

INVESTMENT OPPORTUNITY



The Centre At Edgewater

Edgewater, Maryland, 21037



INVESTMENT OVERVIEW

The Centre at Edgewater is a 45,381 square foot shopping center on 5.24 acres located in the Annapolis suburb of Edgewater. The property is fully leased to Gold's Gym and Arby's and both tenants have long term leases in place with rent escalations over the terms of their leases

INVESTMENT HIGHLIGHTS

- Location in close proximity to Annapolis, Maryland's state capitol
- Rapidly growing submarket
- Excellent traffic counts
- Good visibility
- Long term leases in place
- Two points of ingress and egress from Mayo Road (Route 253)
- Strong Demographics
- Attractive cash on cash returns
- Assumable loan of \$7,360,000 may be paid off at any time without penalty



PLEASE CONTACT

Mike Gorsage

240.482.3600 (direct)

301.656.3030 (office)

mgorsage@hrretail.com

Kate Howarth

240.482.3601 (direct)

301.656.3030 (office)

khowarth@hrretail.com

Valerie Kamin

240.482.3607 (direct)

301.656.3030 (office)

vkamin@hrretail.com

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Asking Price

\$10,000,000

Year One NOI

\$701,610

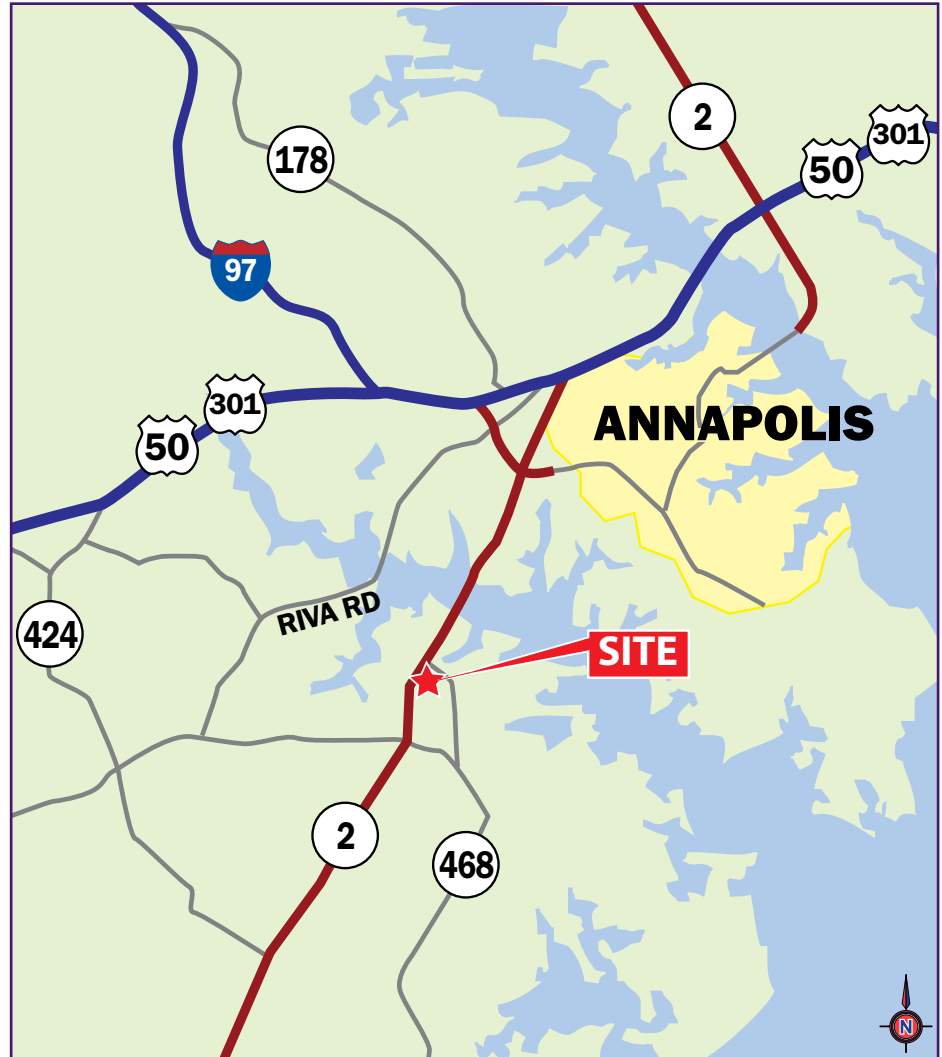
LEASE TERMS

Gold's Gym

- 42,293 square feet
- 20 year term – 4/17/07-4/30/2027
- 4 options of 5 years each
- Monthly rent of \$52,500 through 4/2010; \$56,000 per month until 4/2011 then escalating 3% annually thereafter
- Reimbursements: Tenant reimburses taxes and insurance costs and is responsible for common area maintenance

Arby's

- 3,088 square feet
- 20 year term – 6/1/08-5/31/2028 (Currently Under Construction)
- 4 options of 5 years each
- Monthly rent of \$7,250 through 5/2013; increasing 12% every five years thereafter
- Reimbursements: Tenant reimburses taxes and insurance costs and is responsible for common area maintenance
- Corporate guarantee



RETAIL

A DIVISION OF

CHAINLINKS

RETAIL ADVISORS

RETAIL KNOWLEDGE • REAL ADVANTAGE

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

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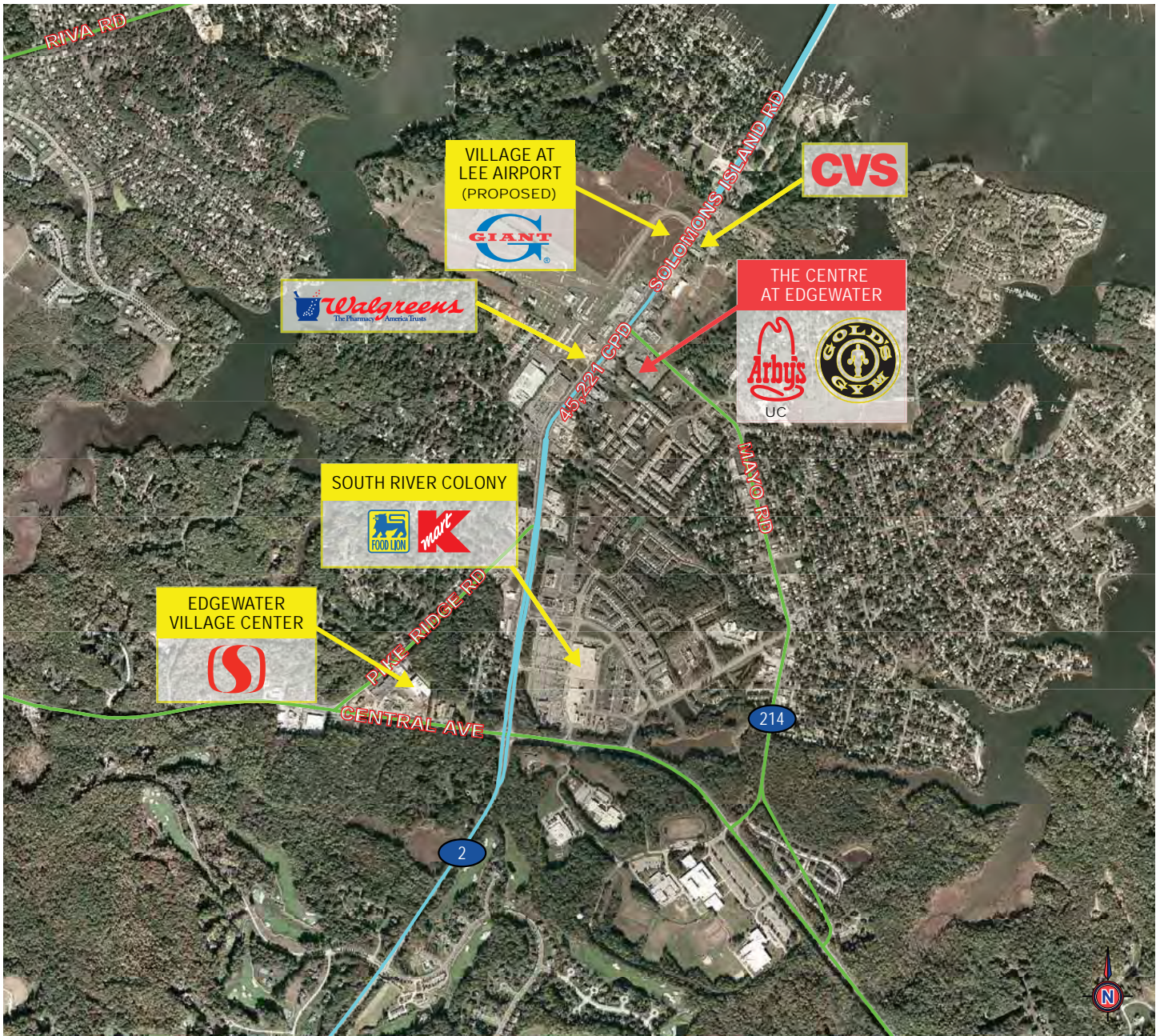
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DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 5,884 | 28,933 | 85,650 |
| AVERAGE HOUSEHOLD INCOME | \$ 86,379 | \$ 97,185 | \$ 90,770 |



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