



PROPERTY HIGHLIGHTS

- Opportunity to own Fully Leased Mixed-Use Asset on State Circle / Main Street in the heart of Annapolis' Historic and City Dock District
- Additional office entrance off of State Circle directly across from Maryland State House
- Three-story building consisting of 11,468 square feet
- 100% leased

NEARBY AMENITIES



Preserve



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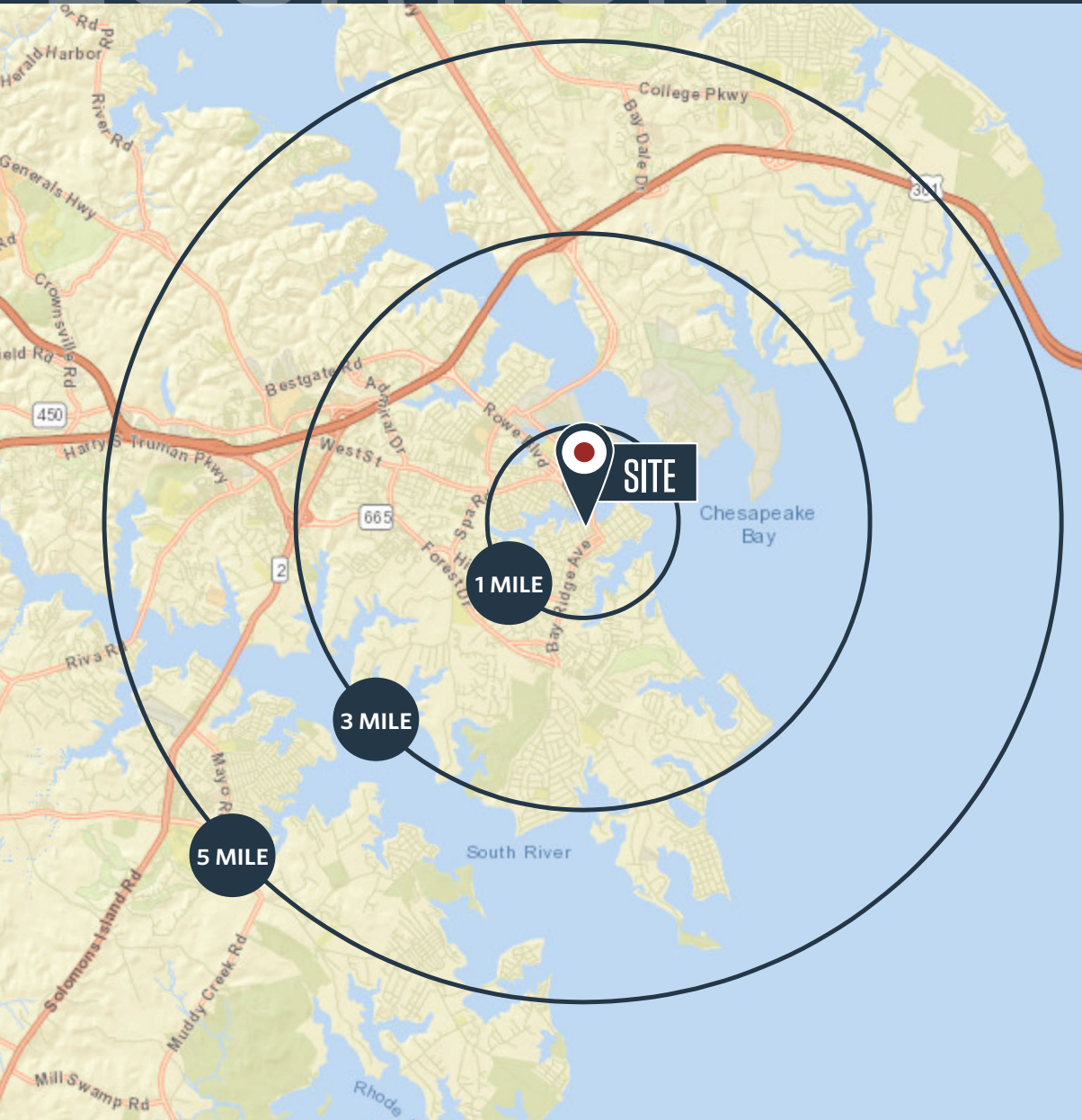
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LOCATION

MIXED-USE OPPORTUNITY | OFFERING MEMORANDUM

9 STATE CIRCLE / 188 MAIN ST, ANNAPOLIS, MD 21401 | ANNE ARUNDEL CO.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	11,864	58,328	108,144
MEDIAN AGE	43.4	40.4	42.8
AVG HH INCOME	\$176,644	\$161,094	\$171,461
HOUSEHOLDS	5,568	24,383	44,138

TRAFFIC COUNTS

MAIN STREET	7,225 ADT
COMPROMISE STREET.....	17,042 ADT
KING GEORGE STREET	9,913 ADT

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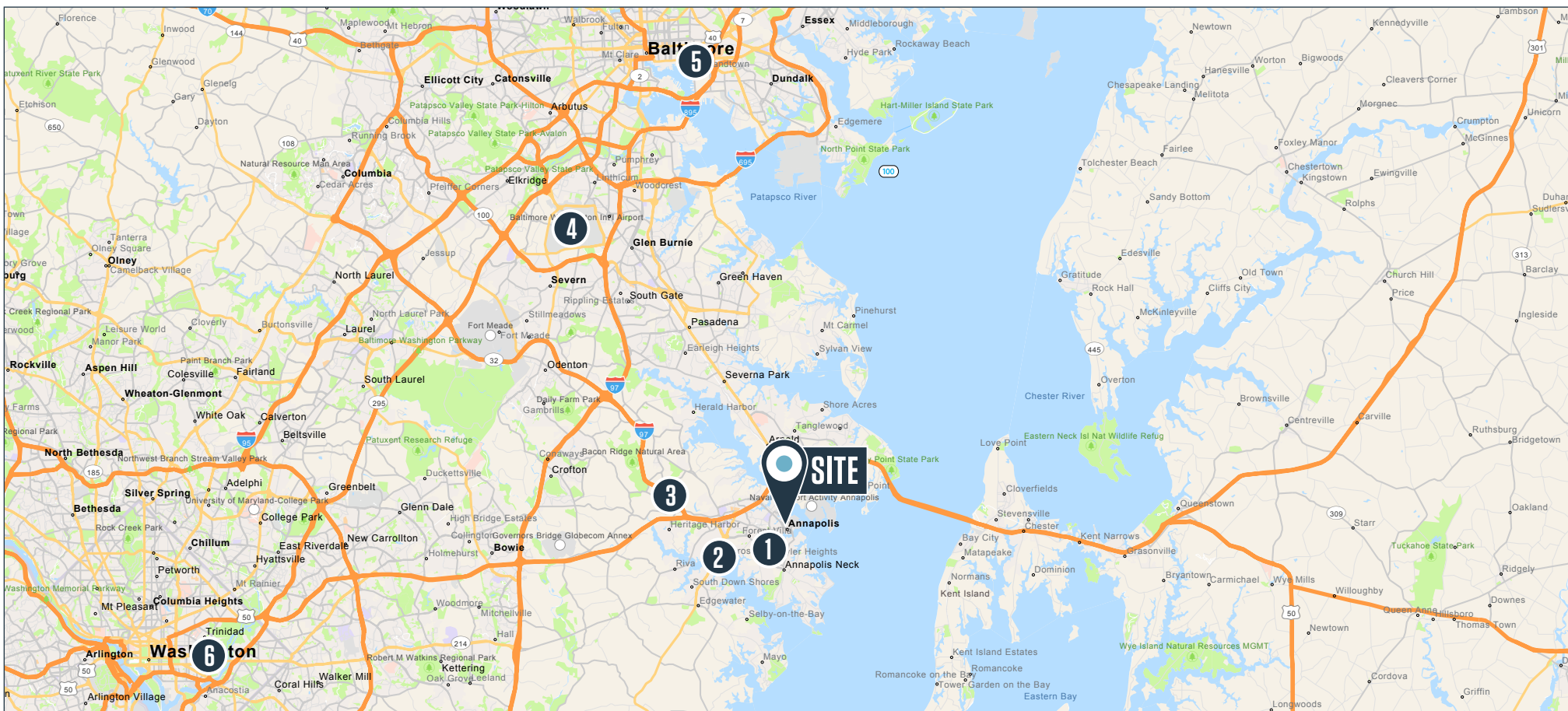
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DISTANCE MAP

MIXED-USE OPPORTUNITY | OFFERING MEMORANDUM

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DISTANCE TO:

- | | | | |
|--------------------|---------|-------------------------|----------|
| 1. Route 450 | 2 Miles | 4. BWI Airport | 25 Miles |
| 2. Route 2 | 2 Miles | 5. Baltimore City | 28 Miles |
| 3. I-97 | 5 Miles | 6. Washington D.C. | 32 Miles |

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PHOTOS

CLASS A MIXED-USE OPPORTUNITY | FOR SALE

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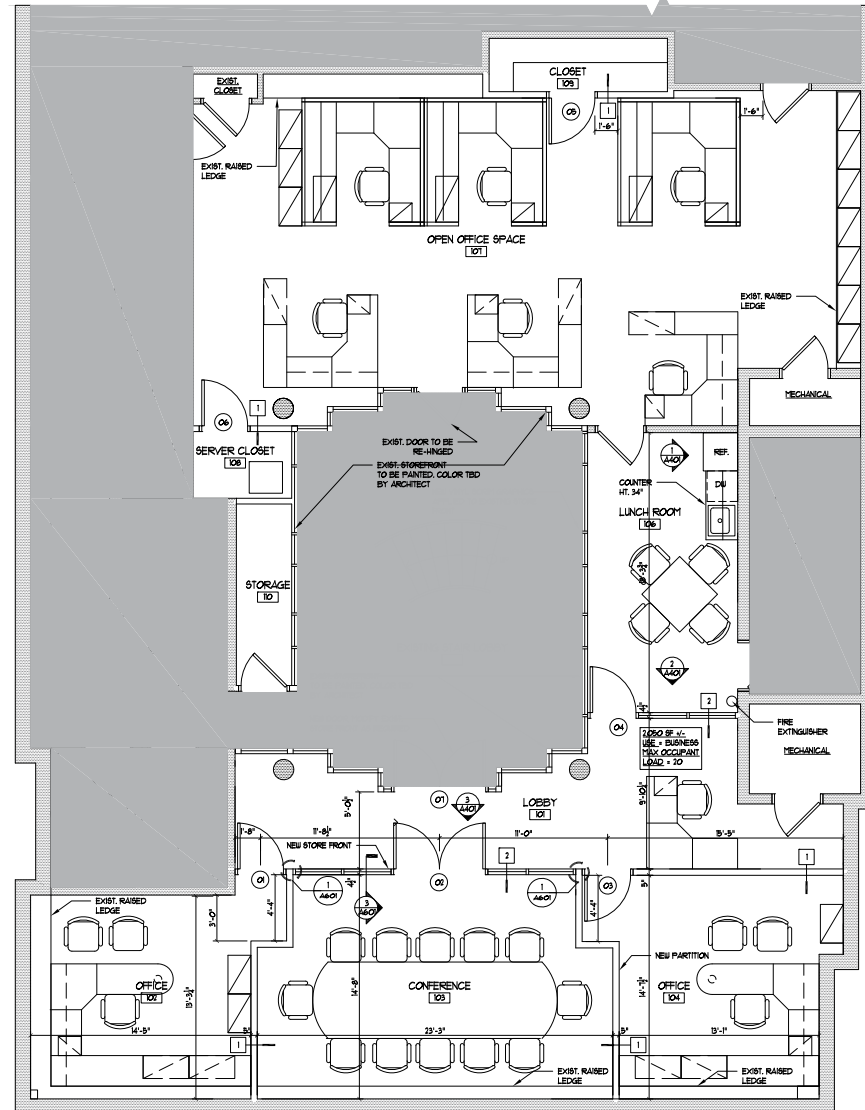
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FLOOR PLAN

MIXED-USE OPPORTUNITY | OFFERING MEMORANDUM

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GROUND FLOOR PLAN



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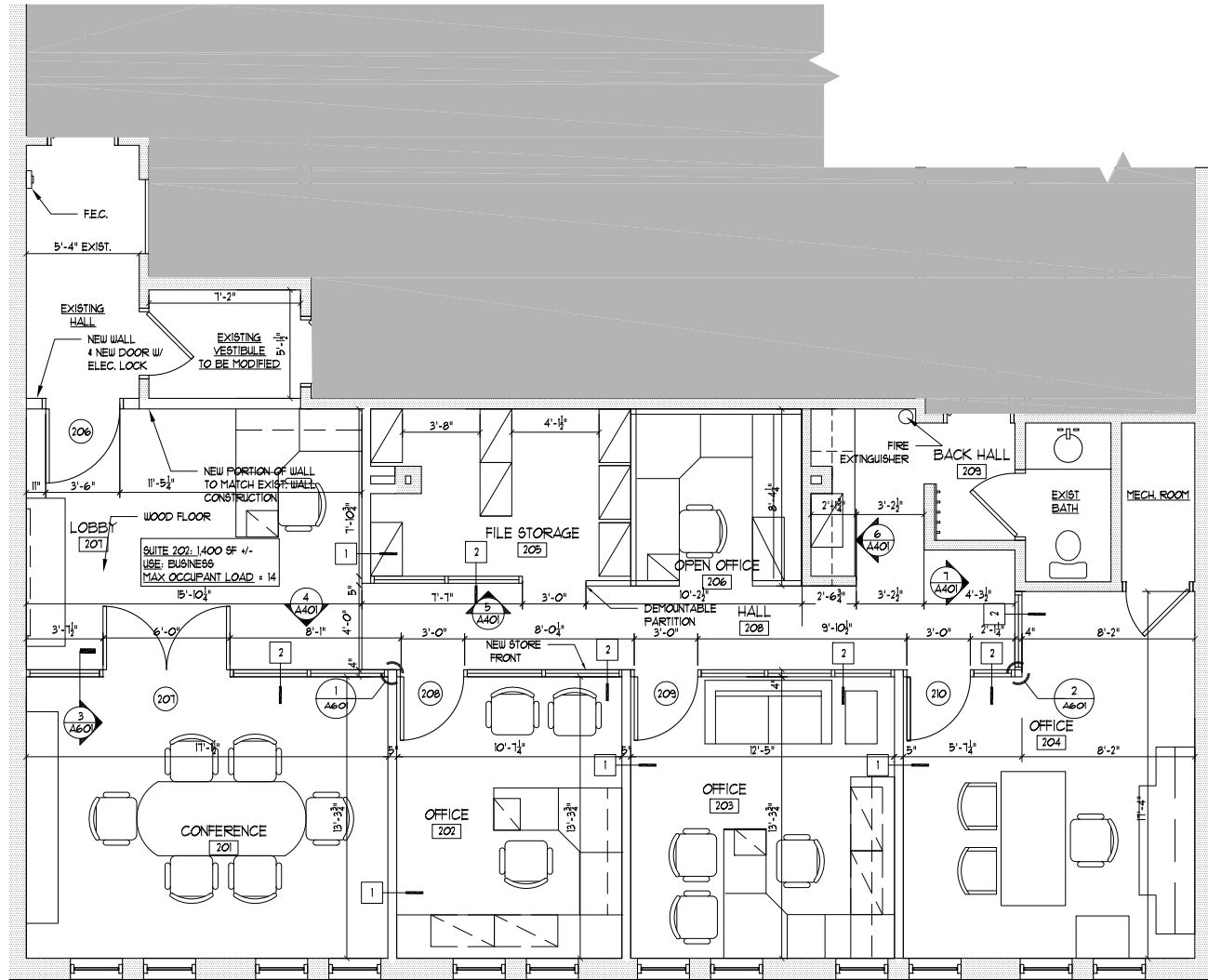


FLOOR PLAN

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2ND FLOOR PLAN



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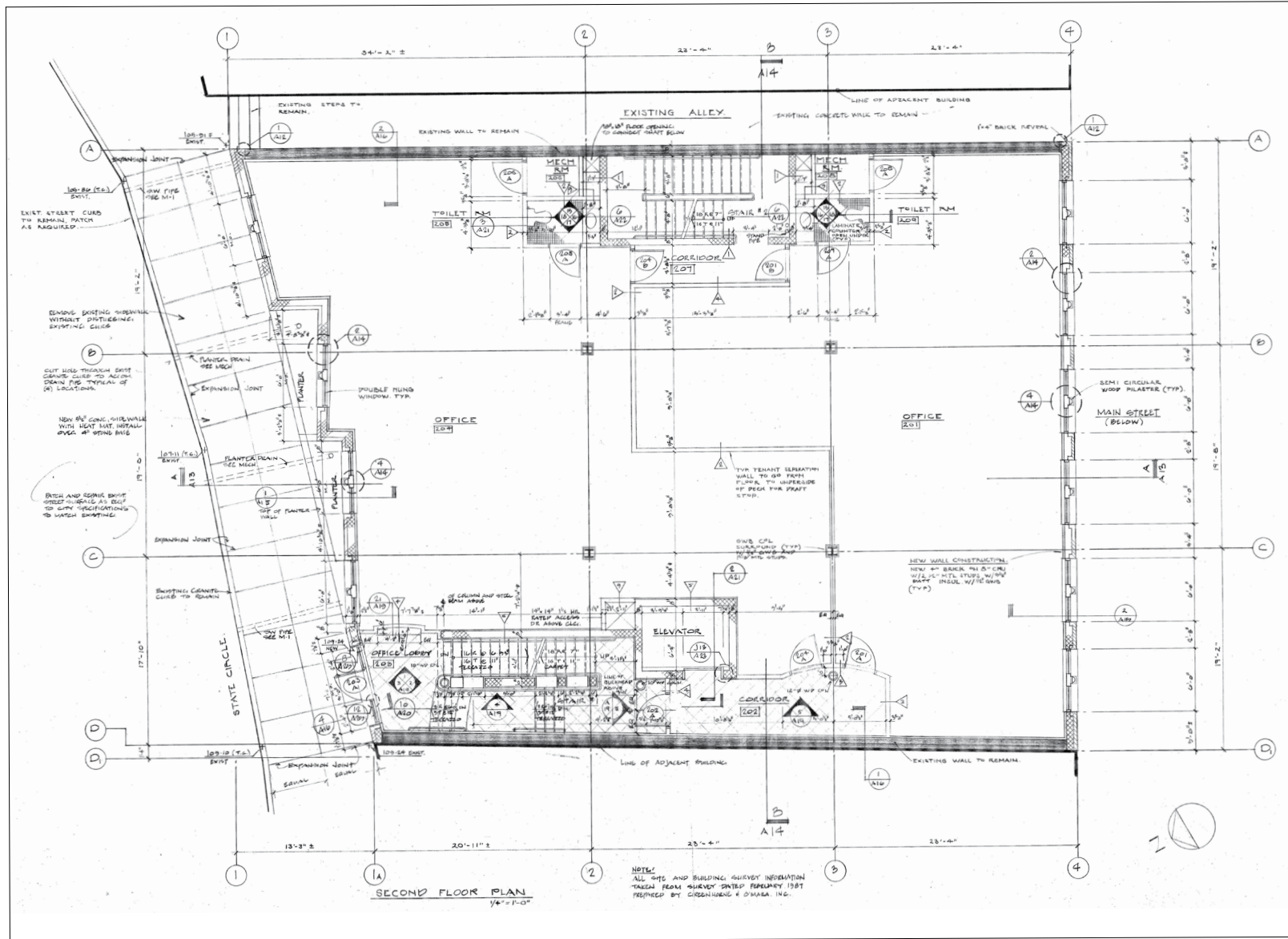


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AERIAL VIEW

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SEVERN RIVER

USNA
UNITED STATES NAVAL ACADEMY

ANNAPOLIS
HARBOR

MARYLAND AVE

MARYLAND STATE HOUSE

9 STATE CIRCLE / 188 MAIN ST



MAIN ST

DUKE OF GLOUCESTER ST

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188 MAIN STREET PROPERTY OVERVIEW

- **Property/Land:** 4,387 SF
- **Building:** 11,468 SF
- **Consists of the Following Suites:**
 - 2 Offices on the 3rd floor (top level)
 - Z+C LLC (Zektick LLC), 2020; 1,365 SF
 - Medstar Health; 2010; 1,407 SF
 - 2 Offices on the 2nd floor
 - University Systems of Maryland; 2007; 1,800 SF
 - High Street Strategies; 10/2022; 1,409 SF
 - 2 Leased Spaces on the 1st Floor (retail space and café)
 - Mason's Lobster Rolls & Vanderwende's Ice Cream/Seafood Sweet; 2022; 1,950 SF
 - Wheat Childrens Clothing Store; 1/2023; 617 SF
 - Lower Level – 2 Office Spaces
 - Mason's Corporate Office; 2014; 489 SF
 - Watermark Journey/Chesapeake Marin Tours; 11/2022; 1582 SF
- **Water:** Annapolis City
- **Electric:** BGE
- **Heating:** Forced air HVAC systems (electric only)
- **Elevator:** 8 passenger lift
- **Actual Age of the Building:** Built in 1989 (34 yrs. old); brick and concrete
- **Date of Most Recent Roofing:** July 2014; rubber, metal structure frame
- **Date of Most Recent Plumbing:** Ejector pump and main hot water tank replaced 2021; Main Water Shut-Off Valve – 2021; New hot water heater in Mason's restaurant space
- **Fire Alarm:** Uses strobes and horns, has a wet sprinkler system, smoke detectors on all floors
- **Fire Extinguishers:** 13 in various common areas and suites; serviced annually
- **Carbon Monoxide Detectors:** No (no gas service in the building)
- **Entry Tile:** To be replaced Q1, 2024

FOR MORE INFORMATION, PLEASE CONTACT:

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