

2003 COMMERCE PARK DRIVE

FLEX/WAREHOUSE

THE
RMR
GROUP

Available

» 3,567 - 7,133 RSF

Zoning

- » W1 (Industrial Park District) - Sample Uses Include:
- | | |
|-------------------------|---------------------------|
| Adult Day Care | Offices |
| Catering Establishments | Health Clubs |
| Non-profit/Charities | Organizations |
| Laboratories/R&D | Personal Fitness |
| Computer Sale/Service | Schools/Training Facility |
| Showrooms | Craft Brewing |
| Clubs | |

Occupancy

» Immediate

Building Features

- » Clear ceiling height: 16' - 18'
- » Drive-in dock doors: 12' x 12'
- » 2.49/1,000 sf parking ratio
- » Office + flex buildout
- » Walking distance to Annapolis Mall, banks, retail, and more

Unparalleled Annapolis Location

» Accessible from Route 50, MD 665, and I-97



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC



2003 COMMERCE PARK DRIVE PHOTOS



NEARBY AMENITIES

Westfield Annapolis Mall

★ macy's JCPenney H&M
Apple Store Crate & Barrel LOFT
UNDER ARMOUR The Cheesecake Factory BOW-TIE CINEMAS
Red Robin MAGGIANO'S Nando's

COMMERCE PARK DRIVE

Annapolis Plaza
TRADER JOE'S
Marshalls JOANN
HomeGoods Reico
HOMESENSE

Gateway Plaza

SAFeway BEST BUY
Staples PETSMART DICK'S
Orangetheory Sam's Club

Festival at Riva

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

Annapolis Towne Centre

TARGET 24 FITNESS
WHOLE FOODS Coldwater Creek
BED BATH & BEYOND P.F. CHANG'S
Bassett Gordon Biersch Qdoba

Forest Plaza

THE HOME DEPOT
OUTBACK STEAKHOUSE
DOLLAR TREE

Annapolis Harbour Center

THE FRESH MARKET BARNES & NOBLE DSW Starbucks
OLD NAVY NORDSTROM rack ULTA
FRIDAYS POTBELLY BOW-TIE CINEMAS

SEVERN RIVER

SOUTH RIVER

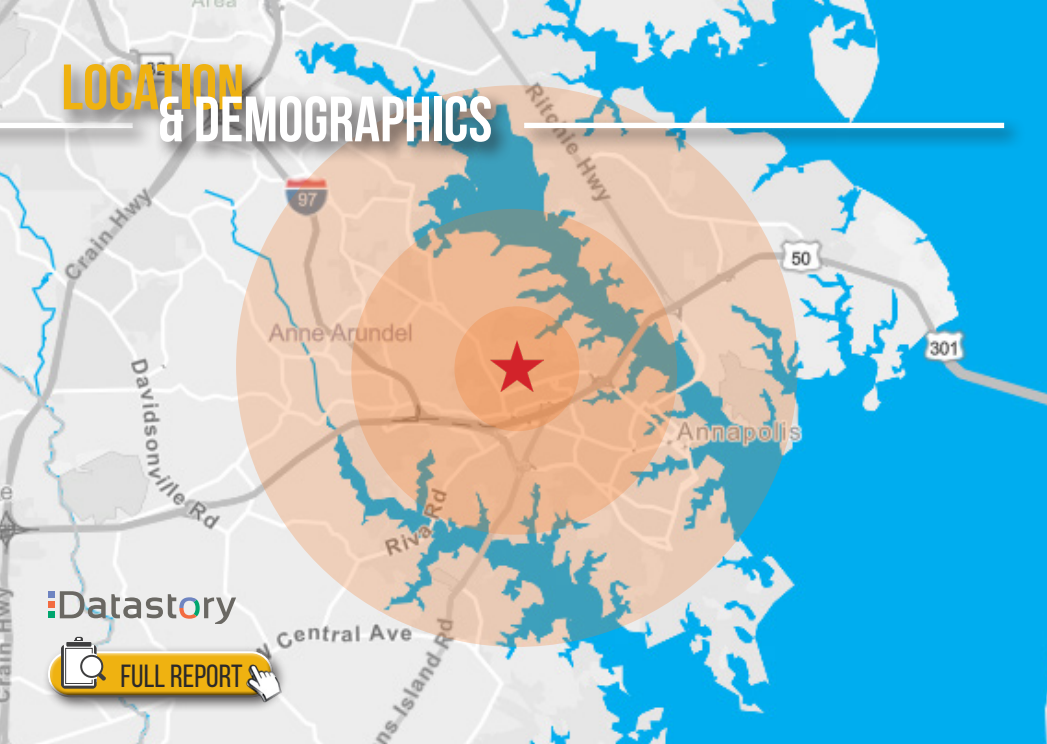
Bay Ridge Market Place
Tuesday Morning
West Marine
DOLLAR GENERAL
ANNAPOLIS
SMOKEHOUSE & TAVERN

FLOOR PLANS

2003 COMMERCE PARK DRIVE



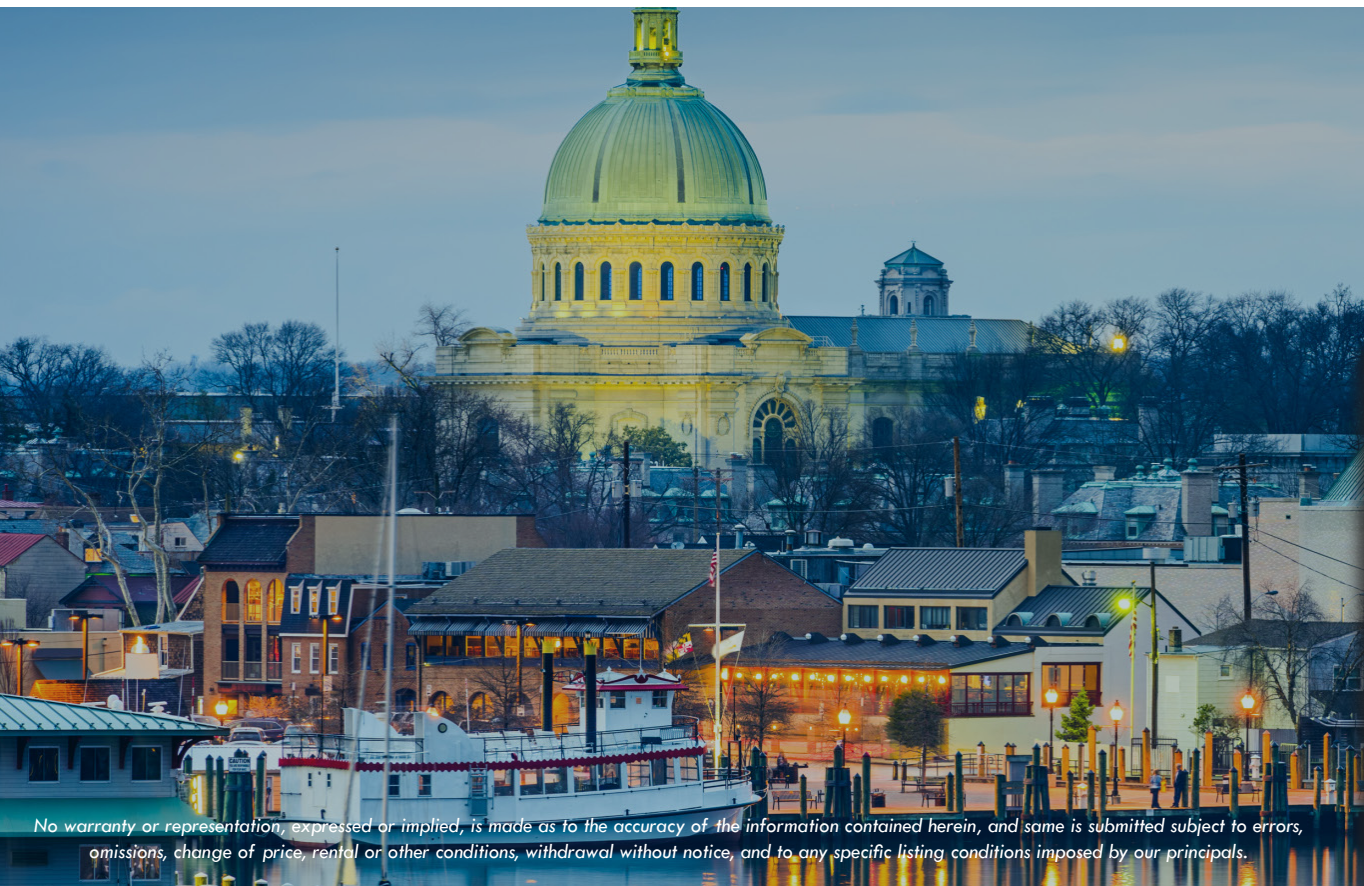
LOCATION & DEMOGRAPHICS



Datastory

FULL REPORT

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
6,072 1 MILE	2,895 1 MILE	1.95 1 MILE	40.8 1 MILE
43,840 3 MILES	18,621 3 MILES	2.30 3 MILES	43.9 3 MILES
115,187 5 MILES	46,457 5 MILES	2.44 5 MILES	43.9 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$161,565 1 MILE	76.6% 1 MILE	97.1% 1 MILE	16,587 1 MILE
\$170,665 3 MILES	73.2% 3 MILES	96.8% 3 MILES	78,891 3 MILES
\$171,580 5 MILES	75.6% 5 MILES	96.4% 5 MILES	148,814 5 MILES



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