



110 DEFENSE HIGHWAY

ANNAPOLIS, MARYLAND 21401

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2 story Office/Retail building
- High visibility - 7,900 AADT on Defense Highway
- Easy access to Route 50 and I-97
- 0.58 Acre yard with garage for excess parking/storage
- Signage on Defense Highway



BUILDING SIZE:	1,794 SF ±
LOT SIZE:	0.58 ACRES ±
YEAR BUILT:	1940
STORIES:	2
PARKING:	30 SURFACE SPACES
ZONING:	C2
SALE PRICE:	\$1,250,000



GOOGLE STREET VIEW



AERIAL



DEFENSE HWY

LOCAL BIRDSEYE



Westfield Annapolis Mall

AMC THEATRES ★ macy's JCPenney H&M

Apple Store Crate&Barrel LOFT

Under Armour The Container Store VANS ZARA

claire's AMERICAN EAGLE

The Cheesecake Factory LOVESAC STONEY RIVER

LOLLI & POPS TORRID

lululemon MAGGIANO'S LITTLE ITALY californias PIZZA KITCHEN

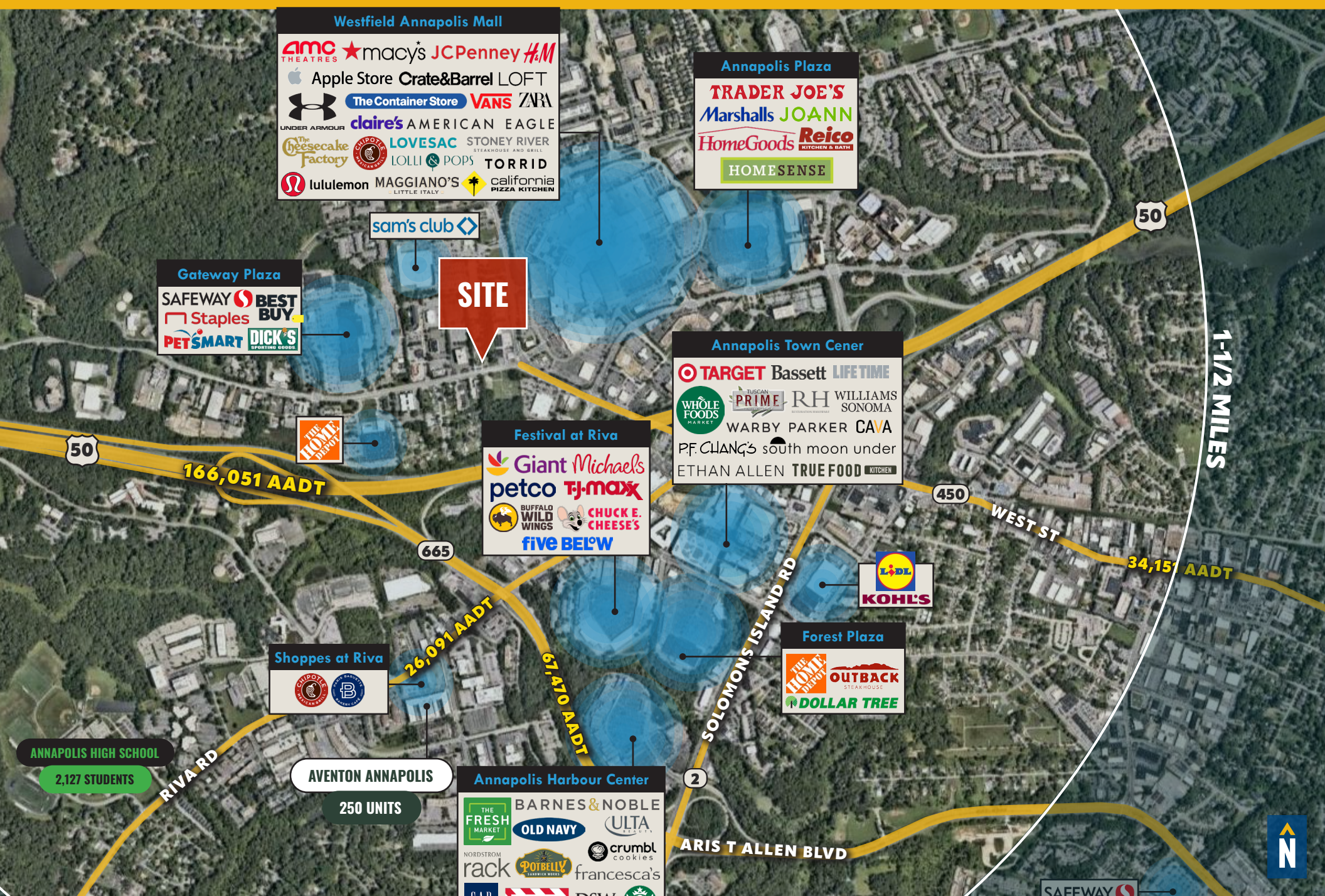
Sams Club



SITE



MARKET AERIAL



Westfield Annapolis Mall

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

Annapolis Plaza

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

sam's club

SITE

Gateway Plaza

- SAFeway
- BEST BUY
- Staples
- PETSMART
- DICK'S SPORTING GOODS

Annapolis Town Center

- TARGET
- Bassett
- LIFE TIME
- WHOLE FOODS MARKET
- PRIME
- RH
- WILLIAMS SONOMA
- WARBY PARKER
- CAVA
- P.F. CHANG'S
- south moon under
- ETHAN ALLEN
- TRUEFOOD KITCHEN

Festival at Riva

- Giant
- petco
- Michael's
- TJ-maxx
- BUFFALO WILD WINGS
- CHUCK E. CHEESE'S
- FIVE BEL'W

50

166,051 AADT

665

THE HOME DEPOT

450

WEST ST

34,151 AADT

1-1/2 MILES

Shoppes at Riva

- CHIPOTE
- IB

ANNAPOLIS HIGH SCHOOL

2,127 STUDENTS

AVENTON ANNAPOLIS

250 UNITS

Annapolis Harbour Center

- THE FRESH MARKET
- BARNES & NOBLE
- OLD NAVY
- ULTA
- NORDSTROM
- rack
- POTBELLY
- francesca's
- crumbl cookies

SOLOMON'S ISLAND RD

LIDL KOHL'S

Forest Plaza

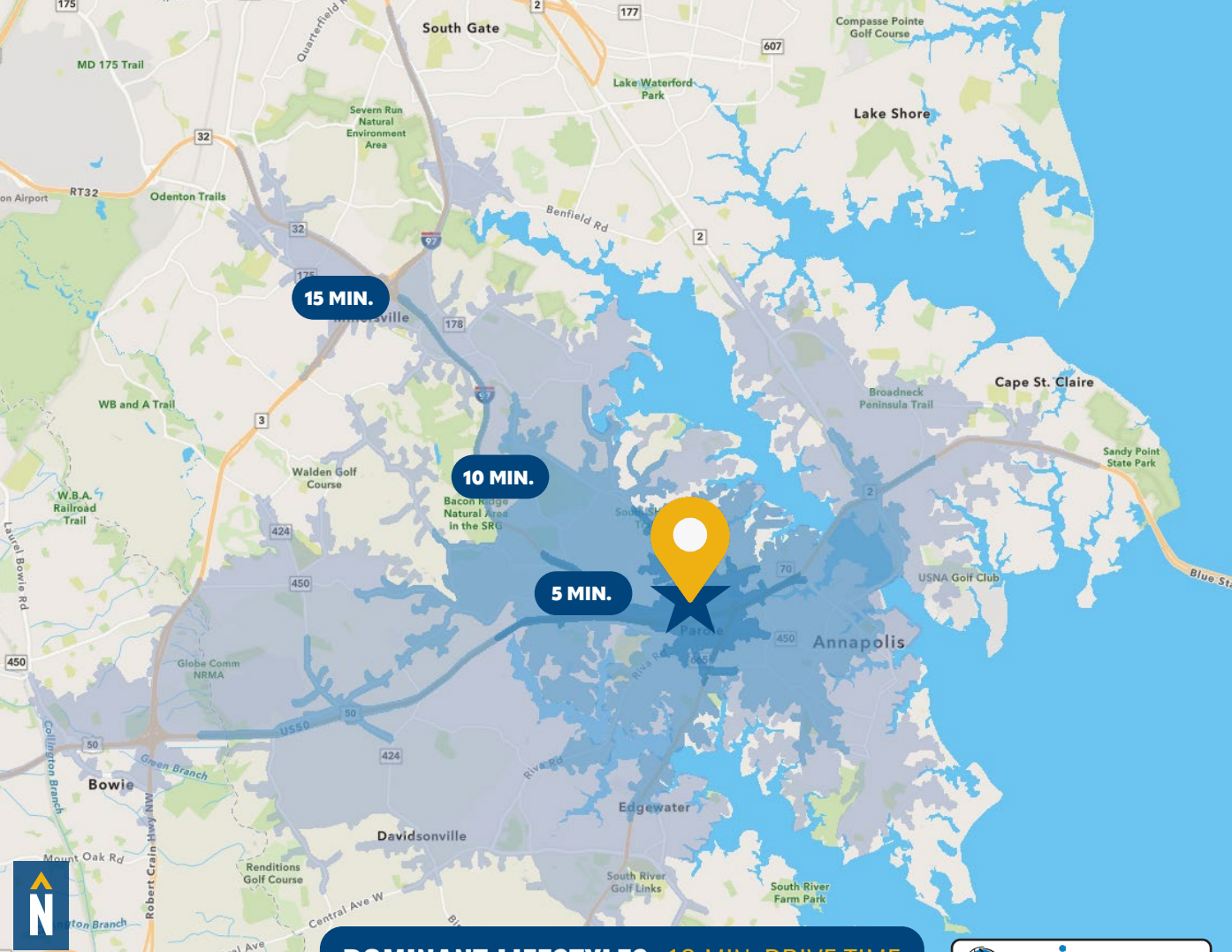
- THE HOME DEPOT
- OUTBACK STEAKHOUSE
- DOLLAR TREE

2

ARIS T ALLEN BLVD



SAFeway



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [esri MORE INFO](#)

18% **URBAN CHIC**

MEDIAN
AGE: 41.9
HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14% **CITY GREENS**

MEDIAN
AGE: 41.4
HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

11% **BURBS AND BEYOND**

MEDIAN
AGE: 51.1
HH INCOME: \$119,769

Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

DEMOGRAPHICS

2025



RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

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