



ANNAPOLIS LANDING MARINA

980 AWALD ROAD | ANNAPOLIS, MARYLAND 21403

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Commercial office space available for lease at Annapolis Landing Marina, with 129 boat slips nestled at the edge of Back Creek feeding into the Chesapeake Bay.
- Suite 102: 1,100 sf of available lower-level workshop/showroom space.
- Suite 400: 730 sf of available office space with an impressive windowline view.
- Zoned Waterfront Maritime Industrial (WMI)
- Example uses: Boat dealer, sail/canvas accessory manufacturing, boat material storage.

AVAILABLE:

SUITE 102: 1,100 SF ±
SUITE 400: 730 SF ±

LOT SIZE:

3.69 ACRES ±

YEAR BUILT:

1982

STORIES:

2

ZONING:

WMI

RENTAL RATE:

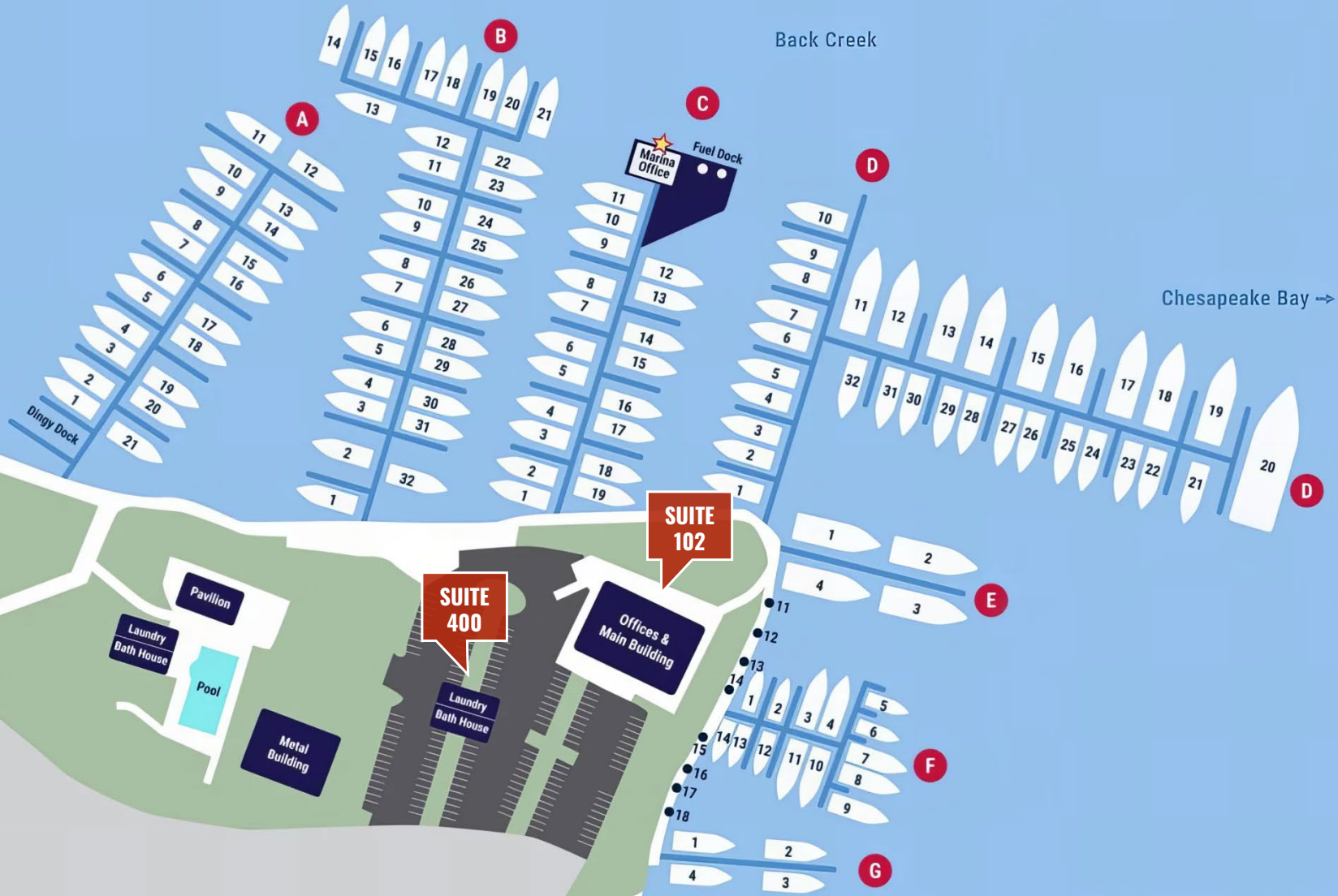
\$23.00/SF, MG (SUITE 102)
\$26.00/SF, MG (SUITE 400)



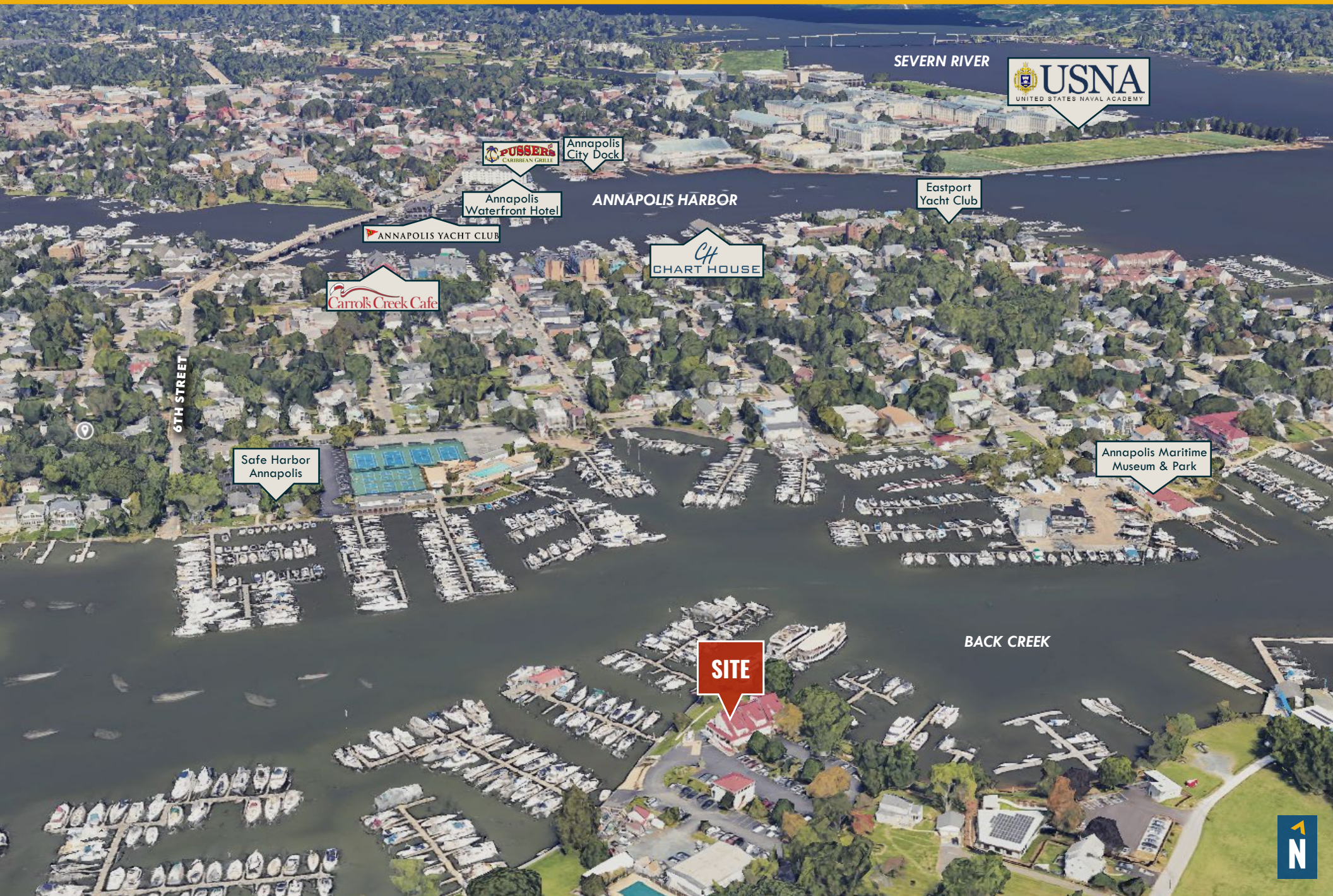
GOOGLE STREET VIEW



SITE PLAN



LOCAL BIRDSEYE



SEVERN RIVER



Annapolis City Dock

Annapolis Waterfront Hotel

ANNAPOLIS HARBOR

Eastport Yacht Club

ANNAPOLIS YACHT CLUB

CH
CHART HOUSE

Carroll's Creek Cafe

Safe Harbor Annapolis

Annapolis Maritime Museum & Park

SITE

BACK CREEK

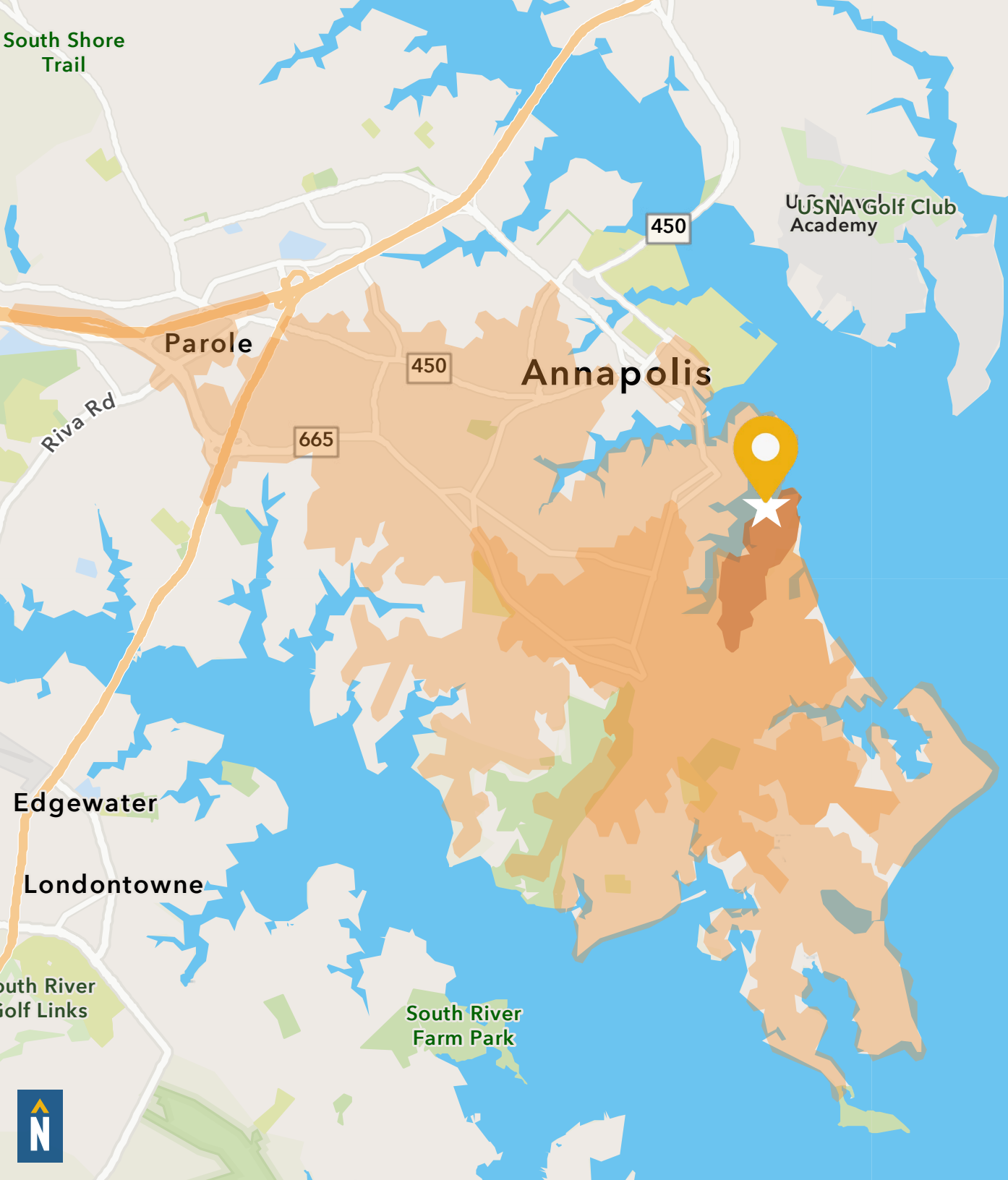


SPACE PHOTOS **SUITE 102**



SPACE PHOTOS SUITE 400





DEMOGRAPHICS

2023

RADIUS:

5 MIN

10 MIN

15 MIN

RESIDENTIAL POPULATION



664

14,324

44,685

DAYTIME POPULATION



785

11,178

49,554

AVERAGE HOUSEHOLD INCOME



\$90,315

\$130,689

\$156,869

NUMBER OF HOUSEHOLDS



318

5,783

18,735

MEDIAN AGE



43.3

41.3

41.0

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com



ETHAN BINNIX

REAL ESTATE ADVISOR

443.798.9342

EBINNIX@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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