

ANNAPOLIS HARBOUR CENTER

2474 SOLOMONS ISLAND RD, ANNAPOLIS, MD 21401.

**JUST
SIGNED**

IKEA

 **allcare**



**AVAILABLE
SPACE**

938 SF

1,875 SF

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LERNER
RETAIL

5 MILE RADIUS TAPESTRY



EXURBANITES

Households: 6,057 (14.5%)

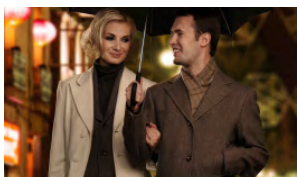
Median Age: 51



TOP TIER

Households: 5,570 (13.3%)

Median Age: 47.3



URBAN CHIC

Households: 4,116 (9.8%)

Median Age: 43.3



ANNAPOLIS HARBOUR CENTER

- Situated in Annapolis, Maryland, a playground for affluent boaters from around the world and leisure travelers from around the country.
- The 292,000 square foot fashion lifestyle center is one of the most popular shopping destinations in the Annapolis area and features abundant free surface parking.
- The open air center includes top brands and attracts high-spending tourists and residents from the many upscale households and neighborhoods surrounding the center.

ATHLETA

BARNES
& NOBLE

DSW
DESIGNER SHOE WAREHOUSE®

crumbl
cookies

THE
FRESH
MARKET

IKEA

FAB

GAP

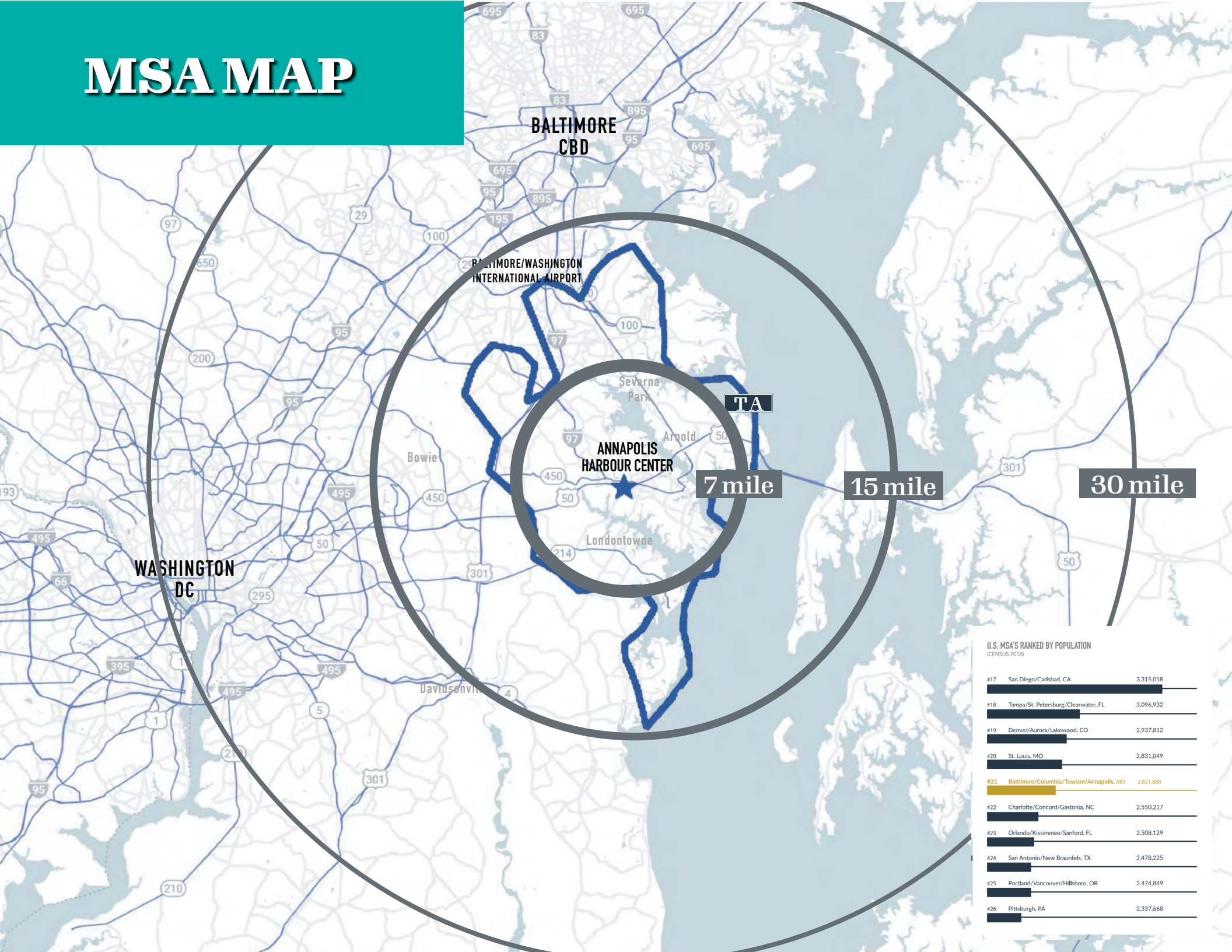
LANDMARK
THEATRES

NORDSTROM
rack

ULTA
BEAUTY








MSA MAP

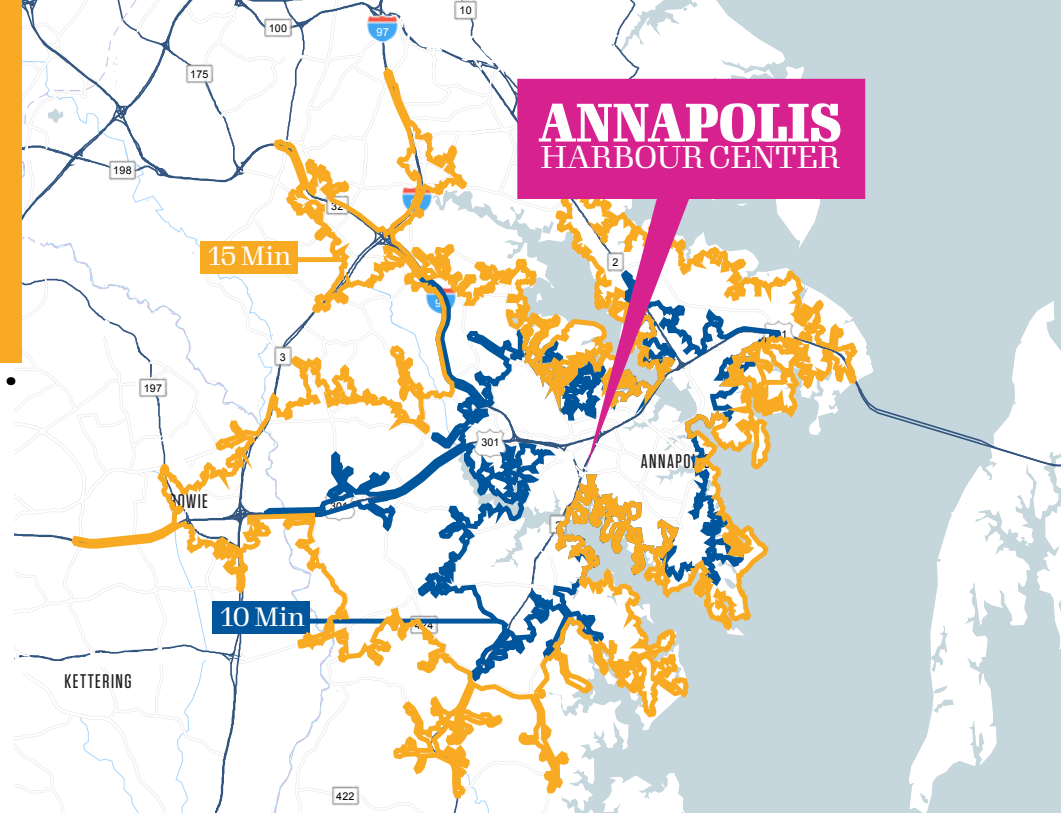


U.S. MSA'S RANKED BY POPULATION
(CENSUS 2010)

#17	San Diego/Carlsbad, CA	3,315,018
#18	Tampa/St. Petersburg/Clearwater, FL	3,096,932
#19	Denver/Aurora/Lakewood, CO	2,937,812
#20	St. Louis, MO	2,831,049
#21	Baltimore/Columbia/Towson/Annapolis, MD	2,821,886
#22	Charlotte/Concord/Gastonia, NC	2,550,217
#23	Orlando/Kissimmee/Sanford, FL	2,508,129
#24	San Antonio/New Braunfels, TX	2,478,225
#25	Portland/Vancouver/Hillsboro, OR	2,474,849
#26	Pittsburgh, PA	2,337,668

ANNAPOLIS HARBOUR CENTER DEMOGRAPHICS

	10 MIN	15 MIN	TA
 POPULATION	73,756	153,010	591,150
 HOUSEHOLDS	30,924	60,229	217,369
 AVERAGE HH INCOME	\$156,338	\$175,807	\$130,805
 MEDIAN AGE	42.3	44.0	39.7
 DAYTIME POPULATION	79,486	114,019	270,809



MAJOR EMPLOYERS

FORT MEADE

53.7K
Employees

NORTHROP GRUMMAN

7.7K
Employees

Anne Arundel Medical Group

4.1K
Employees

Southwest

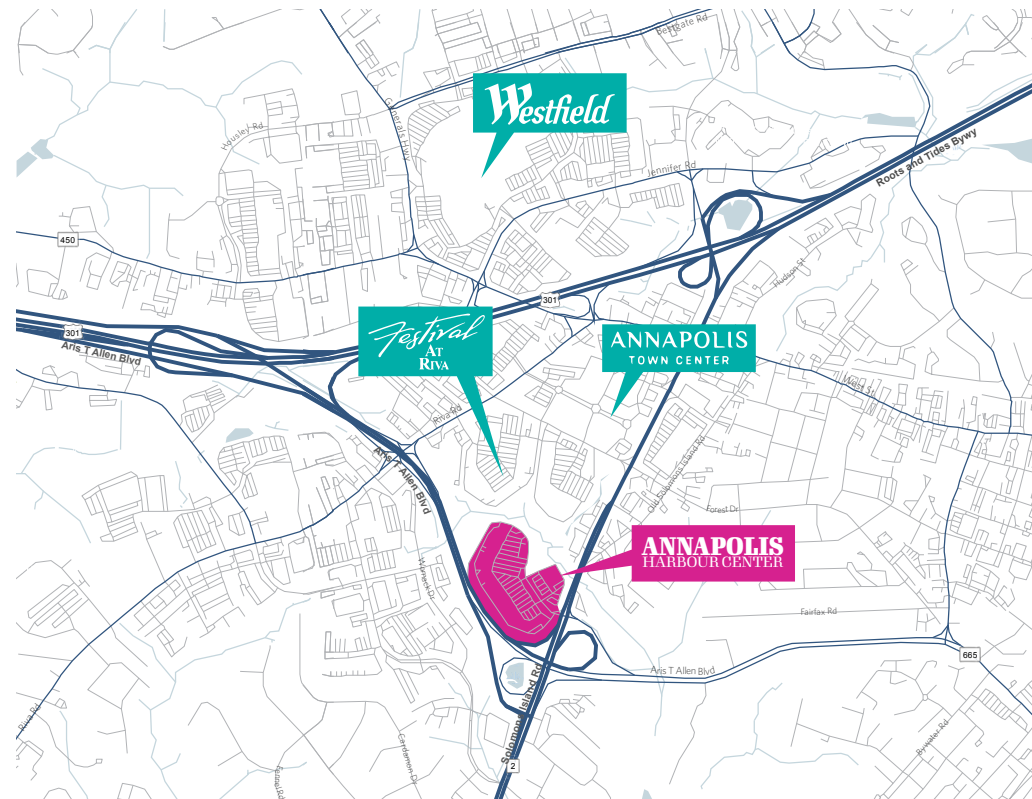
3.2K
Employees

UNIVERSITY of MARYLAND MEDICAL CENTER

2.9K
Employees

Booz | Allen | Hamilton

2.1K
Employees





MARKET AERIAL

Annapolis
Anne Arundel County | Maryland

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- Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of
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and do not, guarantee its accuracy.

WESTFIELD ANNAPOLIS

macy's ZARA

The Container Store AMC THEATRES

H&M JCPenney

ANNAPOLIS PLAZA

HOMESENSE

HomeGoods

Marshalls

JO-ANN

TRADER JOE'S

CVS pharmacy

WEST ANNAPOLIS SHOPPING CENTER

Grauls Market

Walgreens

GATEWAY VILLAGE SHOPPING CENTER

BEST BUY

DICK'S SPORTING GOODS

PETSMART

sam's club

BEACON SQUARE

eggspiration

restaurant • cafe • bar

FIREBIRDS

MISSION BBQ

LA Z BOY

Double 7 Drive

FESTIVAL AT RIVA

Giant

TJ-maxx

Michael's

petco

FOREST PLAZA

THE HOME DEPOT

KOHL'S

LIDL

WALGREENS

TARGET

WHOLE FOODS

LIFETIME

ETHAN ALLEN

RH

Bassett

ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET

IKEA

BARNES & NOBLE

OLD NAVY

rack

DSW

ULTA

ANNAPOLIS MARKETPLACE

CVS

VILLAGE GREENS OF ANNAPOLIS



THE HOME DEPOT

John Hanson Hwy

90,577
(2022 ADT)

BEACON SQUARE
eggspectation
restaurant - cafe - bar

FIREBIRDS
WOOD FIRED GRILL

ANNAPOLIS TOWNE CENTRE
TARGET
WHOLE FOODS
LIFETIME ATHLETIC
ETHAN ALLEN
RH Bassett
RESTORATION HARDWARE

MISSION BBQ

Double T Diner

32,236
(2022 ADT)

450

41,857
(2022 ADT)

54,808
(2022 ADT)

655

26,164
(2022 ADT)

FESTIVAL AT RIVA

Giant
TJ-maxx
Michael's
petco

11,992
(2022 ADT)

Forest Dr

FOREST PLAZA

THE HOME DEPOT

LIDL
KOHLS
Chick-fil-A

DUNKIN'

Office DEPOT

CVS
pharmacy

Riva Rd

Henry S Truman Pkwy

Admiral Cochrane Dr

Solomons Island Rd

THE FRESH MARKET
IKEA

BARNES & NOBLE

OLD NAVY

NORDSTROM

rack DSW

ULTA BEAUTY

ANNAPOLIS
HARBOUR CENTER




65,395
(2022 ADT)

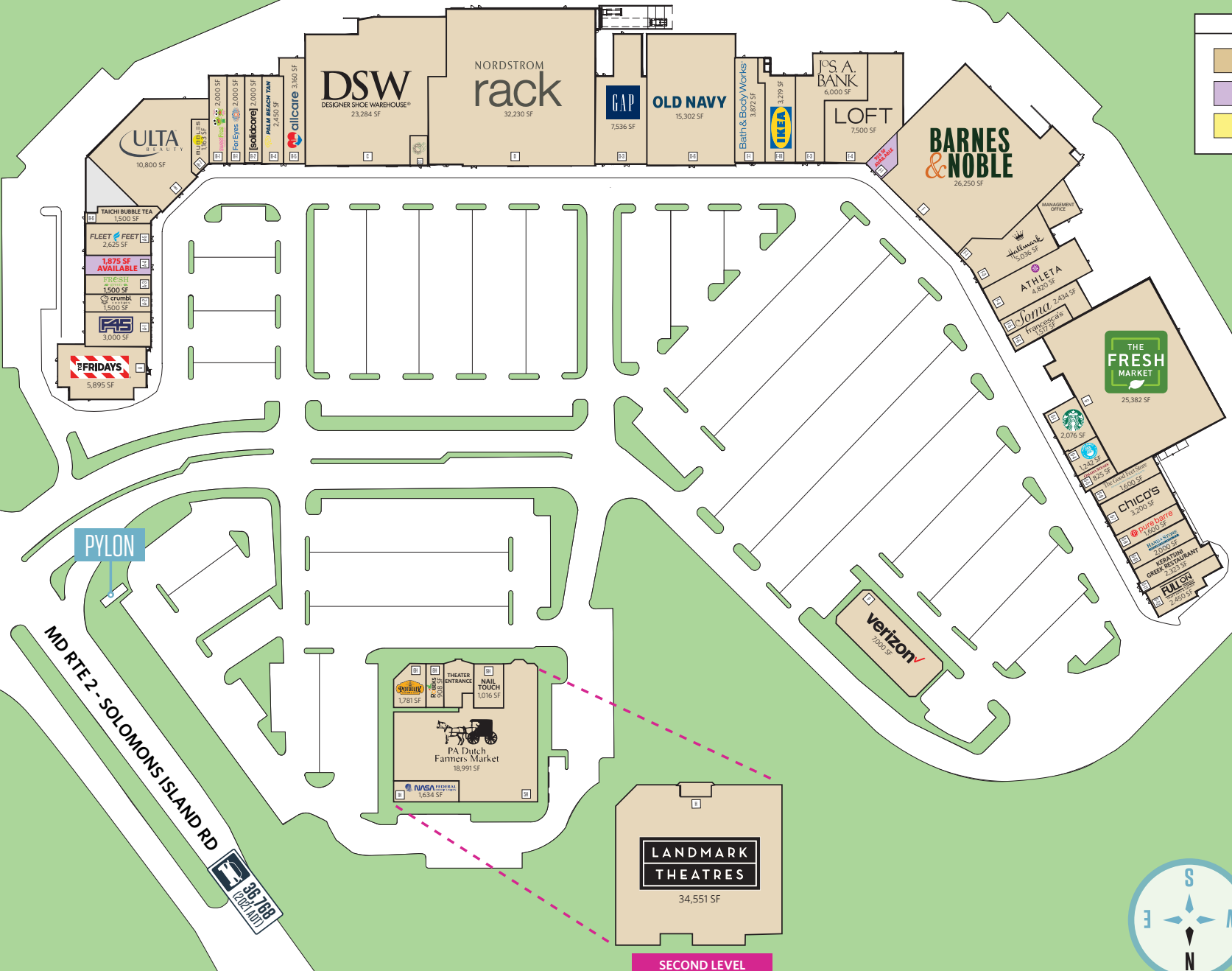
655

45,723
(2022 ADT)

CLOSE UP
AERIAL

SITE PLAN

KEY	
	LEASED
	NEGOTIATING
	AVAILABLE



klnb



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