

# 2003 COMMERCE PARK DRIVE

## FLEX/WAREHOUSE

THE  
RMR  
GROUP

### Available

- » 3,567 - 14,401 RSF

### Zoning

- » W1 (Industrial Park District) - Sample Uses Include:

Adult Day Care	Offices
Catering Establishments	Religious Facilities
Non-profit/Charities	Health Clubs
Laboratories/R&D	Organizations
Computer Sale/Service	Personal Fitness
Showrooms	Schools/Training Facility

### 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 buildouts

### Unparalleled Annapolis Location

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



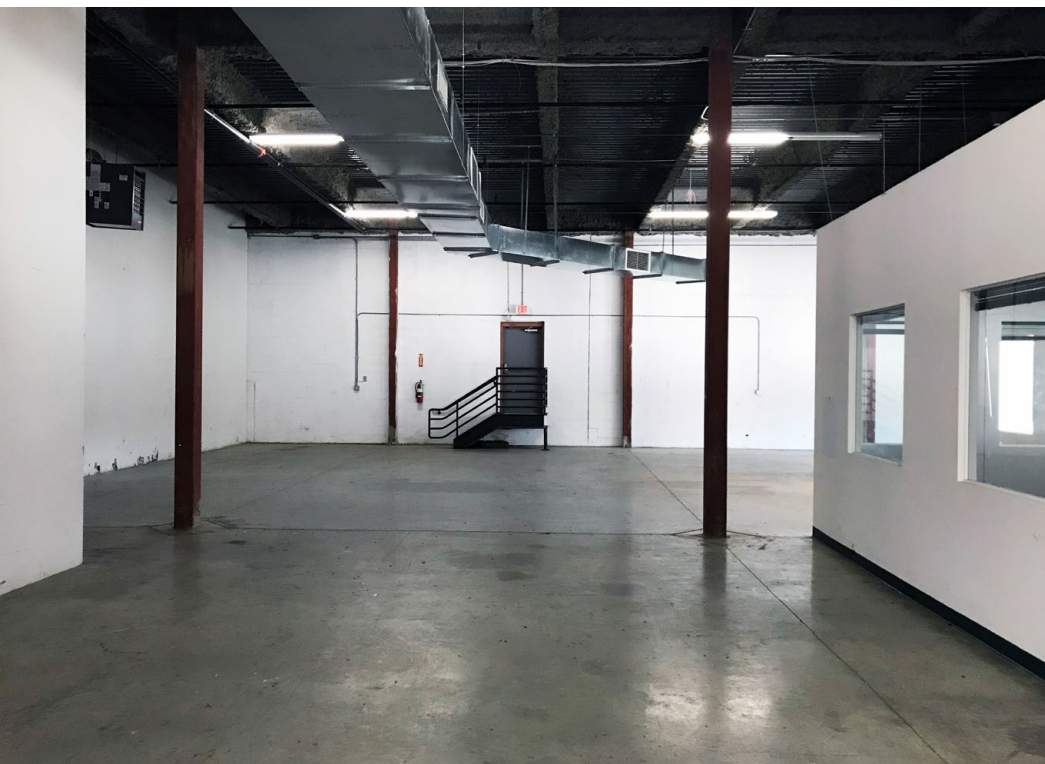
**MACKENZIE**

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 californ PIZZA KITCHEN  
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

THE HOME DEPOT

**Festival at Riva**

Giant petco Michaels 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

LIDL  
KOHL'S

**Forest Plaza**

THE HOME DEPOT  
OUTBACK STEAKHOUSE  
DOLLAR TREE

SAFeway

**Annapolis Harbour Center**

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

SEVERN RIVER

sjc St. John's College  
USN UNITED STATES NAVAL AC

**Bay Ridge Market Place**

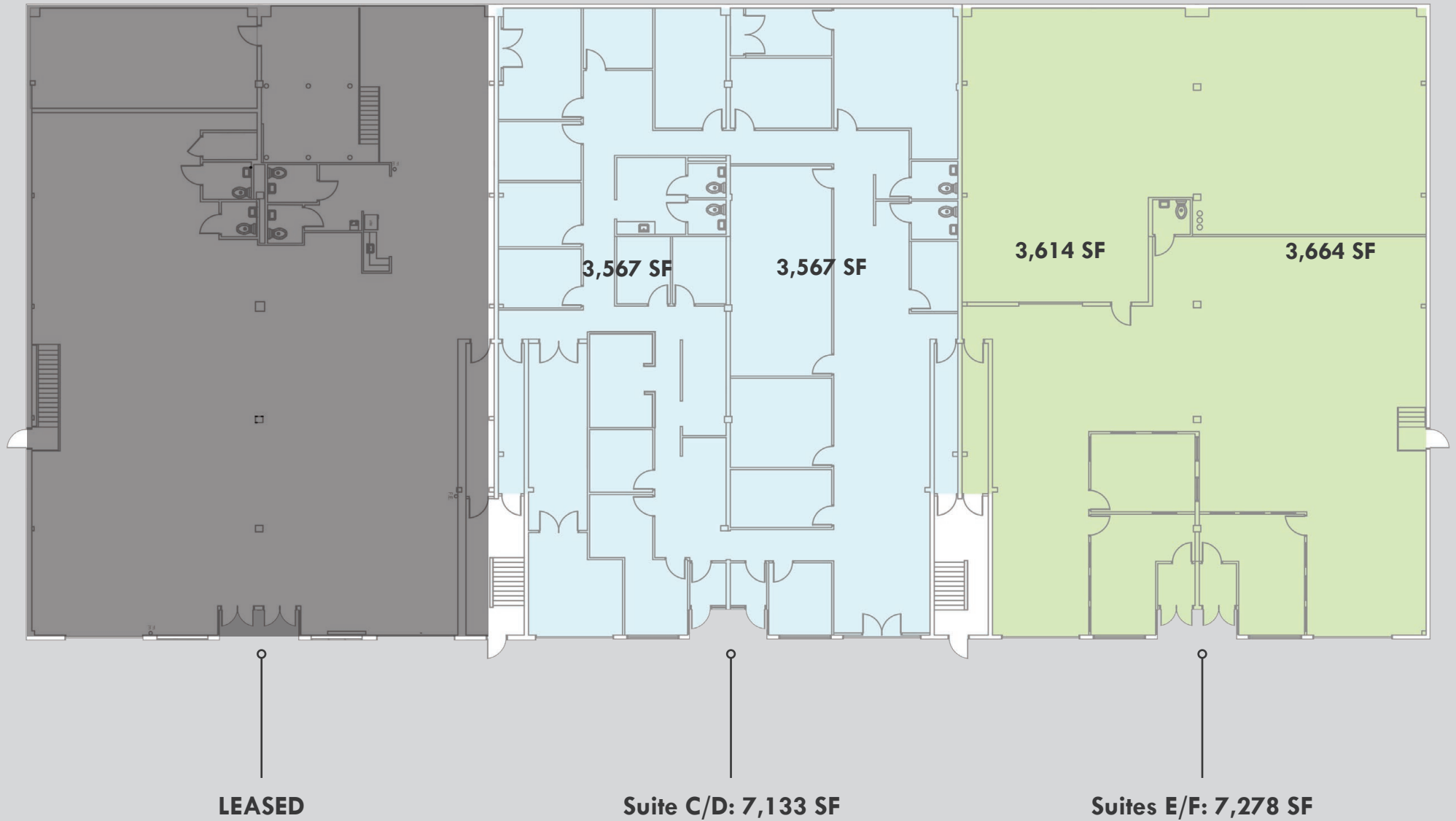
Tuesday Morning  
West Marine  
DOLLAR GENERAL  
ANNAPOLIS  
SMOKEHOUSE & TAVERN

SOUTH RIVER

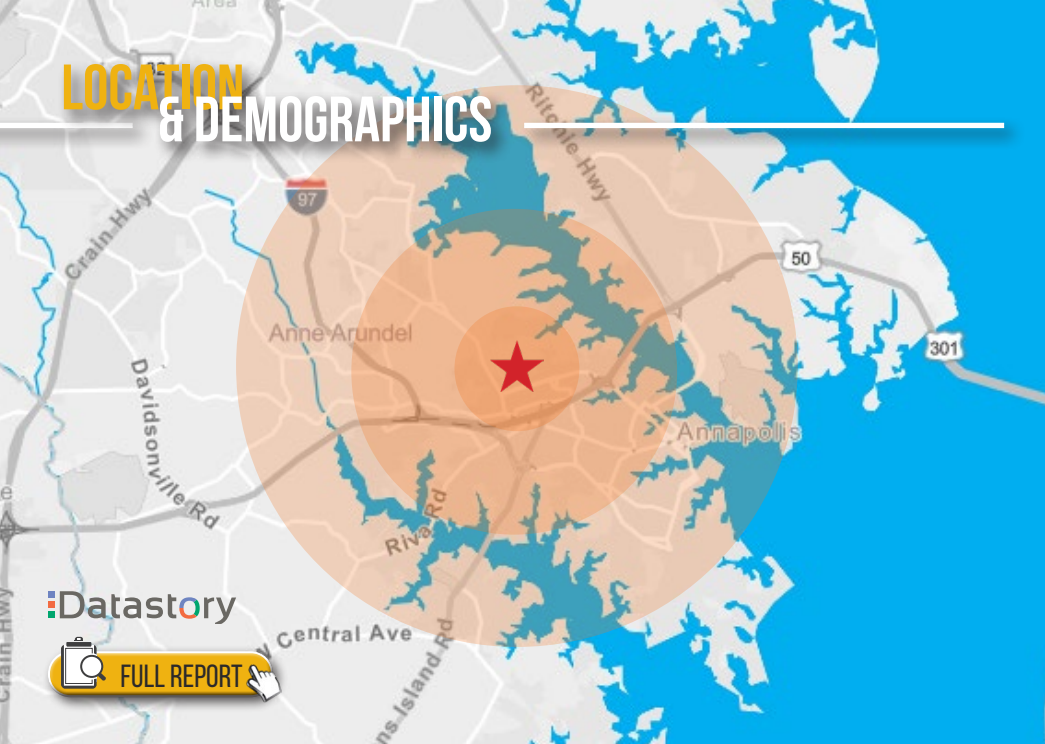


# FLOOR PLANS

## 2003 COMMERCE PARK DRIVE



# LOCATION & DEMOGRAPHICS



## RESIDENTIAL POPULATION

**6,072**

1 MILE

**43,840**

3 MILES

**115,187**

5 MILES

## NUMBER OF HOUSEHOLDS

**2,895**

1 MILE

**18,621**

3 MILES

**46,457**

5 MILES

## AVERAGE HH SIZE

**1.95**

1 MILE

**2.30**

3 MILES

**2.44**

5 MILES

## MEDIAN AGE

**40.8**

1 MILE

**43.9**

3 MILES

**43.9**

5 MILES

## AVERAGE HH INCOME

**\$161,565**

1 MILE

**\$170,665**

3 MILES

**\$171,580**

5 MILES

## EDUCATION (COLLEGE+)

**76.6%**

1 MILE

**73.2%**

3 MILES

**75.6%**

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

**97.1%**

1 MILE

**96.8%**

3 MILES

**96.4%**

5 MILES

## DAYTIME POPULATION

**16,587**

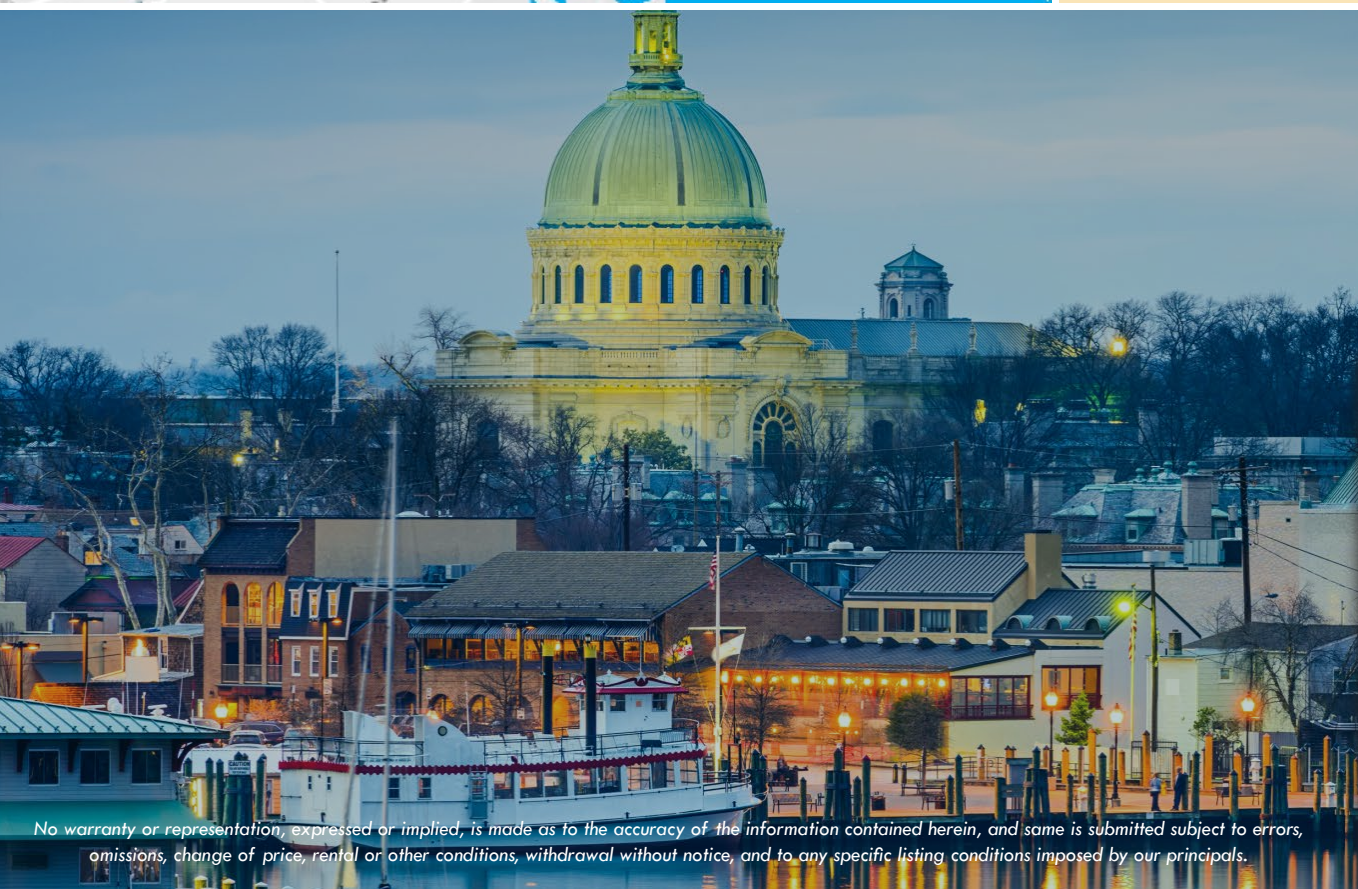
1 MILE

**78,891**

3 MILES

**148,814**

5 MILES



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