

# 2003 COMMERCE PARK DRIVE

## FLEX/WAREHOUSE

THE  
RMR  
GROUP

### Available

» 3,567 - 7,133 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 |
| Clubs                   | Craft Brewing             |

### 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 buildout
- » Walking distance to Annapolis Mall, banks, retail, and more

### 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



## COMMERCE PARK DRIVE

## Annapolis Plaza



## Gateway Plaza



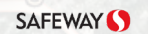
## Festival at Riva



## Annapolis Towne Centre



## Forest Plaza



## Annapolis Harbour Center



SEVERN RIVER

sjc St. John's College

USN UNITED STATES NAVAL AC

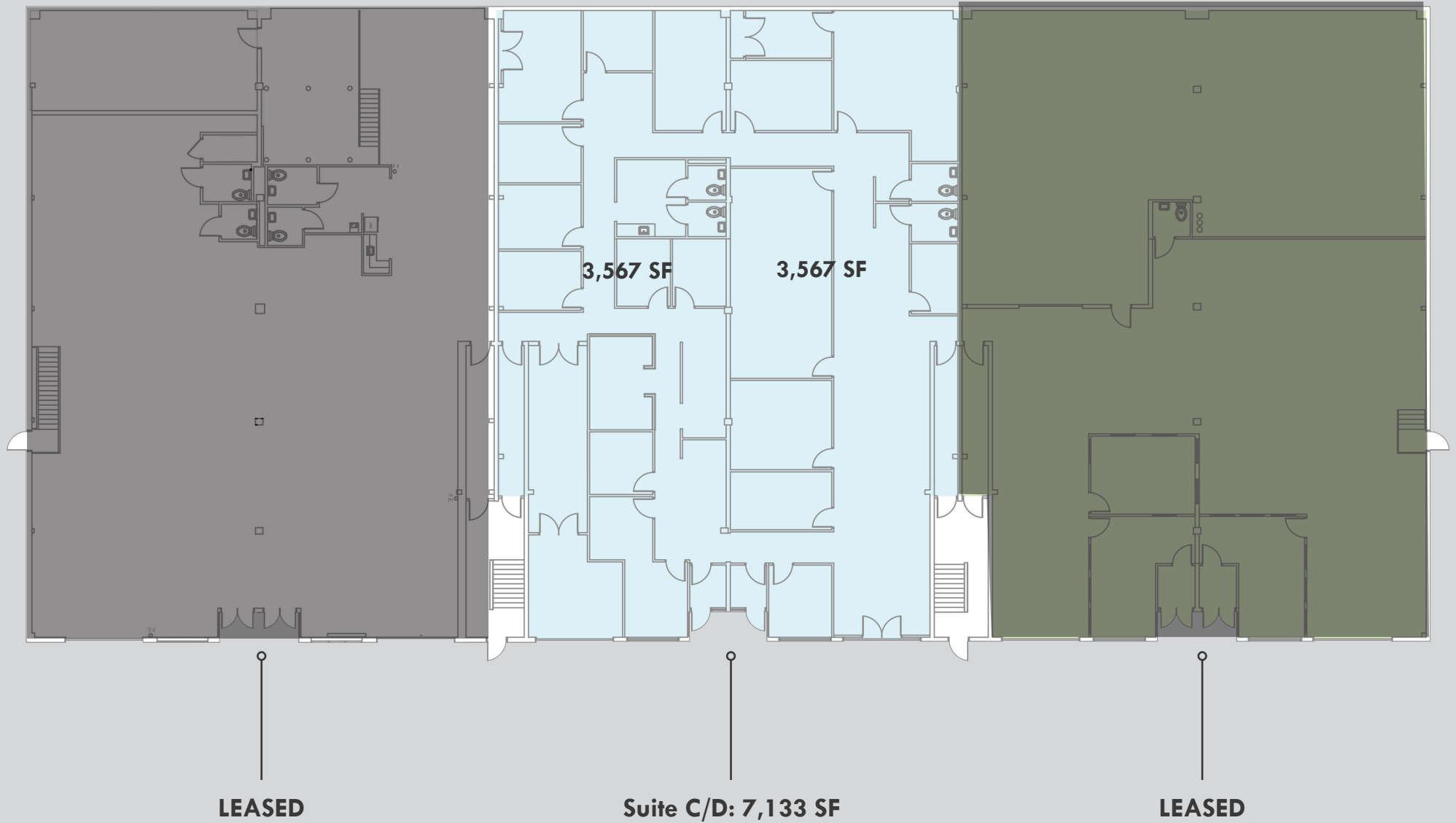
**Bay Ridge Market Place**  
Tuesday Morning  
West Marine  
DOLLAR GENERAL  
ANNAPOLIS  
SMOKEHOUSE & TAVERN

SOUTH RIVER

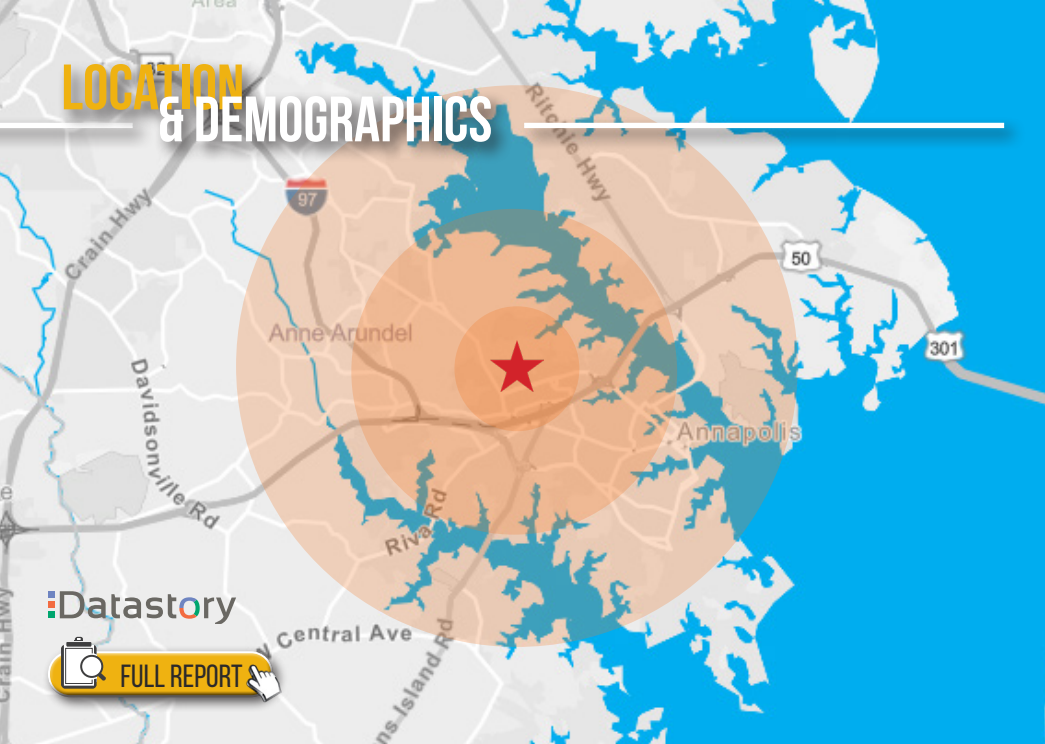


# FLOOR PLANS

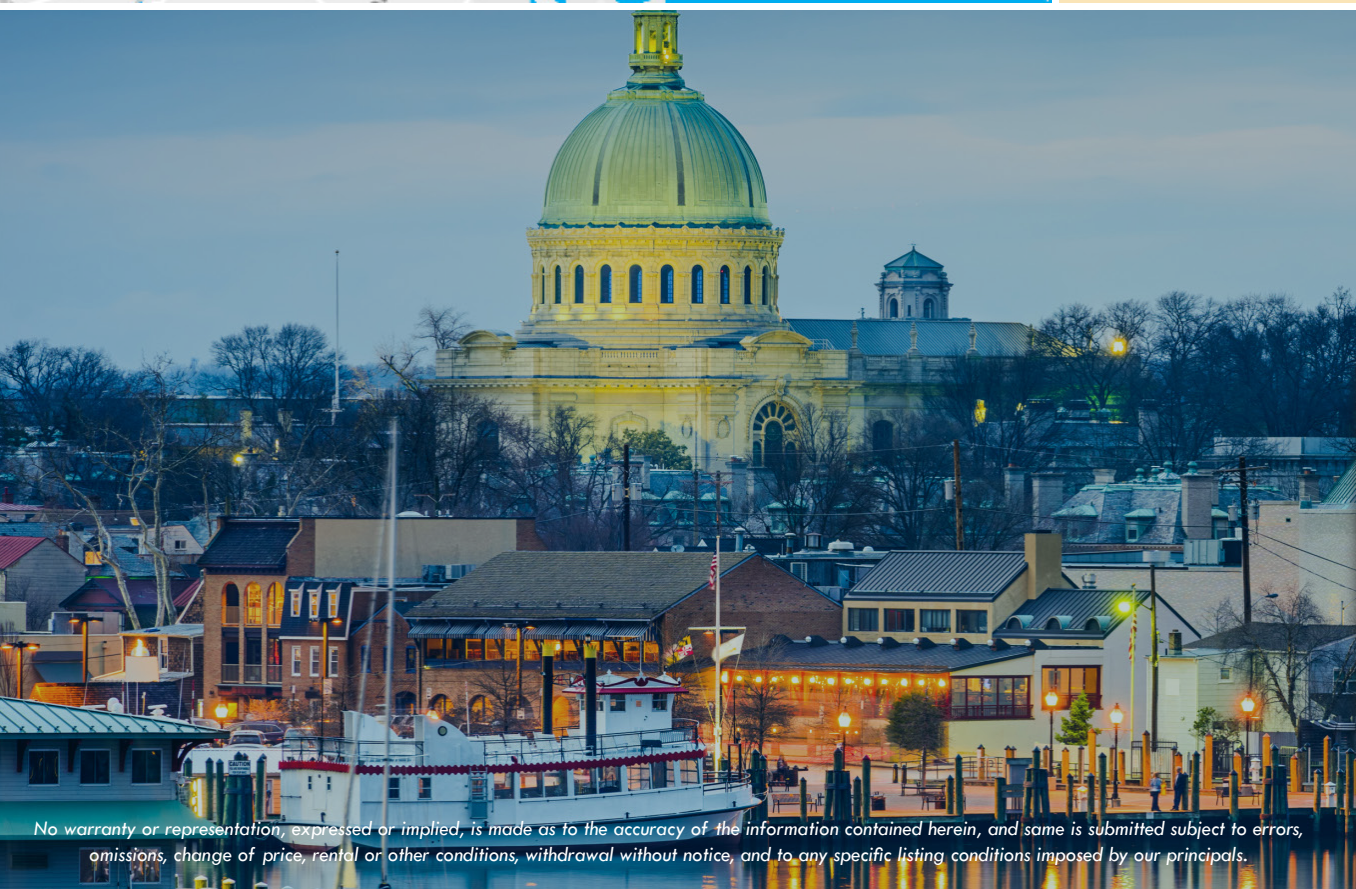
## 2003 COMMERCE PARK DRIVE



# LOCATION & DEMOGRAPHICS



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
6,072 1 MILE	2,895 1 MILE	1.95 1 MILE	40.8 1 MILE
43,840 3 MILES	18,621 3 MILES	2.30 3 MILES	43.9 3 MILES
115,187 5 MILES	46,457 5 MILES	2.44 5 MILES	43.9 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$161,565 1 MILE	76.6% 1 MILE	97.1% 1 MILE	16,587 1 MILE
\$170,665 3 MILES	73.2% 3 MILES	96.8% 3 MILES	78,891 3 MILES
\$171,580 5 MILES	75.6% 5 MILES	96.4% 5 MILES	148,814 5 MILES



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