FOR SALE

Anne Arundel County, MD

182 DUKE OF GLOUCESTER STREET

ANNAPOLIS, MARYLAND 21401

BUILDING SIZE
3,260 sf

BUILDING STORIES
3

ZONING
C2P (City of Annapolis)

SALE PRICE
$895,000

HIGHLIGHTS

- True historic Annapolis office building designated with Blue Federal Historic plaque
- Located at the corner of Duke of Gloucester and Conduit Streets
- Excellent signage at a signalized intersection
- Perfect for lobbyists, attorneys, financial, non-profit, tech, and other professionals
- Owner occupant or investor opportunity
- Annapolis Circulator stop on Duke of Gloucester Street, 2-hour street parking, and steps from Noah Hillman Garage
- Within walking distance to City Dock, restaurants, shops, coffee, pharmacies, and more

MACKENZIE
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INTERIOR PHOTOS

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AERIAL

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TRADE AREA

182 DUKE OF GLOUCESTER STREET | ANNAPOLIS, MARYLAND 21401

DOMINANT LIFESTYLES
2 mile radius

16.4% Urban Chic

Average HH Size: 2.39
Median Age: 43.3
Median HH Income: $109,400

11.5% Old and Newcomers

Average HH Size: 2.12
Median Age: 39.4
Median HH Income: $44,900

9.9% Golden Years

Average HH Size: 2.05
Median Age: 51.0
Median HH Income: $61,000

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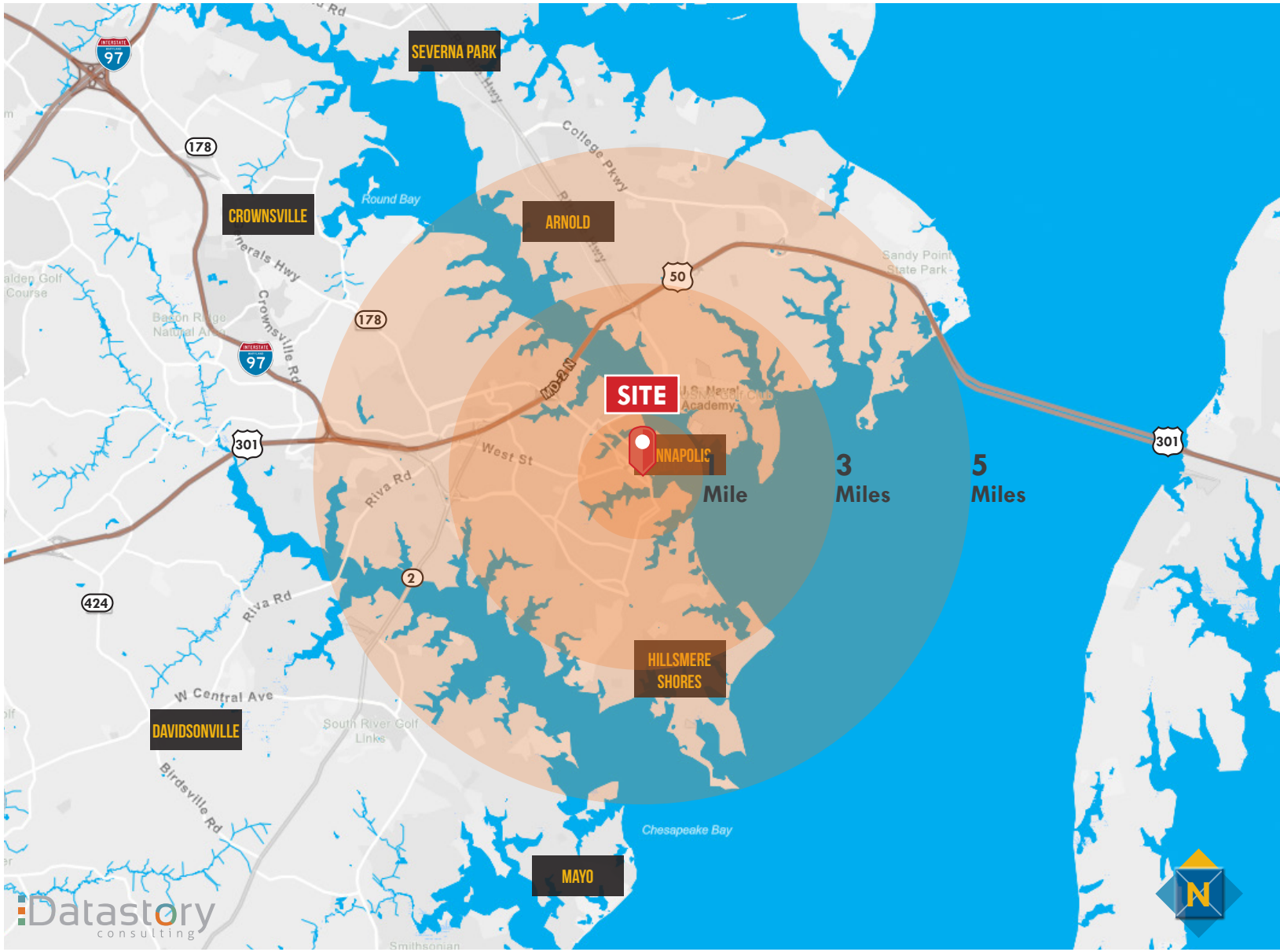
LOCATION / DEMOGRAPHICS

182 DUKE OF GLOUCESTER STREET | ANNAPOLIS, MARYLAND 21401

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	16,326	64,438	111,676
Male Population	9,317	31,851	55,722
Female Population	7,009	30,587	55,954
Number of Households	5,462	23,787	43,269
Average Household Size	2.06	2.38	2.43
Median Age	28.7	36.6	40.1
Average Household Income	$126,360	$123,933	$131,951
Daytime Employees	28,762	64,731	101,855
Education (College+)	65.5%	57.9%	59.2%



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PROPERTY HISTORY

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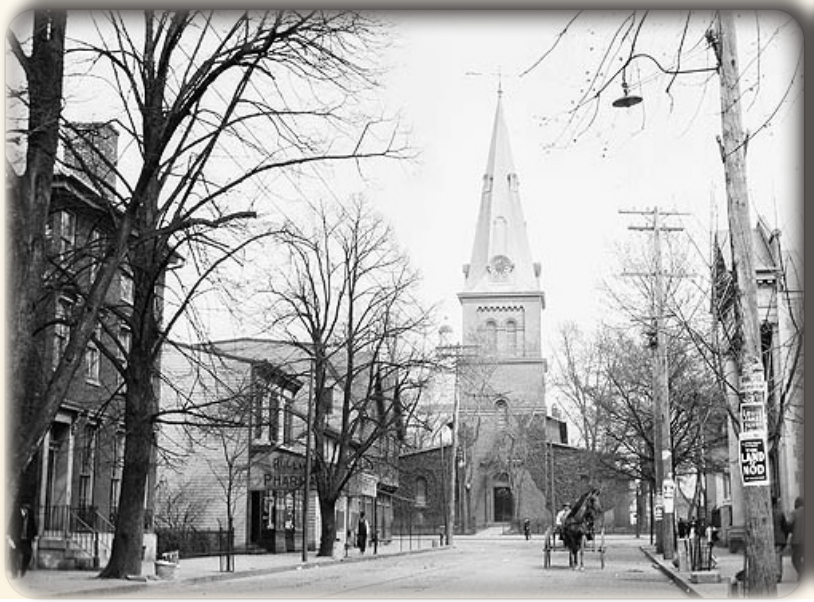
HISTORY

- The original structure was built in 1810
- The first three owners of Lot 47 were William Bladen, Benjamin Tasker, and then Charles Carroll
- Since then, the building has enjoyed occupancy by some of the most prominent Annapolis attorneys and judges
- The Historic Annapolis Foundation has also granted a blue Federal architecture designation and plaque

Pictured left to right:

- Conduit Street looking towards Duke of Gloucester Street (1860s)
- Duke of Gloucester Street (date unknown)
- St. Anne's Church looking up Duke of Gloucester Street (1910)
- Federal plaque on the building (today)



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