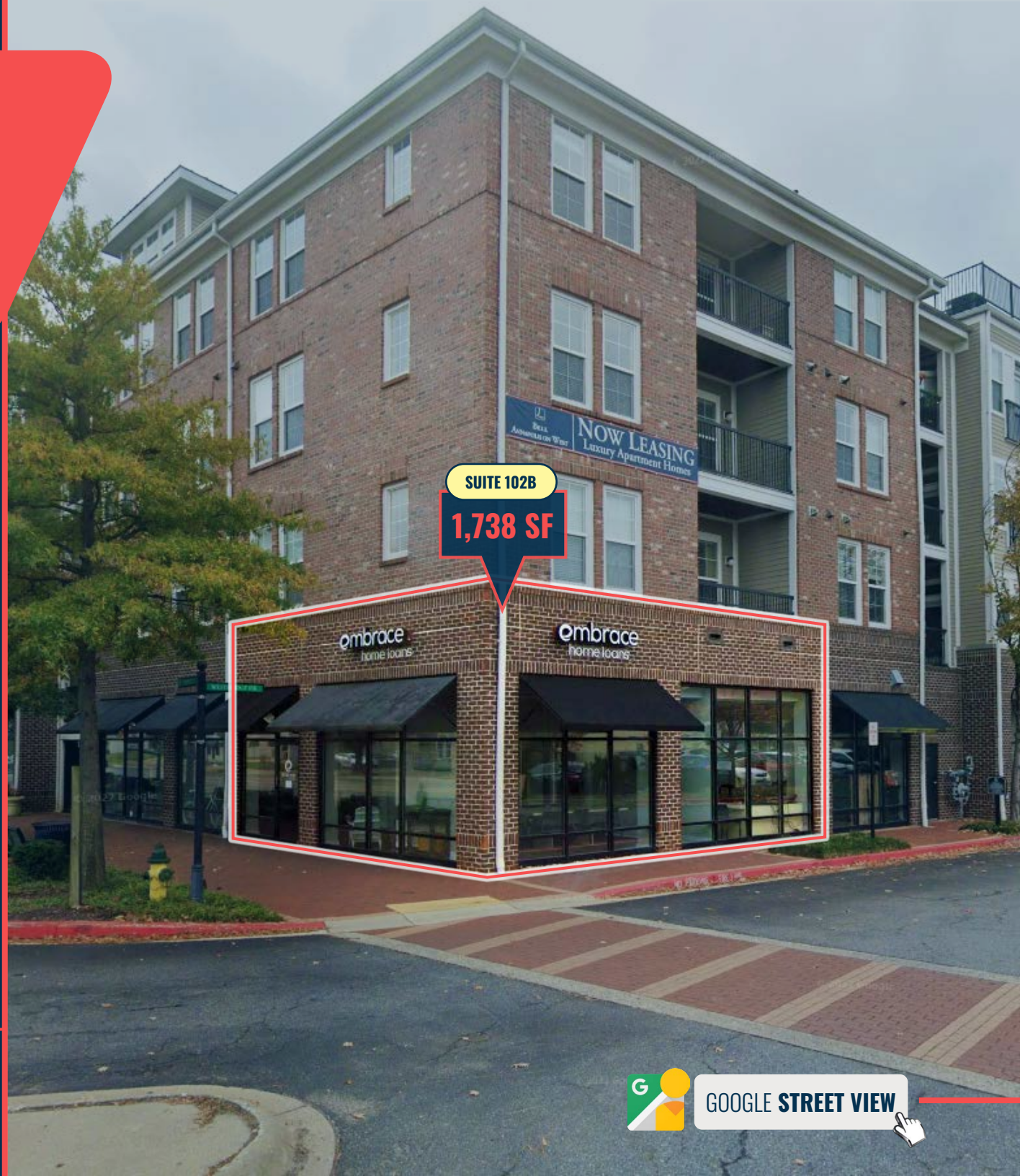


1,738 SF ± STOREFRONT  
RETAIL/OFFICE SPACE  
FOR LEASE

1907  
WEST  
STREET



GOOGLE STREET VIEW



# HIGHLIGHTS

- » 1,738 SF ± retail/office storefront space
- » Mostly open area with perimeter windowed private offices and conference room, kitchen, bathrooms and direct access to covered parking
- » Great visibility on heavily trafficked West Street (34,151 cars per day)
- » Prime signage opportunity
- » Across from Starbucks coffee shop
- » Short drive to Annapolis' commercial hub and Downtown area with its many shopping and dining destinations
- » Easy access to Rt. 50/John Hanson Hwy

SUITE 102B:  
1,738 SF



AVAILABLE:	1,738 SF ± (SUITE 102B)
TRAFFIC COUNT:	34,151 AADT (WEST ST.)
WALK SCORE:	76 (VERY WALKABLE)
TRANSIT SCORE:	39 (SOME TRANSIT)
ZONING:	BCE (BUSINESS CORRIDOR ENHANCEMENT)
RENTAL RATE:	\$32.00 PSF + NNN





WALTER S. MILLS  
PAROLE ELEM. SCHOOL

Bell  
Annapolis on West

SUITE 102B  
1,738 SF

ANNAPOLIS  
TOWN CENTER



KOHL'S



Walgreens  
Advance Auto Parts

DUNKIN'



Jenny's



SHERWIN-WILLIAMS



EXON



Public Storage



Lina's Chicken  
POLLOS A LA BRASA



classic theatre  
of maryland

CHINQUAPIN ROUND RD

WEST ST

450

LOCAL BIRDSEYE



ANNAPOLIS TOWNE CENTRE



WESTFIELD ANNAPOLIS MALL



FESTIVAL AT RIVA ROAD

# TRADE AREA

### Westfield Annapolis Mall

AMC THEATRES macy's JCPenney H&M  
Apple Store Crate&Barrel LOFT  
The Container Store VANS ZARA  
UNDER ARMOUR claires AMERICAN EAGLE  
The Cheesecake Factory LOVESAC STONEY RIVER STEAKHOUSE AND GRILL  
LOLLI & POPS TORRID  
lululemon MAGGIANO'S LITTLE ITALY PIZZA KITCHEN

### Annapolis Plaza

TRADER JOE'S  
Marshalls JOANN  
HomeGoods Reico KITCHEN & BATH  
HOMESENSE

### Annapolis Town Center

TARGET Bassett LIFETIME  
WHOLE FOODS MARKET PRIME RH WILLIAMS SONOMA  
WARBY PARKER CAVA  
P.F. CHANG'S south moon under  
ETHAN ALI

### Gateway Plaza

SAFeway BEST BUY  
Staples  
PETSMART DICK'S SPORTS & OUTDOOR GEAR

sam's club

### Festival at Riva

Giant Michaels  
petco TJ-maxx  
BUFFALO WILD WINGS CHUCK E. CHEESE'S  
five BELOW

### Forest Plaza

OUTBACK STEAKHOUSE  
DOLLAR TREE  
SAFeway

### Annapolis Harbour Center

THE FRESH MARKET BARNES & NOBLE  
OLD NAVY ULTA  
NORDSTROM Potbelly crumbl cookies  
rack francesca's  
GAP @FRIDAYS DSW Starbucks

### The Village at Lee Airpark

Giant  
Gloria Days GRILL  
Panera BREAD chop

### Bay Ridge Market Place

West Marine  
DOLLAR GENERAL  
ANNAPOLIS SMOKEHOUSE  
Giant

SITE

3 MILES



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



16,183

39,580

61,396

## DAYTIME POPULATION



25,960

76,463

114,900

## AVERAGE HOUSEHOLD INCOME



\$143,139

\$160,333

\$161,612

## NUMBER OF HOUSEHOLDS



6,634

16,842

26,293

## MEDIAN AGE

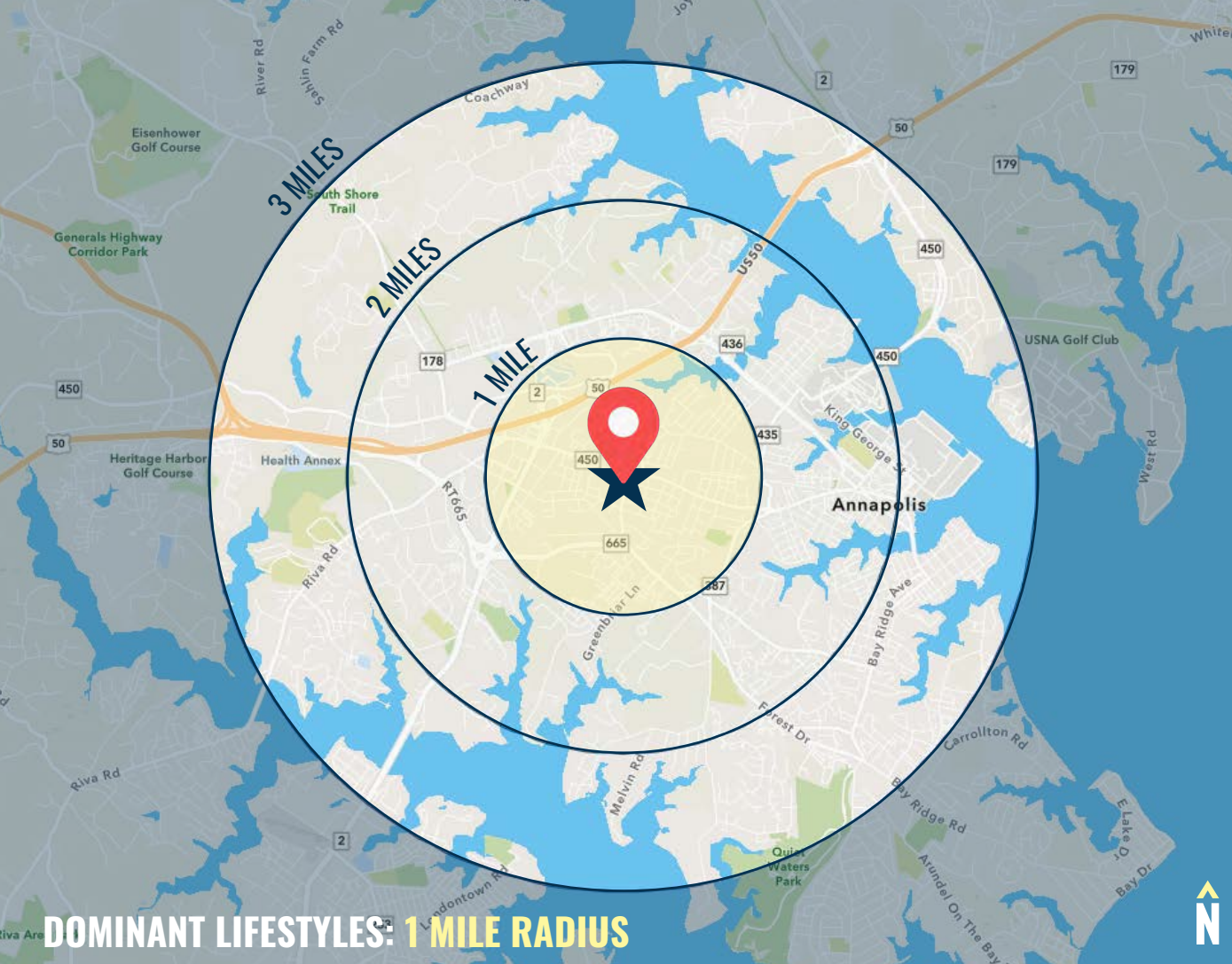


36.6

39.3

41.5

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 1 MILE RADIUS

16%

OLD AND  
NEWCOMERS



This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: **39.4**

Median Household Income: **\$44,900**

15%

ENTERPRISING  
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

Median Age: **35.3**

Median Household Income: **\$86,600**

12%

METRO  
RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**

Median Household Income: **\$67,000**



## CONTACT:



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