



TWO OFFICE BUILDINGS

1200-1202 WEST STREET | ANNAPOLIS, MARYLAND 21401

FOR
SALE



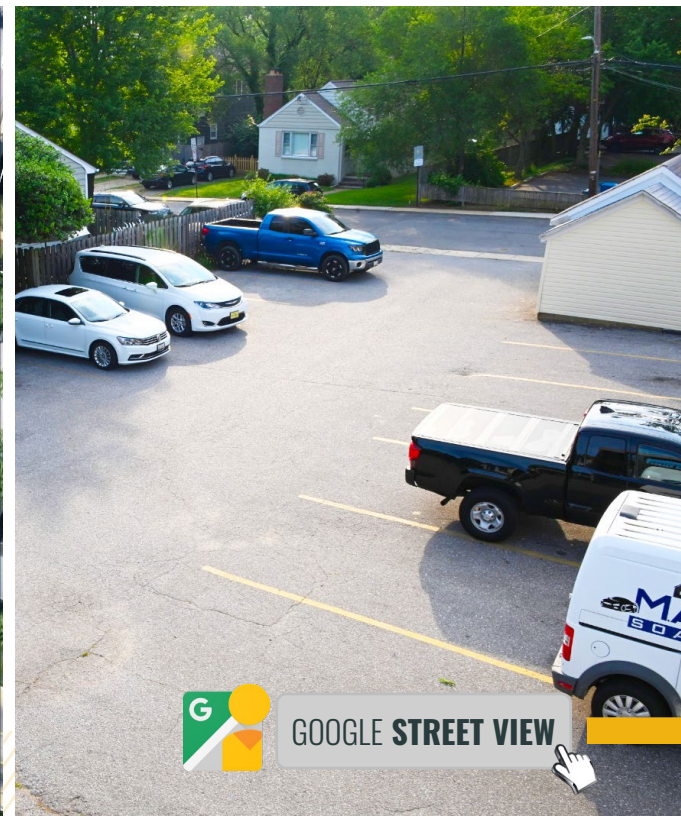
**HIGHLY VISIBLE
ANNAPOLIS
REDEVELOPMENT /
OWNER-USER
OPPORTUNITY**

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great opportunity for redevelopment, investor, or owner-user
- PM zoning allows for offices, medical appliance stores, medical offices, restaurants, cafes, antique stores, museums, and art galleries
- High traffic count: 30,000+ vehicles per day on West Street
- 17 dedicated parking spaces
- Close proximity to Downtown Annapolis, Parole Town Center, and various retail amenities

BUILDING SIZE:	4,104 SF ±
LOT SIZE:	0.32 ACRES ±
YEAR BUILT:	1930
STORIES:	2
PARKING:	17 SPACES
ZONING:	PM (PROFESSIONAL MIXED OFFICE)
SALE PRICE:	\$1,200,000



MARKET AERIAL



Westfield Annapolis Mall

- AMC THEATRES
- macy's
- JCPenney
- H&M
- Apple Store
- Crate&Barrel
- LOFT
- Under Armour
- The Container Store
- VANS
- ZARA
- LOVESAC
- STONEY 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

Annapolis Town Center

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

Gateway Plaza

- SAFeway
- BEST BUY
- Staples
- PET SMART
- DICK'S SPORTING GOODS

- sam's club

Festival at Riva

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

- THE HOME DEPOT

- LIDL
- KOHL'S

Forest Plaza

- THE HOME DEPOT
- OUTBACK STEAKHOUSE
- DOLLAR TREE
- SAFeway

Annapolis Harbour Center

- THE FRESH MARKET
- BARNES & NOBLE
- OLD NAVY
- ULTA
- NORDSTROM
- POTBELLY
- crumbl cookies
- francesca's
- GAP
- FRIDAYS
- DSW
- Starbucks

Bay Ridge Market Place

- West Marine
- DOLLAR GENERAL
- SMOKEHOUSE
- Giant

3 MILES

SITE

CHESAPEAKE BAY



DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



18,723

53,218

105,046

DAYTIME POPULATION



33,788

93,913

139,617

AVERAGE HOUSEHOLD INCOME



\$141,839

\$154,298

\$169,023

NUMBER OF HOUSEHOLDS



7,996

22,630

42,953

MEDIAN AGE

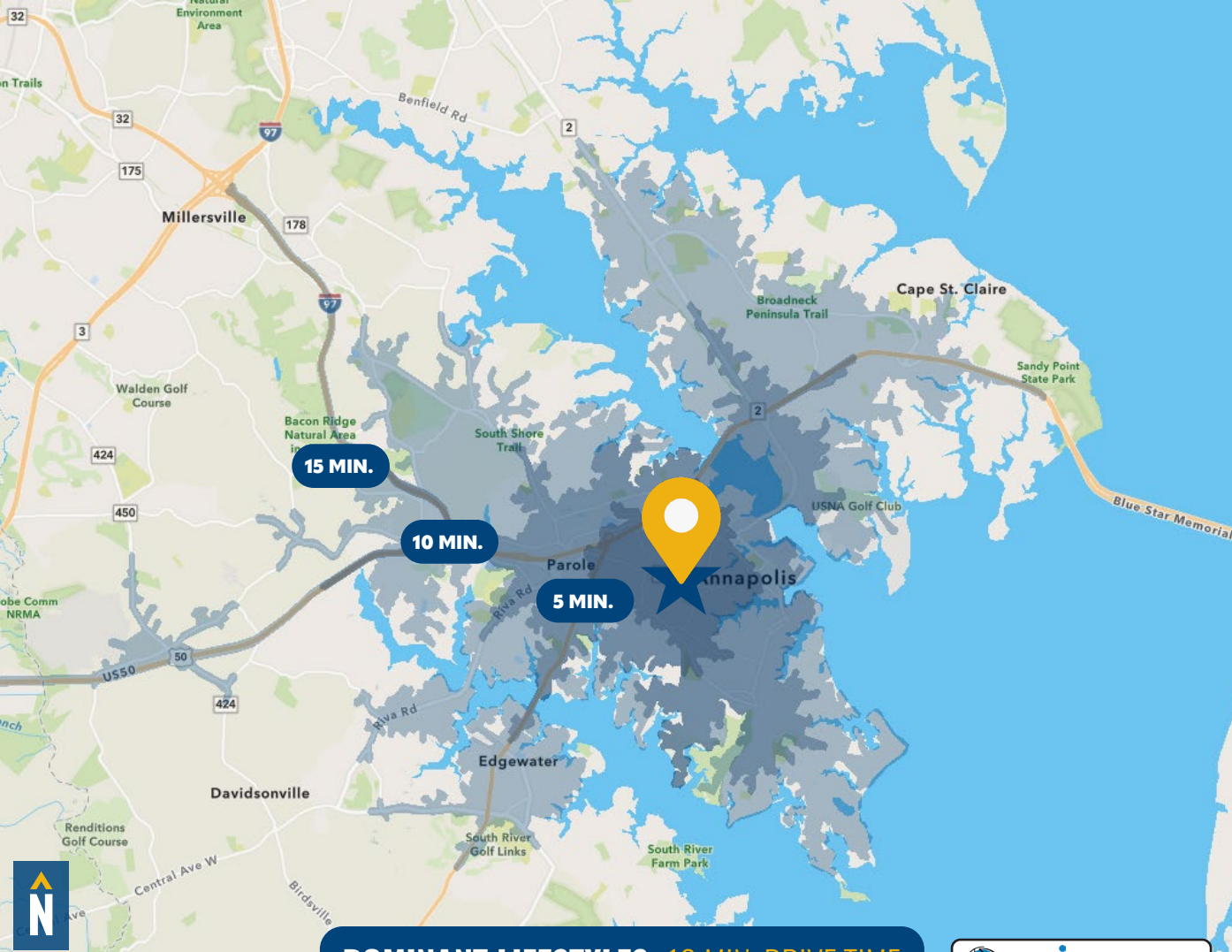


39.0

39.5

42.1

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)

25% 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.

13% 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.

12% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

FOR MORE INFO **CONTACT:**



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