

FOR LEASE

Anne Arundel County, MD

64 STATE CIRCLE

ANNAPOLIS, MARYLAND 21401

**NEGOTIABLE
RENTAL RATE!**

AVAILABLE

1,500 sf ±
(including lower level storage)

ZONING

C2 (Conservation Business)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Ideal for small service retail (formerly Paws Pet Boutique) and other quasi-retail, office and commercial users
- ▶ Iconic State Circle location
- ▶ Very visible with walk-by traffic
- ▶ Close proximity to Maryland State House, United States Naval Academy, Annapolis City Dock and St. John's College
- ▶ Recently upgraded interior
- ▶ Long-term lease available
- ▶ Only three retail tenants have occupied the building in its history – a pet boutique, art gallery and dress shop



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BIRDSEYE

64 STATE CIRCLE | ANNAPOLIS, MARYLAND 21401

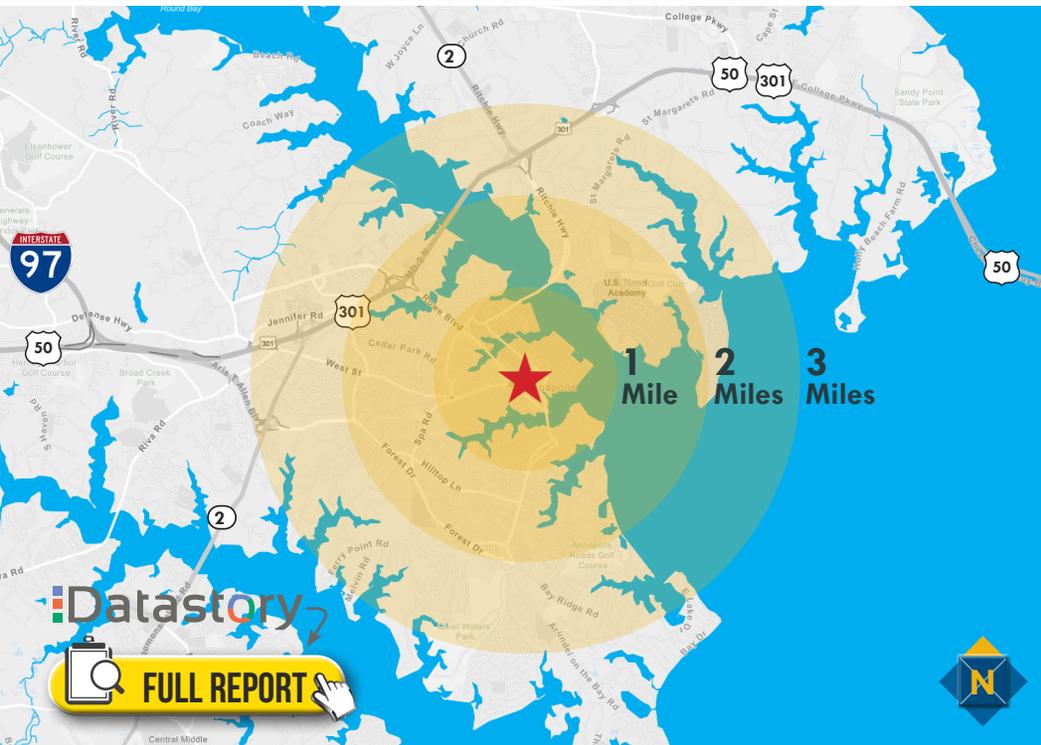


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 15,666 1 MILE 40,649 2 MILES 63,103 3 MILES	NUMBER OF HOUSEHOLDS 5,052 1 MILE 15,237 2 MILES 24,110 3 MILES	AVERAGE HH SIZE 2.07 1 MILE 2.31 2 MILES 2.37 3 MILES	MEDIAN AGE 26.9 1 MILE 35.5 2 MILES 37.0 3 MILES
AVERAGE HH INCOME \$134,832 1 MILE \$120,611 2 MILES \$128,321 3 MILES	EDUCATION (COLLEGE+) 80.9% 1 MILE 71.2% 2 MILES 73.9% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.4% 1 MILE 97.1% 2 MILES 97.0% 3 MILES	DAYTIME POPULATION 35,708 1 MILE 57,704 2 MILES 93,482 3 MILES

46%
LAPTOPS AND LATTES
10 MIN. WALK

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

[LEARN MORE](#)

40%
URBAN CHIC
10 MIN. WALK

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

[LEARN MORE](#)

12%
SOCIAL SECURITY SET
10 MIN. WALK

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE

45.6
MEDIAN AGE

\$17,900
MEDIAN HH INCOME

[LEARN MORE](#)

1%
MILITARY PROXIMITY
10 MIN. WALK

The Armed Forces is the common bond for residents of this young market, comprised of married-couple families just beginning parenthood, who maintain a healthy and active lifestyle.

3.38
AVERAGE HH SIZE

22.6
MEDIAN AGE

\$48,600
MEDIAN HH INCOME

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