

# ANNAPOLIS HARBOUR CENTER

2474 SOLOMONS ISLAND RD, ANNAPOLIS, MD 21401

**NOW OPEN**

**IKEA**



**allcare**

**JUST  
SIGNED**

**GLO30**

YOUR PERFECT FACIAL. EVERY 30 DAYS.

**AVAILABLE  
SPACE**

**1,875 SF**

**COMING  
AVAILABLE**

**1,600 SF**  
(2<sup>ND</sup> GEN FITNESS SPACE)

**2,323 SF**  
(2<sup>ND</sup> GEN RESTAURANT)

**1,500 SF**  
(2<sup>ND</sup> GEN NON-VENTED  
RESTAURANT)

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# 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

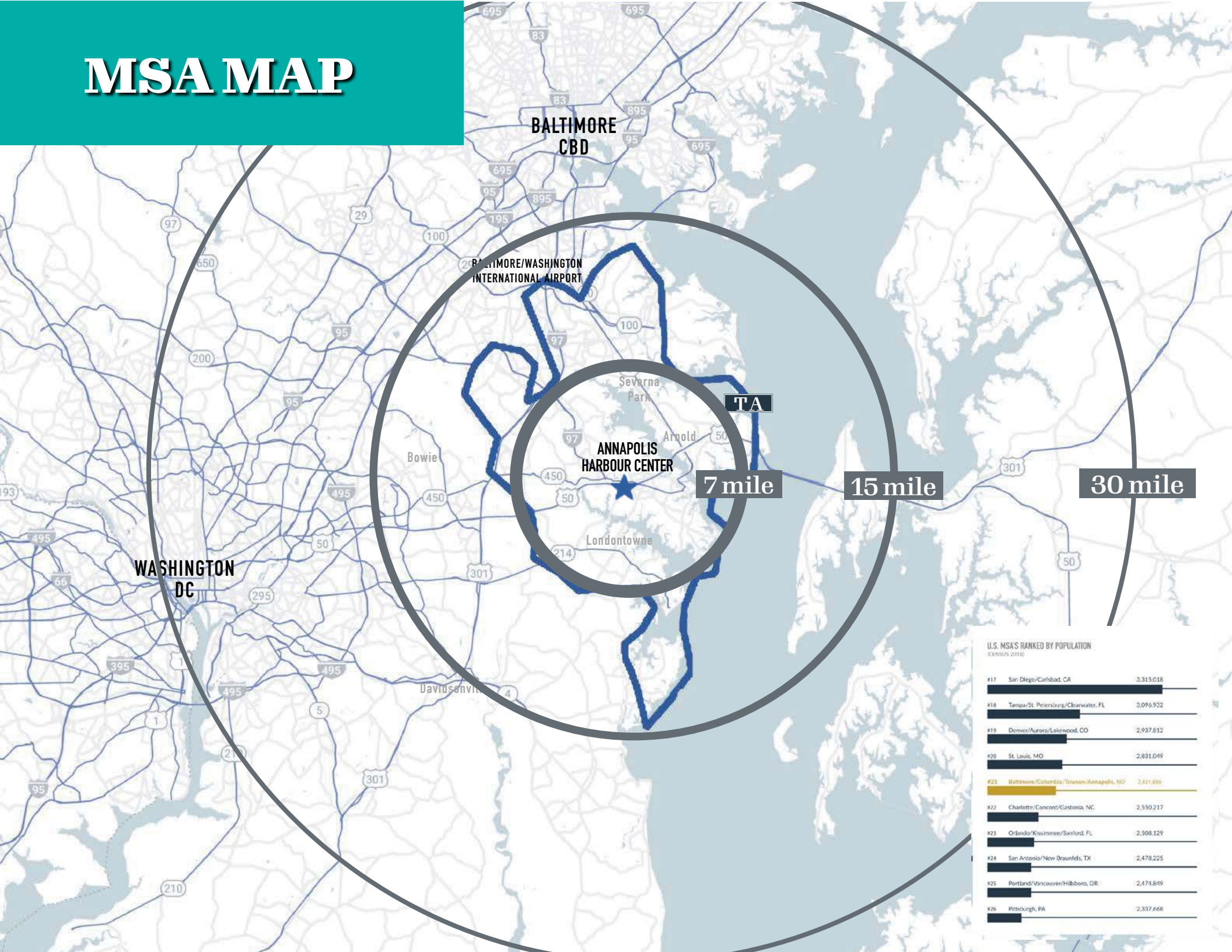


# ANNAPOLIS HARBOUR CENTER

- 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.



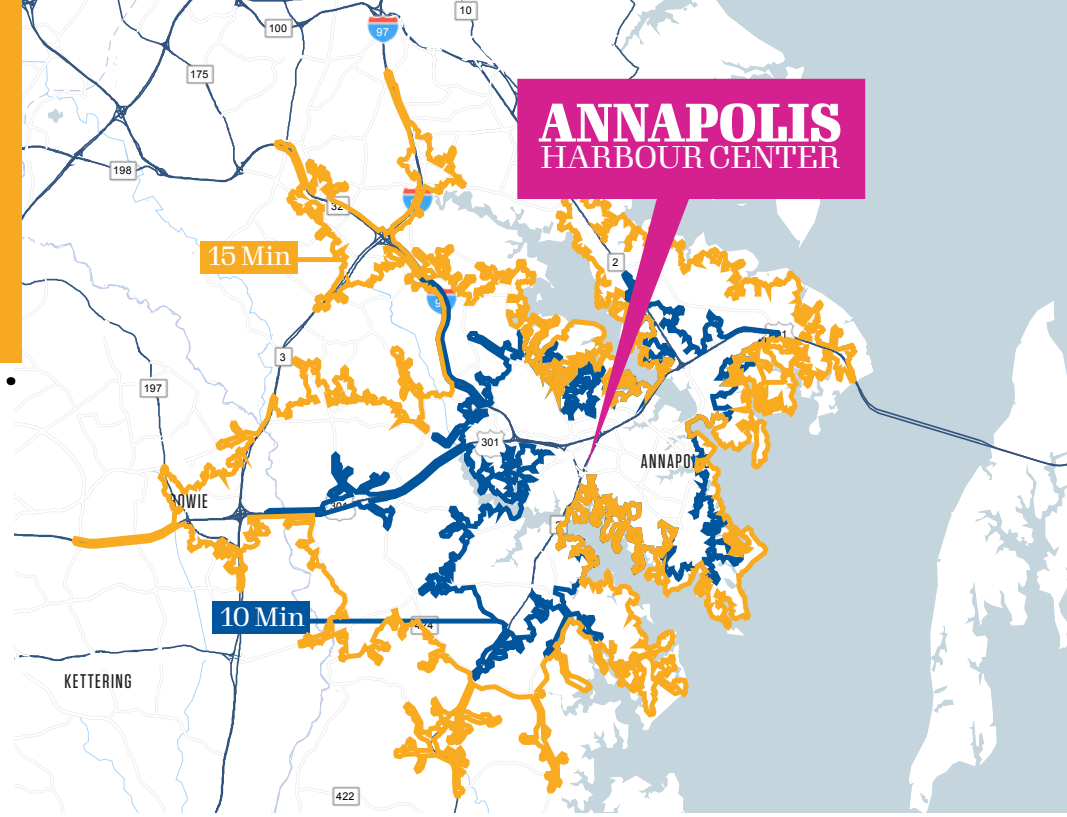
# MSA MAP



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
#25	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

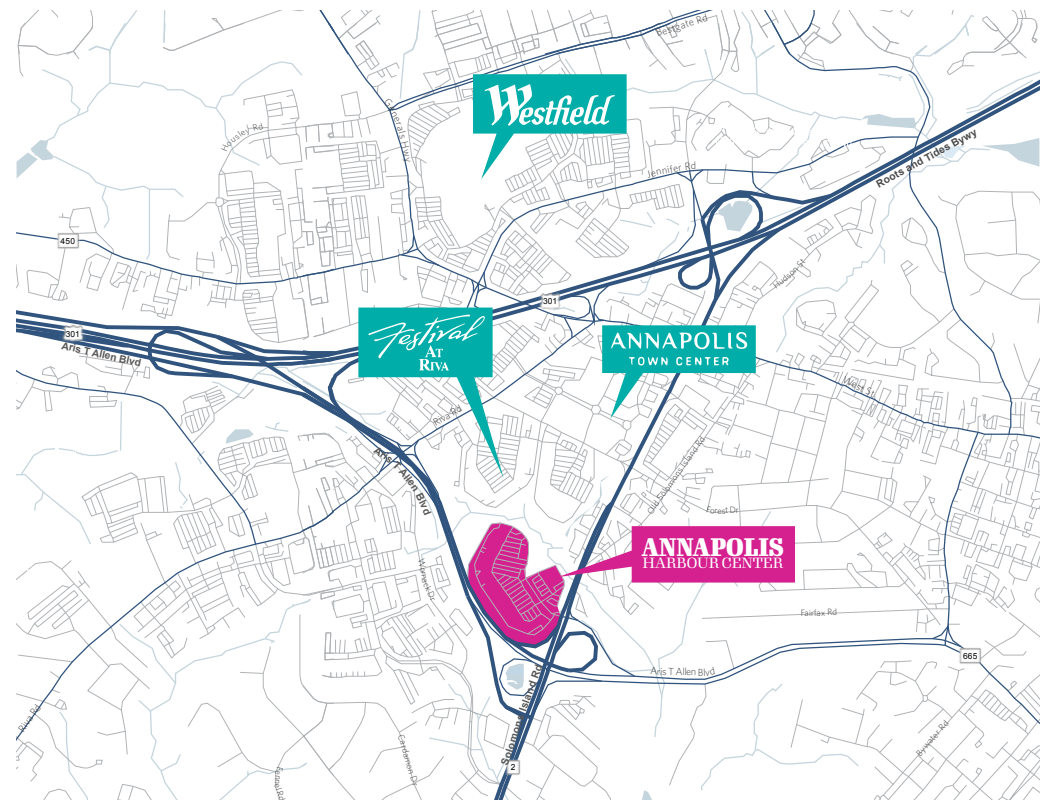
**NORTHROP GRUMMAN**  
7.7K  
Employees

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

## klnb

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



**WESTFIELD ANNAPOLIS**  
macy's | ZARA | The Container Store | H&M | AMC THEATRES | Crate & Barrel | JCPenney

**ANNAPOLIS PLAZA**  
HOMESENSE | HomeGoods | Marshalls | JO-ANN | TRADER JOE'S | CVS pharmacy

**GATEWAY VILLAGE SHOPPING CENTER**  
BEST BUY | DICK'S Sporting Goods | STAPLES | PETSMART

sam's club

**BEACON SQUARE**  
eggspiration restaurant-cafe-bar | FIREBIRDS

**FESTIVAL AT RIVA**  
Giant | T.J. MAXX | Michaels | petco

**FOREST PLAZA**  
THE HOME DEPOT

**ANNAPOLIS HARBOUR CENTER**  
THE FRESH MARKET | IKEA | BARNES & NOBLE | OLD NAVY | rack | DSW | ULTA BEAUTY

**WEST ANNAPOLIS SHOPPING CENTER**  
Grauls Market | Walgreens

LA Z BOY

**ANNAPOLIS TOWNE CENTRE**  
TARGET | WHOLE FOODS | LIFETIME OUTLET | ETHAN ALLEN | RH | Bassett

Advance Auto Parts | Walgreens

KOHL'S | LIDL

**ANNAPOLIS MARKETPLACE**

**VILLAGE GREENS OF ANNAPOLIS**  
CVS

TACO BELL

goodwill

93,521 (2022 ADT)

152,544 (2022 ADT)

19,611 (2022 ADT)

58,412 (2022 ADT)

92,211 (2022 ADT)

21,641 (2022 ADT)

5,403 (2022 ADT)

127,031 (2022 ADT)

36,913 (2022 ADT)

36,782 (2022 ADT)

2

50

97

595

78

West St

Forest Dr

665

450

435

Spa Rd

Hilltop Ln

ense Hwy

97

Generals Hwy

Bestgate Rd

John Hanson Hwy

Solomons Island Rd

Aris T Allen

Forest Dr

Admiral Dr

Roscoe Rowe Blvd

Taylor Ave



THE HOME DEPOT

John Hanson Hwy  
90,577 (2022 ADT)  
54,808 (2022 ADT)  
655

BEACON SQUARE  
eggspEctation  
restaurant - cafe - bar  
FIREBIRDS  
WOOD FIRED GRILL  
CRAFT COUNTRY  
JERSEY MATE

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

MISSION BBQ  
32,236 (2022 ADT)  
450  
Double 7 Diner

DUNKIN'

FESTIVAL AT RIVA  
Giant  
TJ-maxx  
Michael's  
petco

11,992 (2022 ADT)

Forest Dr

FOREST PLAZA

THE HOME DEPOT

LIDL  
KOHLS  
Chick-filA

Office DEPOT

CVS pharmacy

Riva Rd

Henry S Truman Pkwy

Admiral Cochrane Dr

65,395 (2022 ADT)

655

45,723 (2022 ADT)

THE FRESH MARKET  
IKEA  
BARNES & NOBLE  
OLD NAVY  
NORDSTROM  
rack DSW  
ULTA BEAUTY  
ANNAPOLIS HARBOUR CENTER

CLOSE UP  
AERIAL

# SITE PLAN

KEY	
<span style="display:inline-block; width:15px; height:15px; background-color: #d9ead3; border: 1px solid #000;"></span>	LEASED
<span style="display:inline-block; width:15px; height:15px; background-color: #f4cccc; border: 1px solid #000;"></span>	AT LEASE
<span style="display:inline-block; width:15px; height:15px; background-color: #f4cccc; border: 1px solid #000;"></span>	COMING AVAILABLE
<span style="display:inline-block; width:15px; height:15px; background-color: #fff2cc; border: 1px solid #000;"></span>	AVAILABLE



SECOND LEVEL

klnb



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