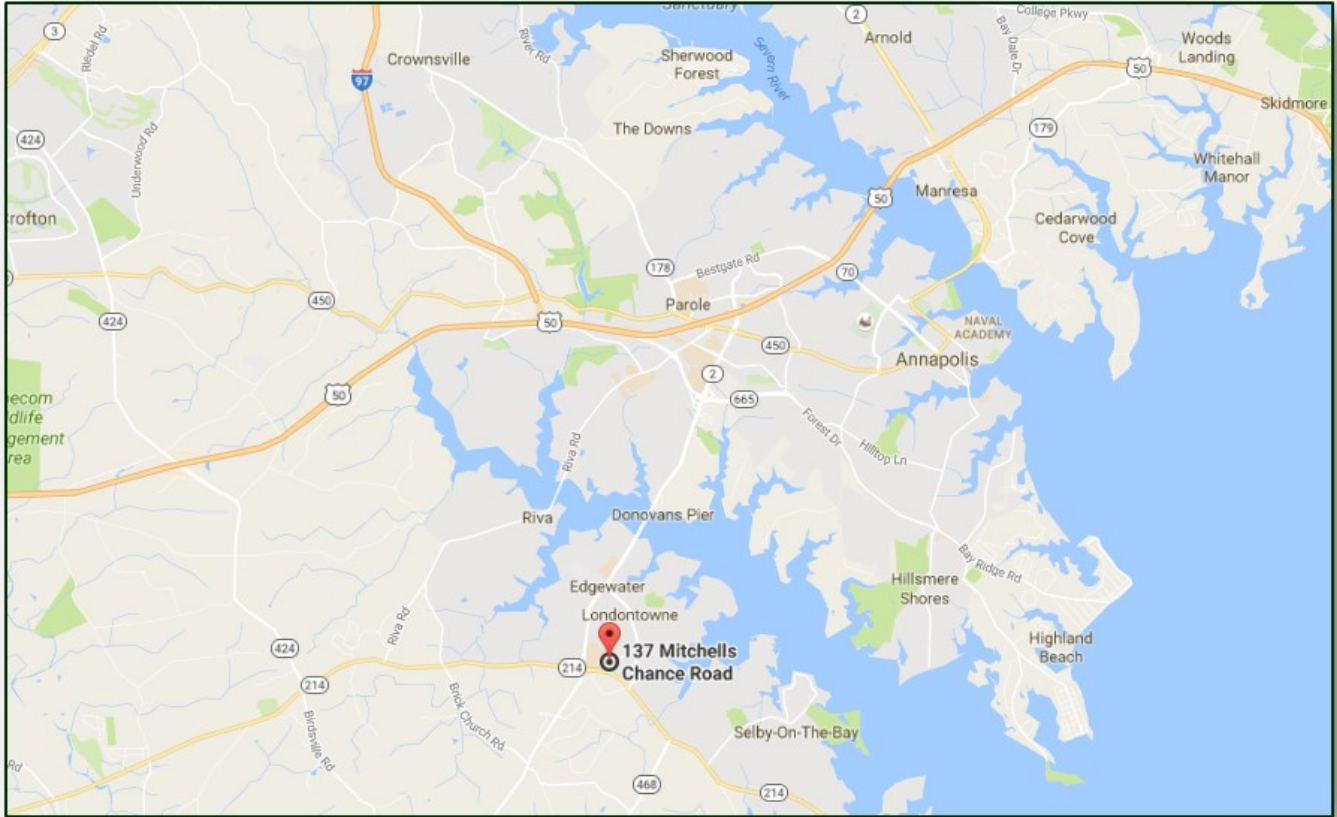
For additional information/inquiries contact Mike Sponseller at  
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## Demographics and Location

Key Demographic Data	1 Mile	3 Miles	5 Miles
Total Population	5,682	23,614	86,782
Total Employees	3,510	24,647	78,788
Household Income: Average	\$125,375	\$132,260	\$117,723



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