

ANNAPOLIS HARBOUR CENTER

2474 SOLOMONS ISLAND RD, ANNAPOLIS, MD 21401

**AVAILABLE
SPACE**

1,517 SF

**COMING
AVAILABLE**

3,219 SF
(AVAILABLE MAY 2027)

**OPENING
SOON**



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LERNER
RETAIL

5 MILE RADIUS TAPESTRY



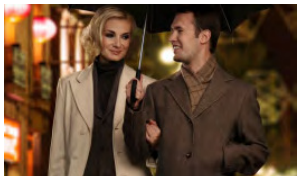
EXURBANITES

Households: 6,032 (14.3%)
Median Age: 51



TOP TIER

Households: 5,787 (13.7%)
Median Age: 47.3



URBAN CHIC

Households: 4,170 (9.9%)
Median Age: 43.3

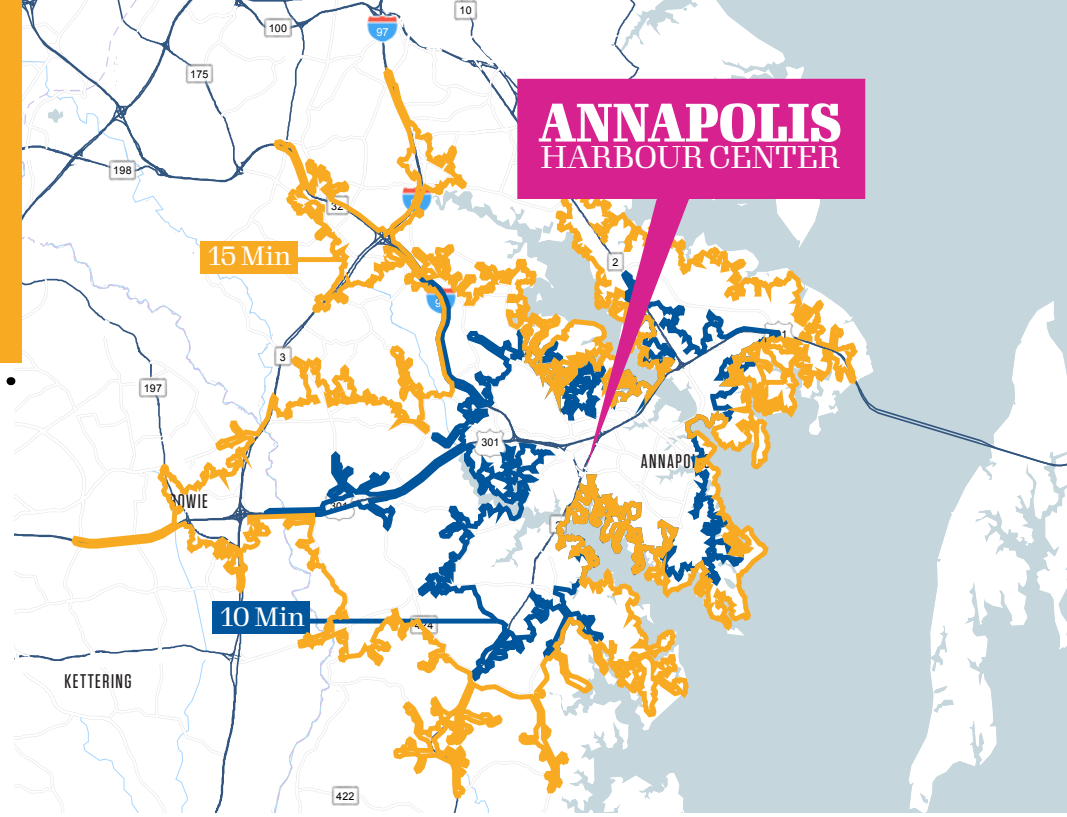


ANNAPOLIS HARBOUR CENTER

- 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.



ANNAPOLIS HARBOUR CENTER DEMOGRAPHICS



	10 MIN	15 MIN	TA
POPULATION	54,687	128,253	386,041
HOUSEHOLDS	22,492	51,729	148,201
AVERAGE HH INCOME	\$151,680	\$175,102	\$164,994
MEDIAN AGE	39.2	42.4	40.1
DAYTIME POPULATION	60,836	114,515	194,557

MAJOR EMPLOYERS

FORT MEADE
53.7K
Employees

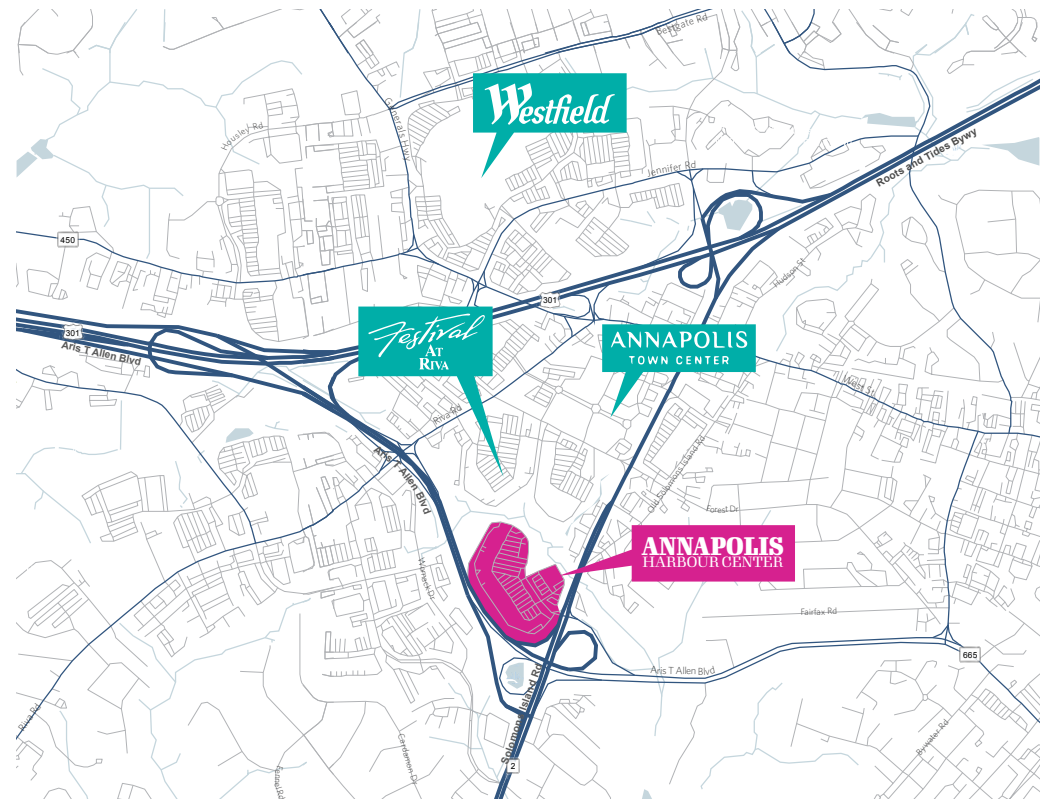
NORTHROP GRUMMAN
7.7K
Employees

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



PAROLE

ANNAPOLIS

91,890
[2024 ADT]

178

20,560
[2024 ADT]

21,350
[2024 ADT]

450

139,831
[2024 ADT]

178

4,730
[2024 ADT]

131,470
[2024 ADT]

50

34,461
[2024 ADT]

GATEWAY VILLAGE SHOPPING CENTER

- SAFeway
- BEST BUY
- Staples
- PETSMART

sam's club

WESTFIELD ANNAPOLIS

- macy's
- Crate & Barrel
- DICK'S SPORTSWEAR
- HOUSE OF SPORT
- The Container Store

ANNAPOLIS PLAZA

- HomeGoods
- Marshalls
- TRADER JOE'S
- HOMESense

JENNIFER SQUARE

- LABOY

BEACON SQUARE

- eggspiration
- FIREBIRDS

SHOPPES AT RIVA

- ALDI
- SL SALON LOFTS
- honeygrow

ANNAPOLIS TECHNOLOGY PARK

- CVS
- SUBWAY
- Squish

FESTIVAL AT RIVA

- Giant
- Tanera
- five BELOW
- TJ-MAXX
- Michaels
- petco

FOREST PLAZA

- DOLLAR TREE
- OUTBACK
- THE FRESH MARKET

ANNAPOLIS HARBOUR

- THE GAP
- BARNES & NOBLE
- OLD NAVY
- Rack
- DSW
- CULTA

ANNAPOLIS TOWNE CENTRE

- target
- WHOLE FOODS
- RESTORATION HARDWARE
- ETHAN ALLEN

McDonald's

TACO BELL

KOHL'S

ONE PARK PLACE

- seasalt
- Miss Shirley's
- CARPACCIO

ANNAPOLIS MARKETPLACE

- SAFeway

23,220
[2024 ADT]

39,981
[2024 ADT]

VILLAGE GREENS OF ANNAPOLIS

- CVS
- Celebree SCHOOL

Hilltop Ln

Solomon Rd

Aris T Arien Blvd

Forest Dr

Riva Rd

Admiral Dr

Bestgate Rd

Rowe Rd

Rowe Rd

Taylor Rd

Spa Rd

Forest Rd



THE HOME DEPOT

BEACON SQUARE
eggspectation
restaurant - cafe - bar
FIREBIRDS
WOOD FIRED CHICKEN
Jenny Holm
Wineology

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

MISSION BBQ
BROWN BREAD
SWEETS
Double 7 Diner
25,010 (2024 ADT)
450

RIVA SHOPS
ALDI
hg honeygrow
SL SALON LOFTS

8,530 (2024 ADT)
23,220 (2024 ADT)

FESTIVAL AT RIVA
Giant
TJ-maxx
Michael's
petco

FOREST PLAZA
THE HOME DEPOT

LIDL
KOHLS
Chick-fil-A

DUNKIN'

Office DEPOT

CVS
pharmacy

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

CLOSE UP
AERIAL

SITE PLAN

KEY	
	LEASED
	AVAILABLE



klnb



ANNAPOLIS HARBOUR CENTER

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