

FOR LEASE



Anne Arundel County

OFFICE/RETAIL AT ANNAPOLIS TOWNE CENTRE

1910 Towne Centre Boulevard | Annapolis, Maryland 21401

PROPERTY STATS:

Available

1910 Towne Centre Blvd:
up to 11,877 sf

Rental Rate

\$37.50/sf, plus utilities
and janitorial

Parking Ratio

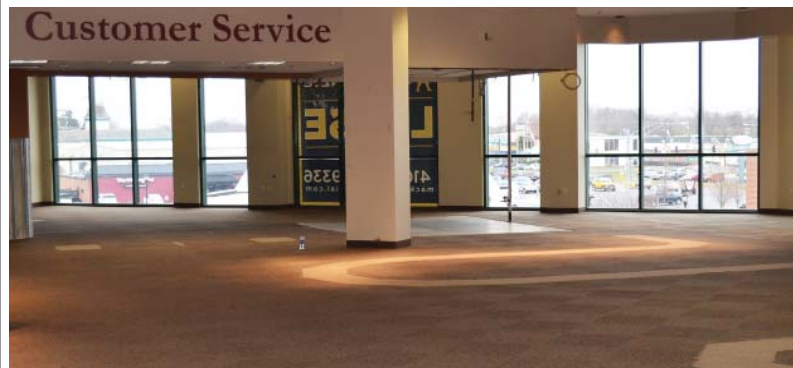
4:1,000 sf

Occupancy

90 days

Tenant Mix

Project tenant list consists
of office, retailers, dining,
fitness, and banking
services including Target,
Whole Foods, 24 Hour
Fitness, and Bank of America



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

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Annapolis, Maryland 21403
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PROJECT HIGHLIGHTS:

- Class A office condominium building with superior building finishes
- Ideal space for professional or medical offices
- Prime corner location at the heart of the region's most affluent demographic
- Upscale shops and dining such as Brio, Gordon Biersch, Paladar, Ethan Allen, Anthropologie, Brooks Brothers, and coming soon, Coopers Hawk Winery & Restaurant
- Immediate access to Routes 50/301 and I-97; minutes from historic downtown Annapolis, the State House, Court House, and US Naval Academy



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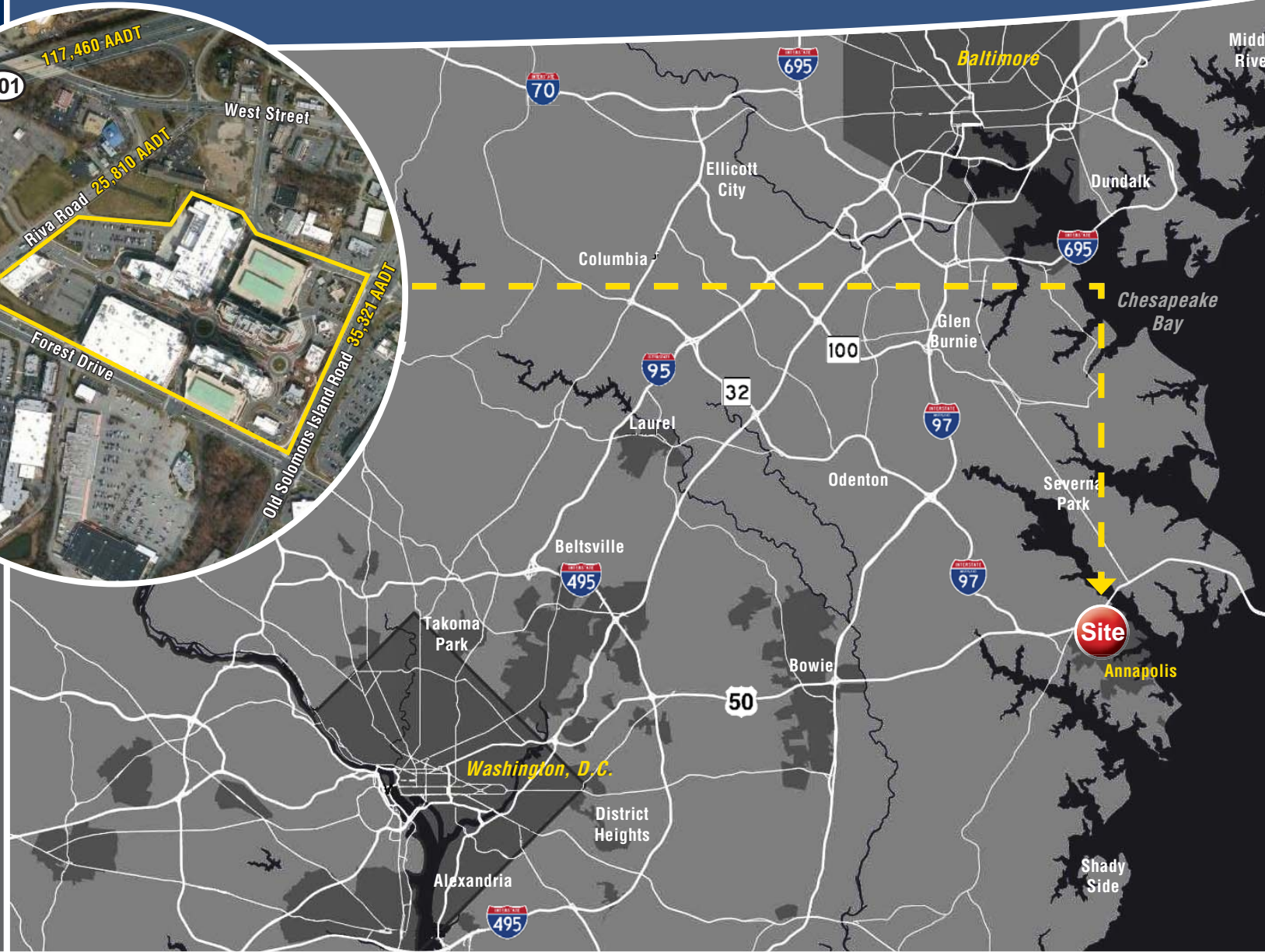
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PRIME LOCATION

Annapolis Towne Centre is situated equidistant from major business hubs, Downtown Baltimore and Washington, DC

Fort Meade	16 mi.
BWI Airport	23 mi.
Columbia	27 mi.
Downtown Baltimore	28 mi.
Washington, DC	28 mi.
Arlington, VA	34 mi.
Alexandria, VA	38 mi.



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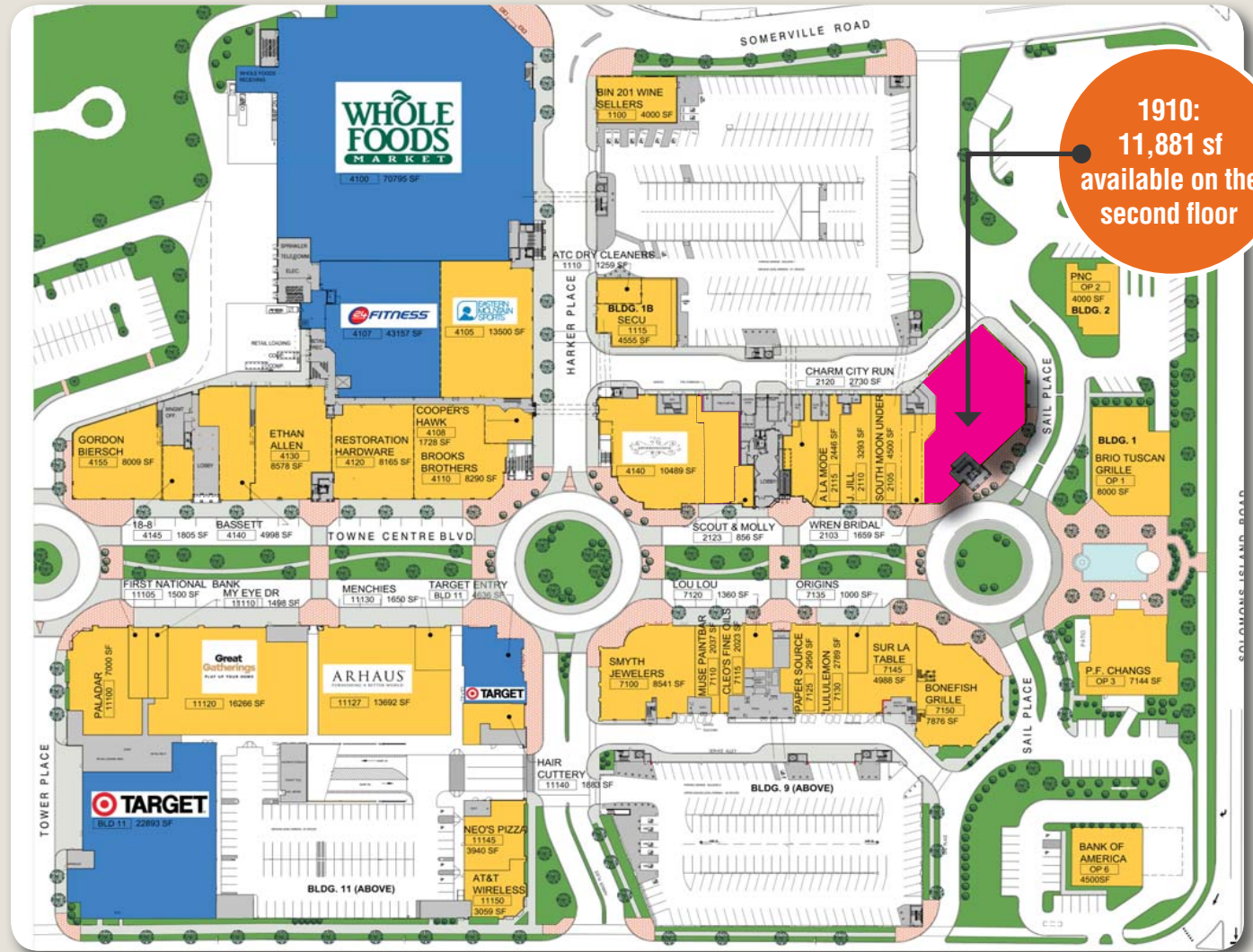
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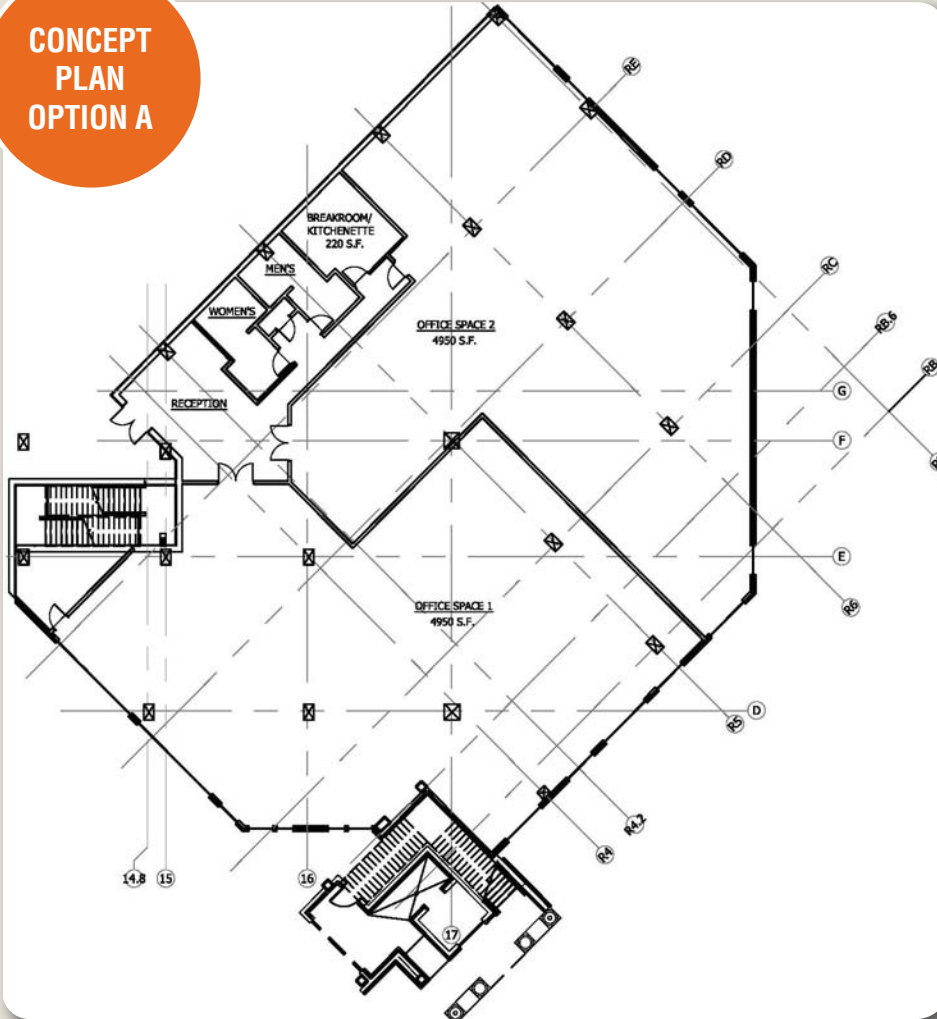


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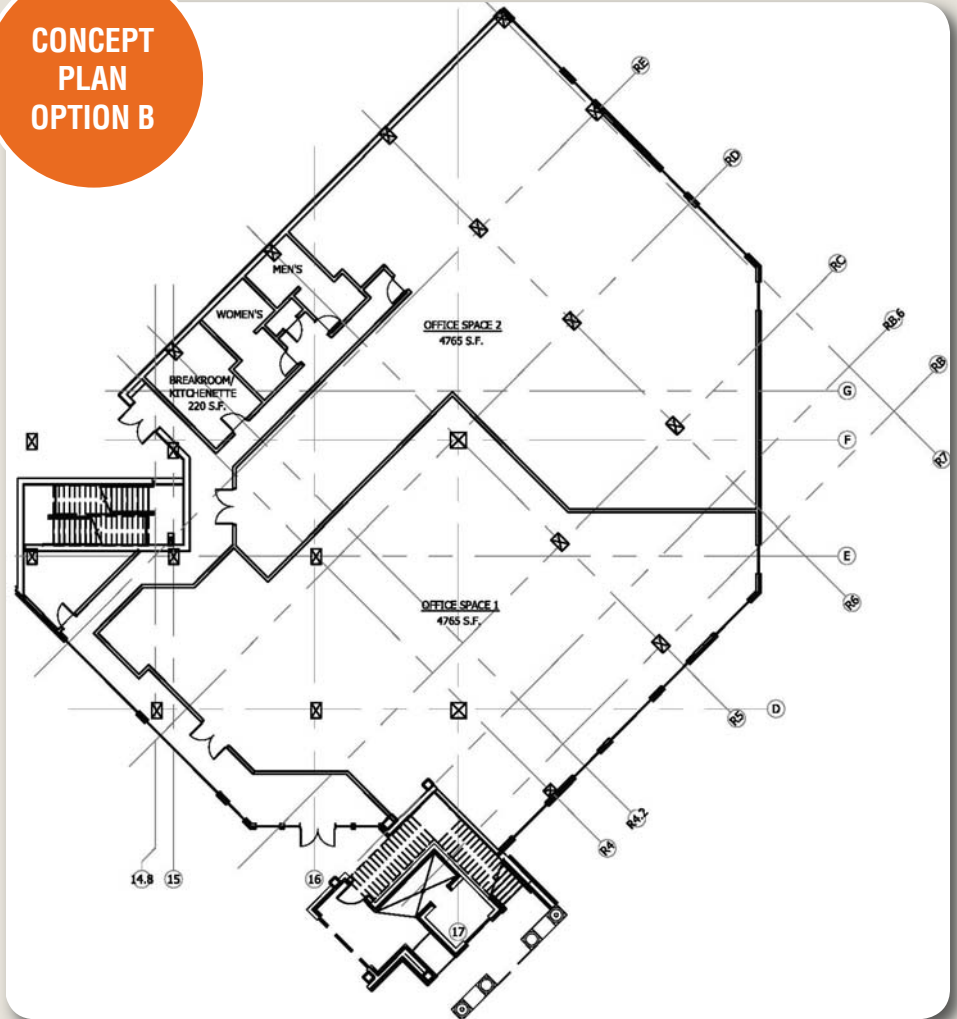
OFFICE/RETAIL AT ANNAPOLIS TOWNE CENTRE

Concept Plans | 1910 Towne Centre Boulevard

CONCEPT
PLAN
OPTION A



CONCEPT
PLAN
OPTION B



SURROUNDING AMENITIES

▶ LODGING:

- 1 Country Inn & Suites
- 2 Extended Stay America
- 3 Sheraton
- 4 DoubleTree by Hilton
- 5 Courtyard by Marriott
- 6 Hilton Garden Inn
- 7 Extended Stay America
- 8 SpringHill Suites by Marriott
- 9 Residence Inn by Marriott
- 10 Hampton Inn & Suites
- 11 Holiday Inn Express

▶ BANKING:

- 1 First National Bank
- 2 Wells Fargo
- 3 1st Mariner Bank
- 4 Sandy Spring Bank
- 5 Navy Federal Credit Union
- 6 Bank of America
- 7 Capital One Bank
- 8 SunTrust Bank
- 9 PNC Bank
- 10 M&T Bank
- 11 Old Line Bank
- 12 BB&T



Westfield Annapolis Mall

macy's sears JCPenney Apple Store
 NORDSTROM Crate&Barrel Bank of America noodles
 UNDER ARMOUR The Cakeshop Factory californials FOODCHIEFS WELLS FARGO Red Lobster
 Fantasy Darts RED ROBIN Applebee's Macaroni GRILL M&T Bank

Gateway Village

SAFeway PETS M ART BEST BUY
 Staples Burlington SAKURA

Annapolis Plaza

hhgregg Marshalls ROOM STORE
 MODEL'S SPORTING GOODS JO-ANN TRADER JOE'S

Annapolis Towne Centre

TARGET Bassett FITNESS
 WHOLE FOODS ETHAN ALLEN PF CHANG'S
 Coldwater Creek PNC BANK
 BED BATH & BEYOND Qdoba Gordon Biersch secu

Forest Plaza

THE FARMER'S MARKET OUTBACK Old Country Buffet
 DOLLAR TREE

Annapolis Harbour Center

THE FRESH MARKET BARNES & NOBLE
 OLD NAVY STARBUCKS COFFEE
 FRIDAYS Capital One Bank NORDSTROM rack BAMA FRESH

Festival at Riva

Giant lanebryant petco
 Panera Bread BOSTON MARKET chilis TJ-maxx Michaels

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Dominant Lifestyles

Within 10 Minute Drive-Time



13.3% Exurbanites



Average HH Size: 2.48
Median Age: 49.6
Median HH Income: \$98,000

These residents are approaching retirement but show few signs of slowing down. They have cultivated a lifestyle that is both affluent and urbane. Consumers prefer quality to cost, take pride in their homes and are well connected.

13.7% Urban Chic



Average HH Size: 2.37
Median Age: 42.6
Median HH Income: \$98,000

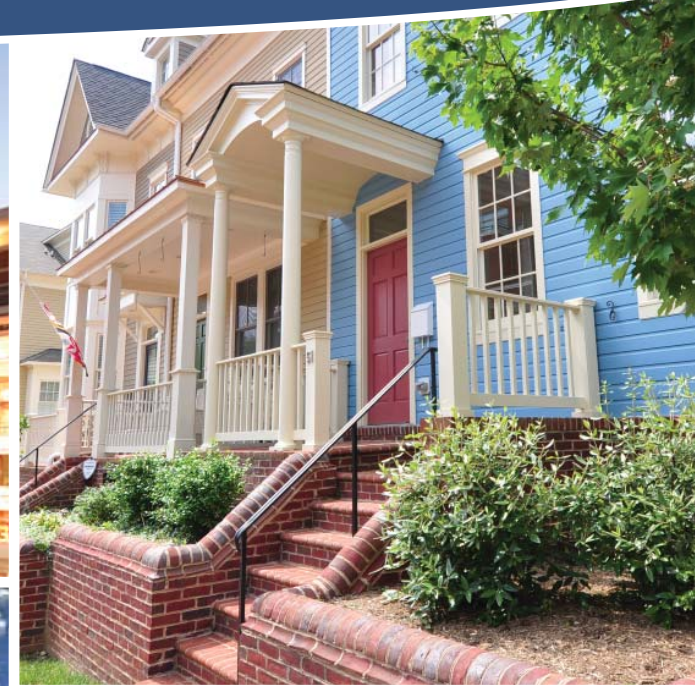
These residents are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected and well-educated. They are tech-savvy, and use PCs extensively for activities such as shopping and banking.

8.0% Pleasantville



Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

Prosperous domesticity best describes these settled denizens. Many couples are now empty nesters and many are home to adult children. Financially secure, they shop online and in a variety of stores, from upscale to discount.



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DEMOGRAPHICS

	15 min	30 min	45 min
 Population	177,247	1,110,684	3,723,110
 No. Households	68,084	406,240	1,450,091
 Avg. HH Income	\$131,919	\$100,889	\$93,341

RETAIL EXPENDITURES

	15 min	30 min	45 min
 Furniture + Home	\$217 M	\$995M	\$3.26B
 Entertainment & Recreation	\$396M	\$1.8B	\$5.87B
 Fashion & Clothing	\$272M	\$1.27B	\$4.28B
 Food & Drink	\$976M	\$4.57B	\$15.3B

