OLDE SOLOMONS OFFICE CENTER

65 OLD SOLOMONS ISLAND ROAD | ANNAPOLIS, MARYLAND 21401

FOR **LEASE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

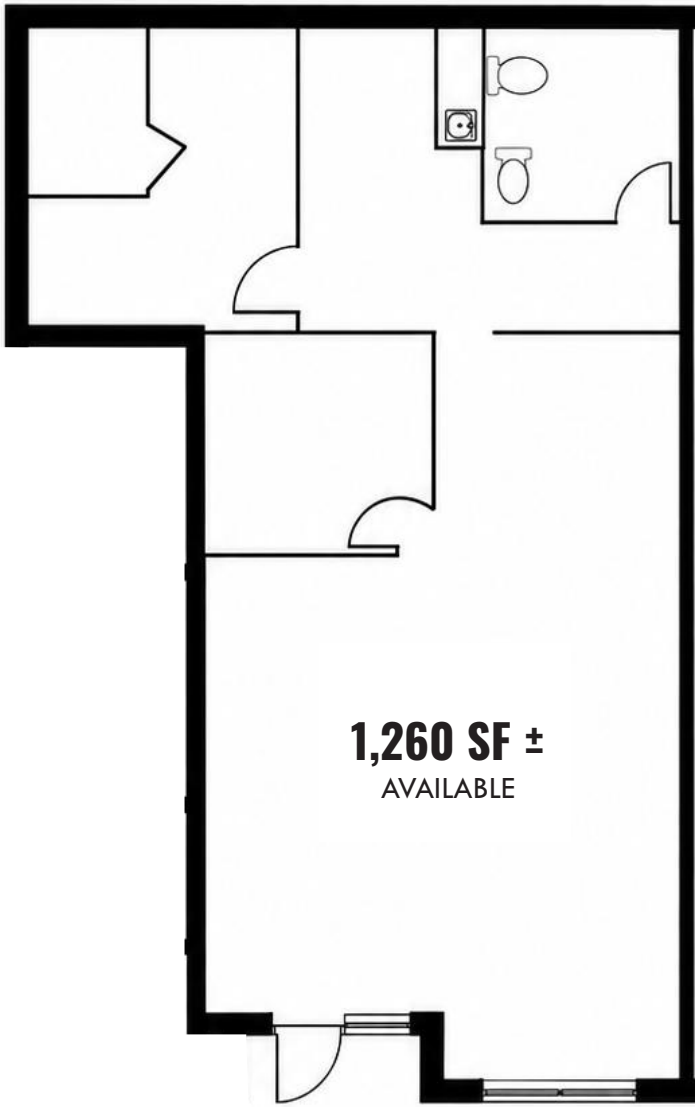
- Newly renovated first floor unit with direct entry access
- Easy access from Routes 50, 665, and I-97
- Walking distance to Chick-fil-A, Target, True Food Kitchen, Whole Foods, Rise Up Coffee, Tatte Bakery & Cafe, Cava, and more
- Within close proximity to shops and restaurants. Directly across from Annapolis Towne Centre and just minutes from Annapolis Harbour Center
- Tenants responsible for utilities and janitorial

AVAILABLE:	SUITE 100: 1,260 SF ±
BUILDING SIZE:	20,750 SF ±
PARKING:	2.41/1,000 SF
TRAFFIC COUNT:	8,471 AADT (FOREST DR)
ZONING:	PM (PROFESSIONAL MIXED OFFICE)
RENTAL RATE:	**$26.00 PSF, MG**



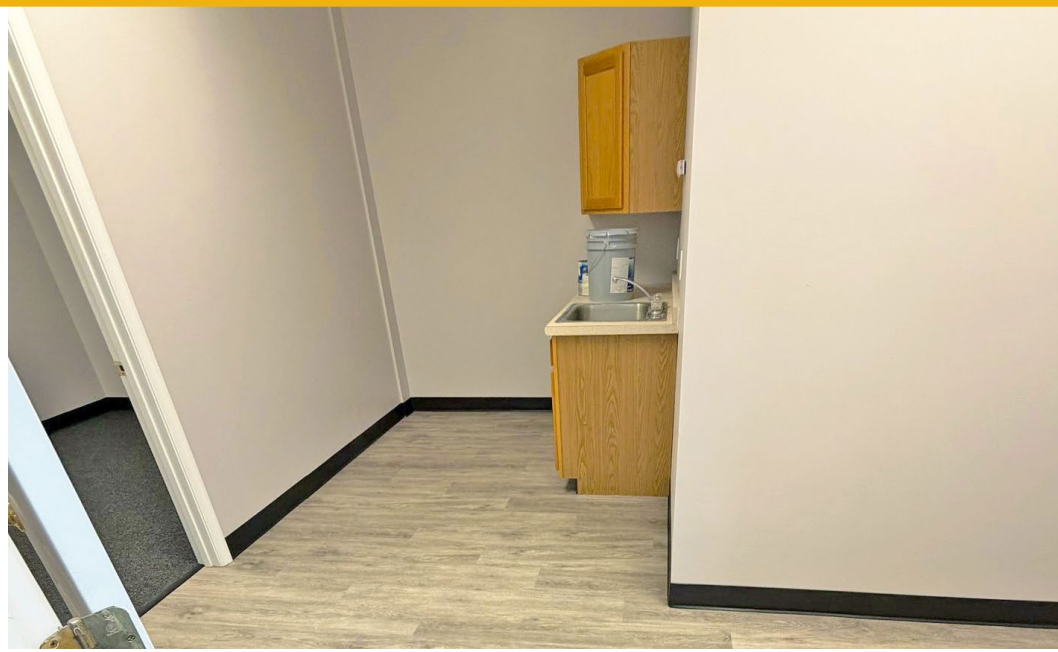


FLOOR **PLAN: SUITE 100**

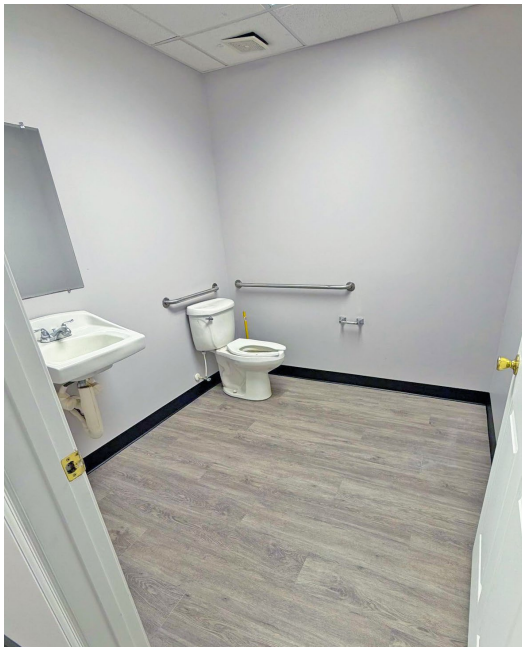


INTERIOR **PHOTOS**





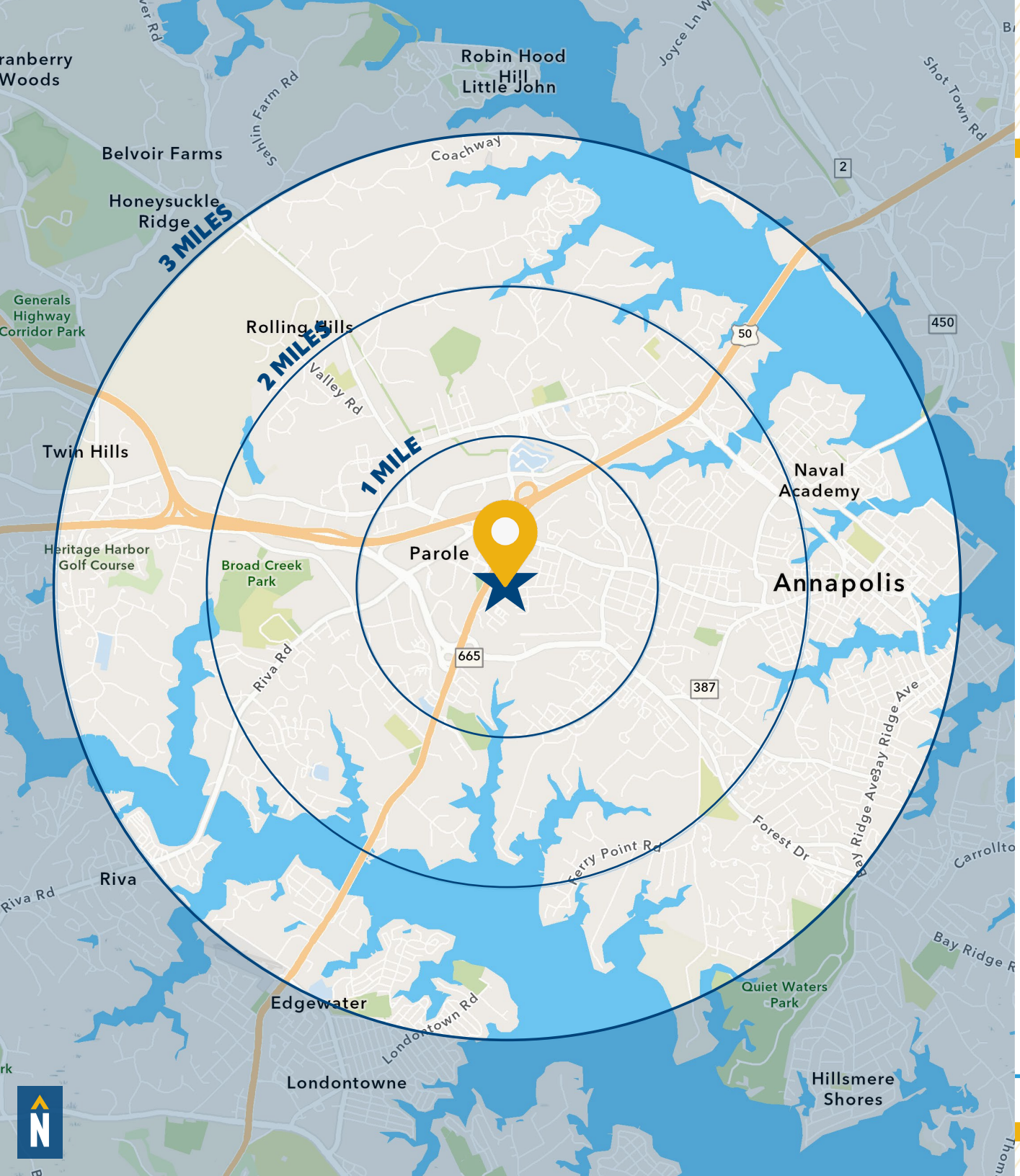






MARKET AERIAL





DEMOGRAPHICS

2026

RADIUS:	1 MILE	2 MILES	3 MILES
RESIDENTIAL POPULATION	11,782	33,376	64,782
DAYTIME POPULATION	32,922	73,269	112,945
AVERAGE HOUSEHOLD INCOME	$168,865	$181,401	$179,045
NUMBER OF HOUSEHOLDS	4,874	14,499	25,544
MEDIAN AGE	38.2	40.6	38.8

FULL **DEMOS REPORT**

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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