



FOR SALE

MIXED-USE RETAIL/RESIDENTIAL ASSET

60-64 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401



MACKENZIE

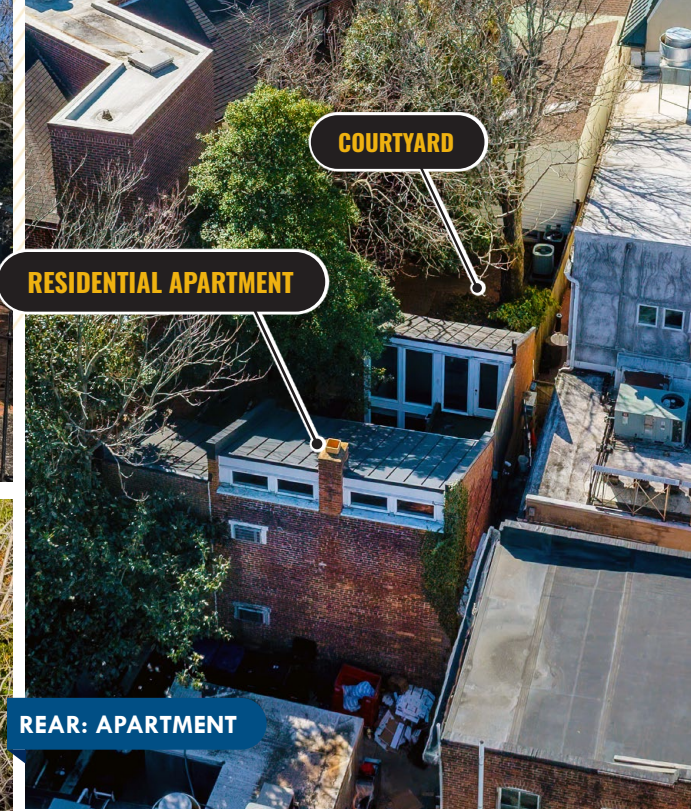
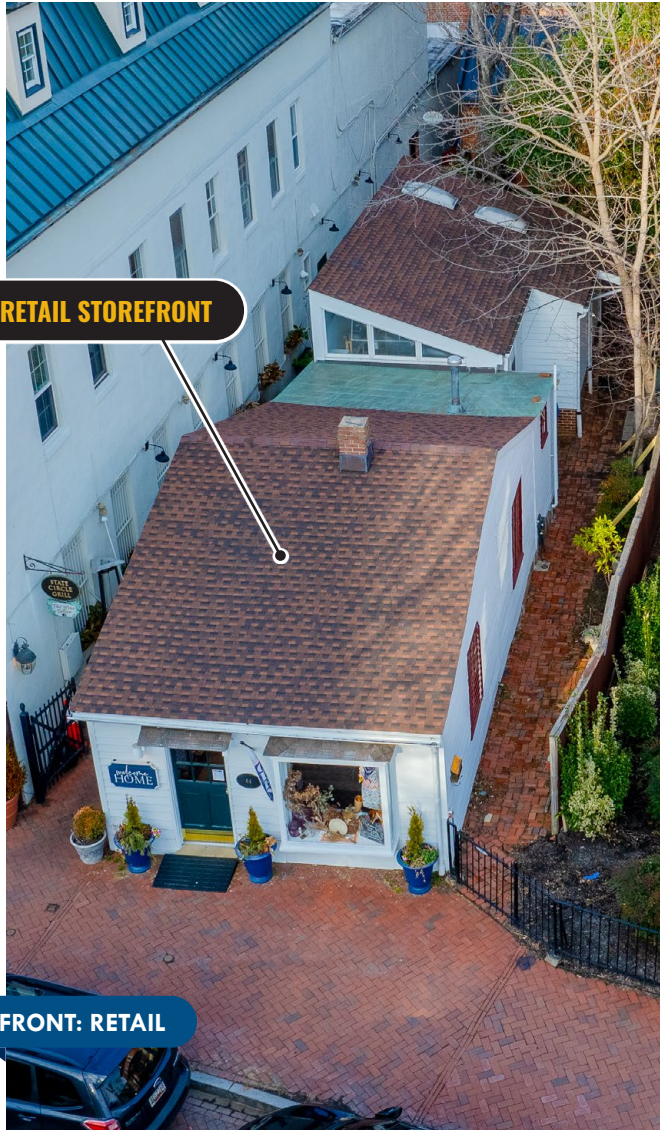
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Charming and iconic State Circle location
- Property offers two separate fully leased structures (boutique retail in front, residential apartment in rear) providing immediate income
- Quaint brick courtyard between structures
- Highly visible with local and tourist foot traffic
- Walkable to the many amenities and services of downtown Annapolis and City Dock
- Adjacent to Maryland State House and in close proximity to the United States Naval Academy and St. John's College
- Conveniently located close to a diverse array of shops and restaurants on Main Street and Maryland Avenue

BUILDING SIZE:	2,575 SF ±
LOT SIZE:	.076 ACRES ±
YEAR BUILT:	1844-1854
ZONING:	C2 (CONSERVATION BUSINESS DIST.)
SALE PRICE:	\$995,000



FRONT: RETAIL

COURTYARD

AERIAL

PERMITTED USES BY RIGHT:

- RETAIL SALES
- COFFEE SHOP/SIDEWALK CAFÉ
- FOOD STORE
- FURNITURE STORE
- LIQUOR STORE
- MUSEUM/GALLERY
- PERSONAL FITNESS
- SPECIALTY CONVENIENCE RETAIL
- PET GROOMING
- PERSONAL CARE
- SPECIALTY/BOUTIQUE SCHOOL
- RESTAURANT (SPECIAL EXCEPTION)

STATE CIR

146' ±

20' ±

23' ±

150' ±



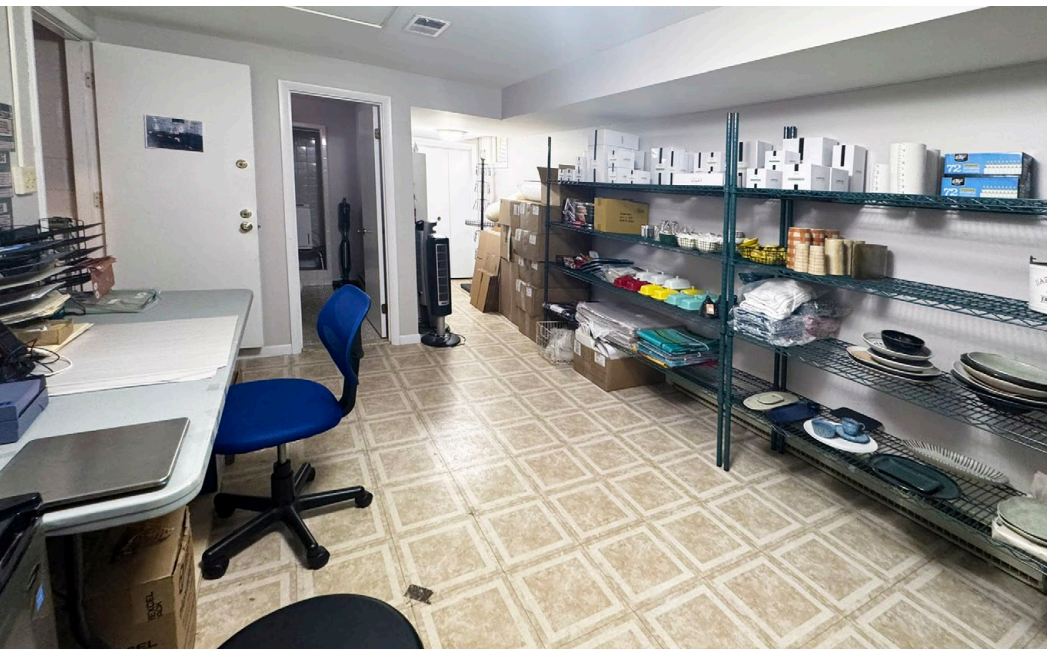
GOOGLE STREET VIEW



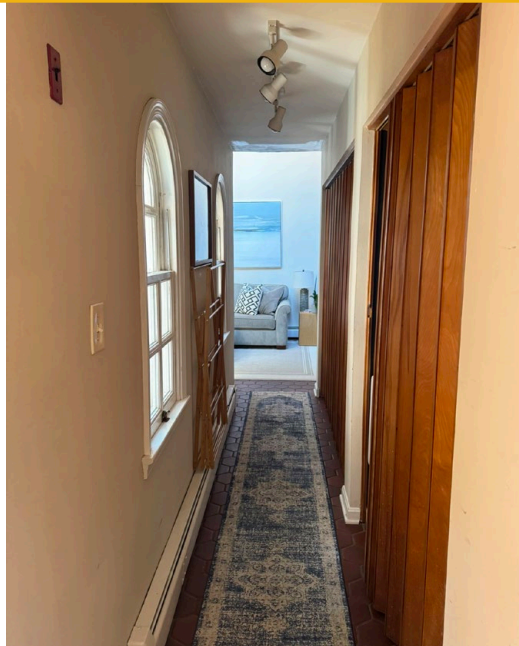
EXTERIOR PHOTOS



INTERIOR PHOTOS: RETAIL



INTERIOR PHOTOS: RESIDENTIAL



LOCAL BIRDSEYE



USNA
UNITED STATES NAVAL ACADEMY

JAMES BRICE HOUSE

WILLIAM PACA HOUSE & GARDEN

ANNAPOLIS HARBOR

IRON BOOSTER
The FEDERAL HOUSE

Cher Amis
BED & BREAKFAST

CORNHILL ST

Historic Inns

SITE

ROTATO VALLEY

Preserve

3 SIST

seasons

PRINCE GEORGE ST

Gateway B&B
ANNAPOLIS, MD

CEZANNE
JEWELERS

groundswell
YOGA

DAVIDSON
MUSIC

KA-CHU

Be
green

mango
& main

ANNAPOLIS
JUICE SHOP

STATE CIR

86
STATE CIRCLE
LOBBY BOUTIQUE SHOP

MARYLAND STATE HOUSE



LOCAL BIRDSEYE



SPICE & TEA EXCHANGE

COMMON COMPANY

BRICK KENNELS

PRESERVE

3 SISTERS

SEASONS

THE ANnapolis POTTERY

POTATO VALLEY

RED RED WINE

MASON'S

VIDA

MARYLAND STATE HOUSE

Historic Inns
of Annapolis
REMINGTON

Harry Browne's

CEZANNE JEWELERS

ANNAPOLIS JUICE SHOP

mango & main

SITE

CHIPPY DOG

KA-CHUNK!

KA-CHUNK!

Galway Bay
ANNAPOLIS, MD

EAST ST

STATE CIR

86 STATE CIRCLE

MARYLAND AVE



DOWNTOWN ANNAPOLIS MARKET AERIAL



SITE

MARYLAND STATE HOUSE

SHOPS & SERVICES/RESTAURANTS:

- | | | | | | |
|--------------------------|---------------------------------|-------------------------|---------------------------|-------------------------|----------------------------------|
| 1 LEVEL | 14 ACQUA AL 2 | 27 J. MCLAUGHLIN | 40 ANNAPOLIS JUICE SHOP | 53 CVS | 66 FEDERAL HOUSE BAR & GRILLE |
| 2 M&T BANK | 15 THE RED BEAN | 28 LOU LOU BOUTIQUES | 41 HARRY BROWNE'S | 54 O'BRIEN'S OYSTER BAR | 67 IRON ROOSTER |
| 3 DINNER UNDER THE STARS | 16 VIDA TACO BAR | 29 THE LUCKY KNOT | 42 KA-CHUNK!! RECORDS | 55 MUSTO | 68 ANNAPOLIS MARKET HOUSE |
| 4 TSUNAMI | 17 ANNAPOLIS ICE CREAM COMPANY | 30 3 SISTERS | 43 PEAKE HOUSE | 56 BOATIQUE | 69 MCGARVEY'S |
| 5 49 WEST COFFEEHOUSE | 18 CAPITAL COMICS | 31 CHICK & RUTH'S DELLY | 44 GALWAY BAY | 57 ZACHARY'S JEWELERS | 70 MIDDLETON TAVERN |
| 6 EL TORO BRAVO | 19 DRY 85 | 32 ACME BAR & GRILL | 45 OBJECT + ENTROPY | 58 CHIPOTLE | 71 DOCK STREET BAR & GRILL |
| 7 DUNKIN' | 20 MASON'S FAMOUS LOBSTER ROLLS | 33 SEA BAGS | 46 ANNEBETH'S | 59 HATS IN THE BELRY | 72 THE BIG CHEESE |
| 8 LUNA BLU RISTORANTE | 21 RED RED WINE BAR + BISTRO | 34 PRESERVE | 47 BLOOM LUXURY BOX | 60 HOBBO | 73 THE GOAT |
| 9 STAN & JOE'S SALOON | 22 NANO ASIAN DINING | 35 TYLER BÖE | 48 OLD FOX BOOKS | 61 MILLS FINE WINE | 74 STORM BROS. ICE CREAM FACTORY |
| 10 CAFÉ OLE | 23 CAFÉ NORMANDIE | 36 COTTON COMPANY | 49 HELLY HANSEN | 62 THE CHOPTANK | 75 BITTY & BEAU'S COFFEE |
| 11 RAMS HEAD TAVERN | 24 SEASONS | 37 FATFACE | 50 KILWINS ICE CREAM | 63 THE PINK CRAB | 76 BLOWFISH POKÉ HAWAIIAN GRILL |
| 12 TRUIST | 25 FOX'S DEN | 38 LILAC BIJOUX | 51 STARBUCKS | 64 BRIGHTSIDE BOUTIQUE | 77 SOFI'S CREPES |
| 13 REYNOLDS TAVERN | 26 OSTERIA 177 | 39 POTATO VALLEY CAFÉ | 52 RECLAIMED OF ANNAPOLIS | 65 PEARL | 78 LATITUDE 38 |

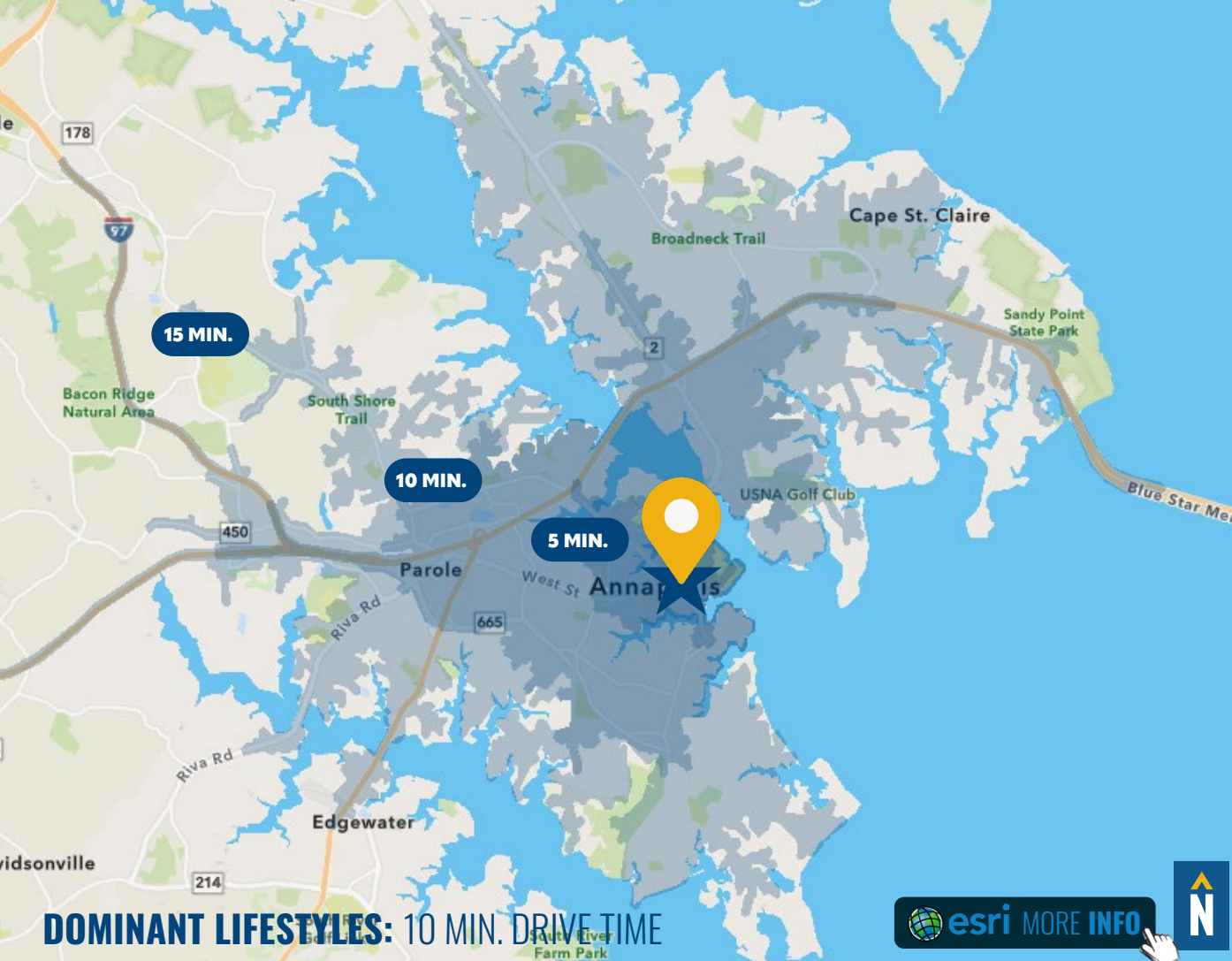
ANNAPOLIS HARBOR

1/2 MILE



DEMOGRAPHICS

2024



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



7,954

44,398

97,618

DAYTIME POPULATION



26,017

79,304

127,808

AVERAGE HOUSEHOLD INCOME



\$169,790

\$153,975

\$171,034

NUMBER OF HOUSEHOLDS



3,607

18,753

39,484

MEDIAN AGE



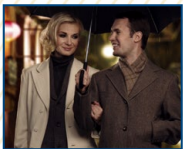
41.6

38.4

40.8

[FULL DEMOS REPORT](#)

14%
URBAN CHIC



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.3**
Median Household Income: **\$109,400**

12%
GOLDEN YEARS



Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

Median Age: **52.3**
Median Household Income: **\$71,700**

12%
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**
Median Household Income: **\$103,400**

FOR MORE INFO **CONTACT:**



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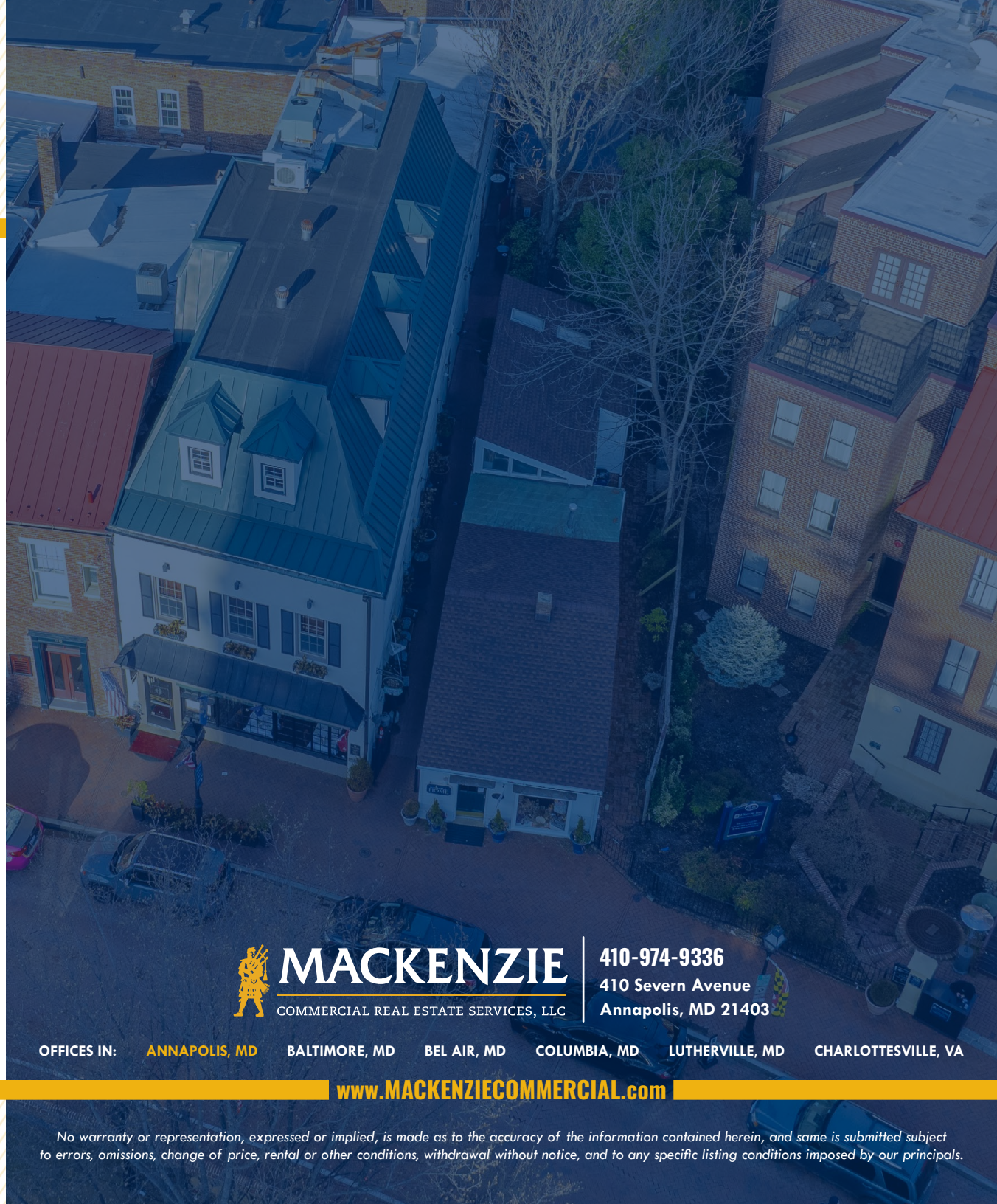


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