



PRIME ANNAPOLIS PROPERTY

FOREST DRIVE & TYLER AVENUE | ANNAPOLIS, MARYLAND 21403

FOR
SALE

1.34
ACRES ±



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1.34 Acre \pm redevelopment opportunity with ample permitted uses
- Existing tire sales and service building currently operating on part of the site
- Signalized intersection
- Highly visible location with over 400 feet of frontage on Forest Drive (40,000+ cars/day)
- Owner will consider dividing site
- Uses by right include: Retail Stores, Coffee Shops, Food Stores, Liquor Stores, Pet Grooming, Clubs, Lodges & Meeting Halls

AVAILABLE:

1.34 ACRES \pm TOTAL (4 PARCELS)

TRAFFIC COUNT:

41,622 AADT (FOREST DR)
11,292 AADT (TYLER AVE)

ZONING:

B-2 (COMMUNITY SHOPPING DISTRICT)

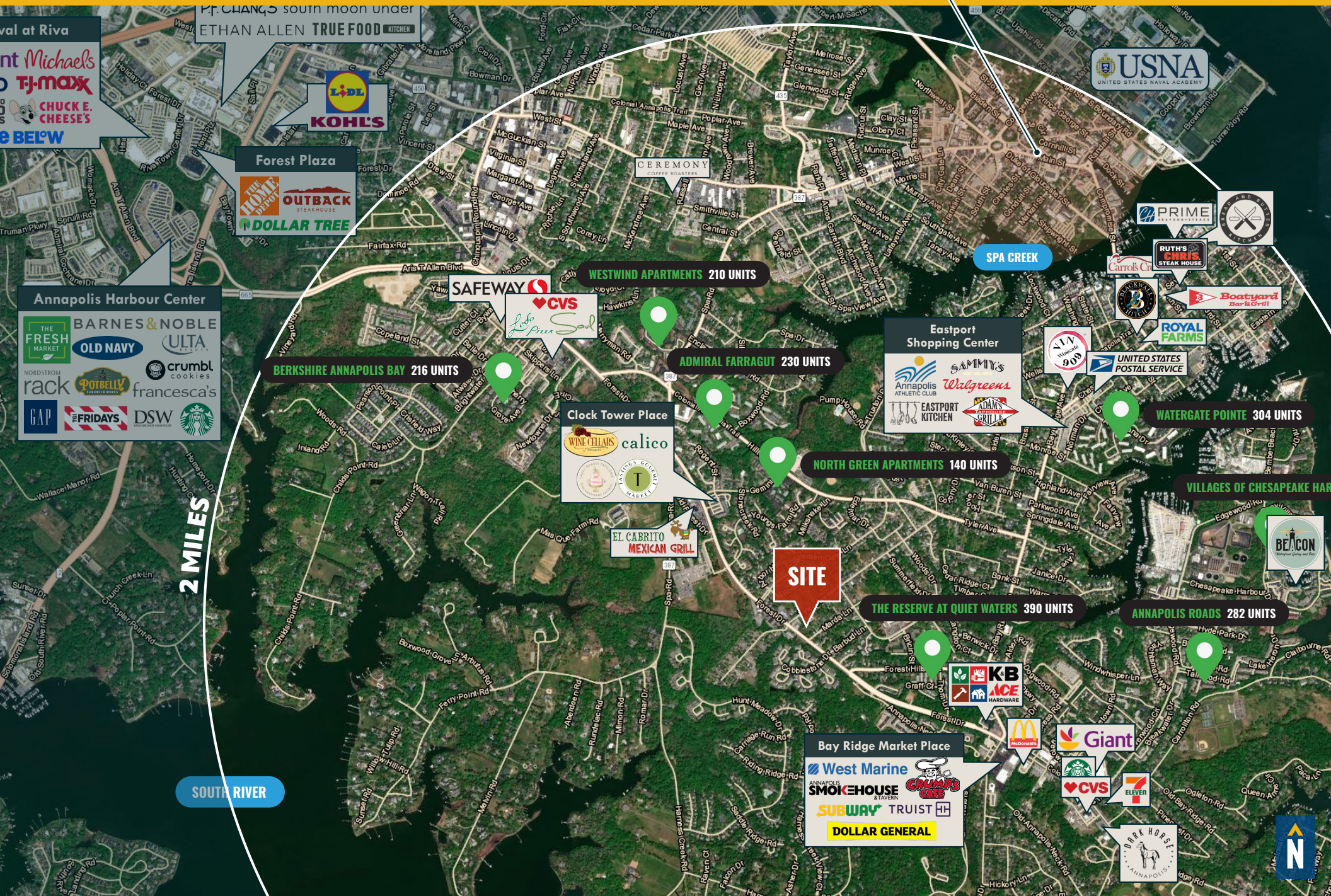
SALE PRICE:

\$1,275,000



MARKET AERIAL

DOWNTOWN ANNAPOLIS WATERFRONT



2 MILES

SOUTH RIVER

SITE

WESTWIND APARTMENTS 210 UNITS

BERKSHIRE ANNAPOLIS BAY 216 UNITS

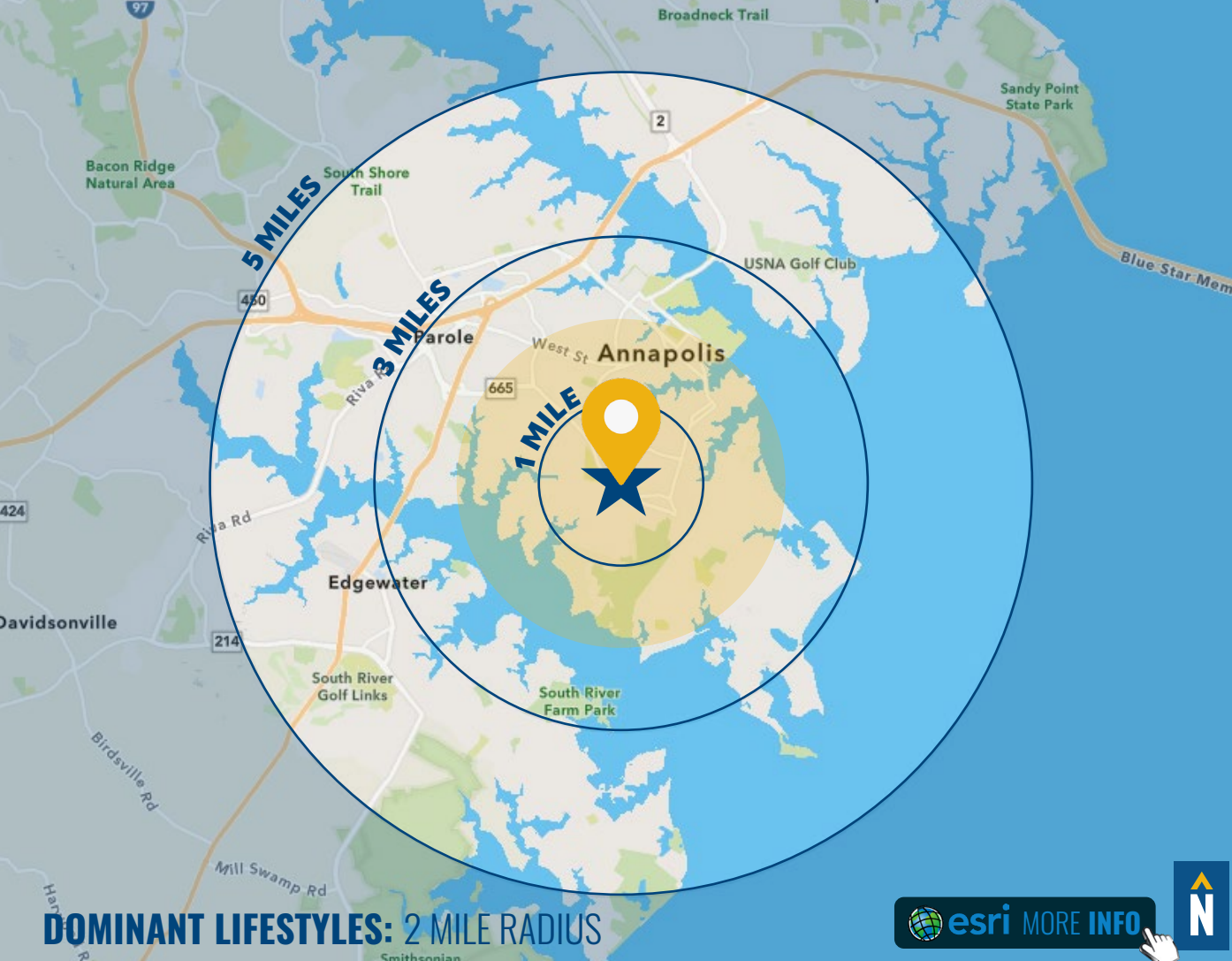
ADMIRAL FARRAGUT 230 UNITS

NORTH GREEN APARTMENTS 140 UNITS

WATERGATE POINT 304 UNITS

ANNAPOLIS ROADS 282 UNITS

THE RESERVE AT QUIET WATERS 390 UNITS



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



14,280

63,273

100,168

DAYTIME POPULATION



10,043

89,870

146,672

AVERAGE HOUSEHOLD INCOME



\$126,589

\$156,983

\$170,085

NUMBER OF HOUSEHOLDS



5,206

26,522

41,659

MEDIAN AGE

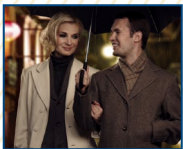


35.7

40.0

42.6

16%
URBAN CHIC



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

Median Age: **43.3**
Median Household Income: **\$109,400**

13%
OLD AND
NEWCOMERS



This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: **39.4**
Median Household Income: **\$44,900**

12%
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**
Median Household Income: **\$103,400**

FULL DEMOS REPORT

FOR MORE INFO
CONTACT:

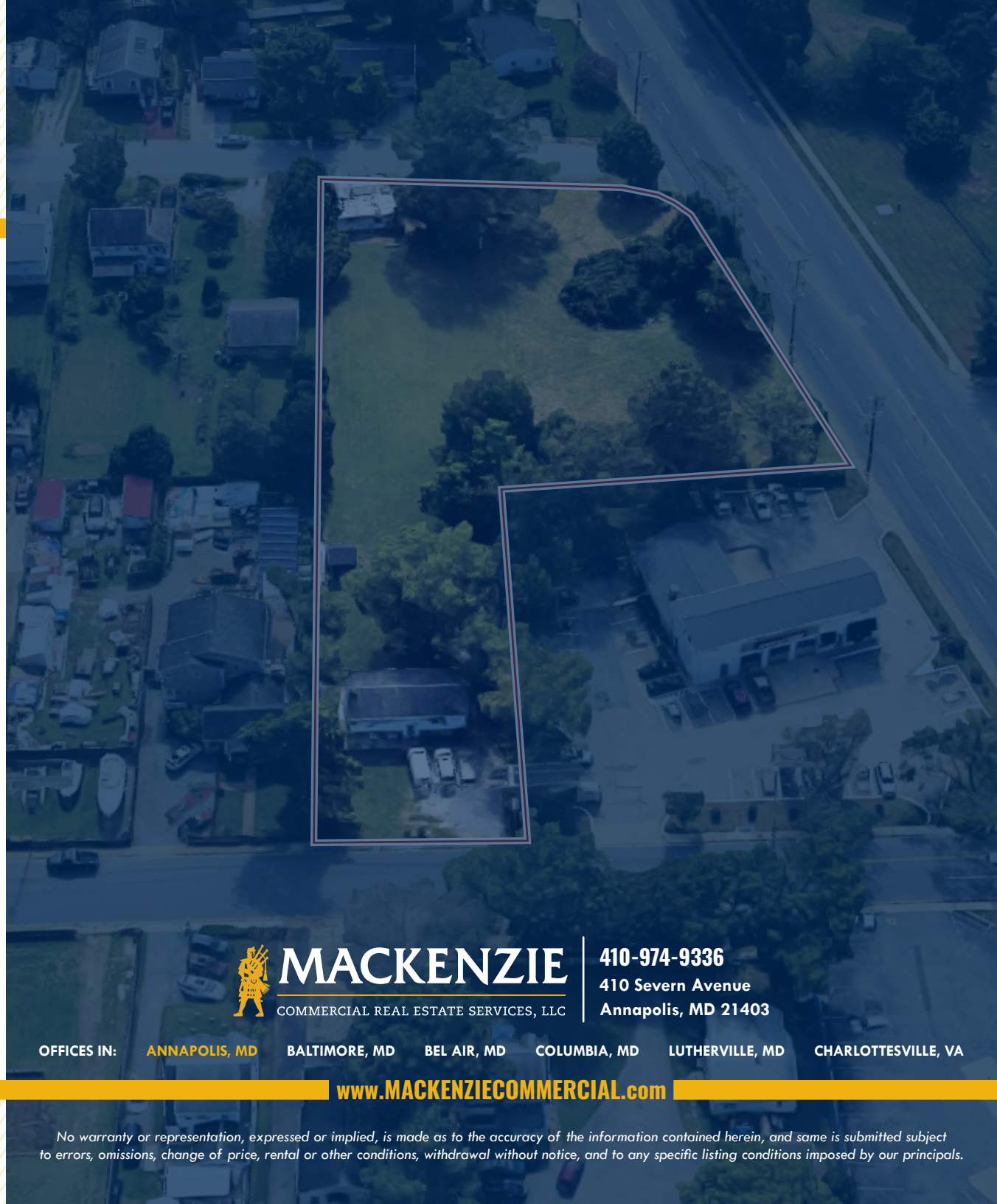


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