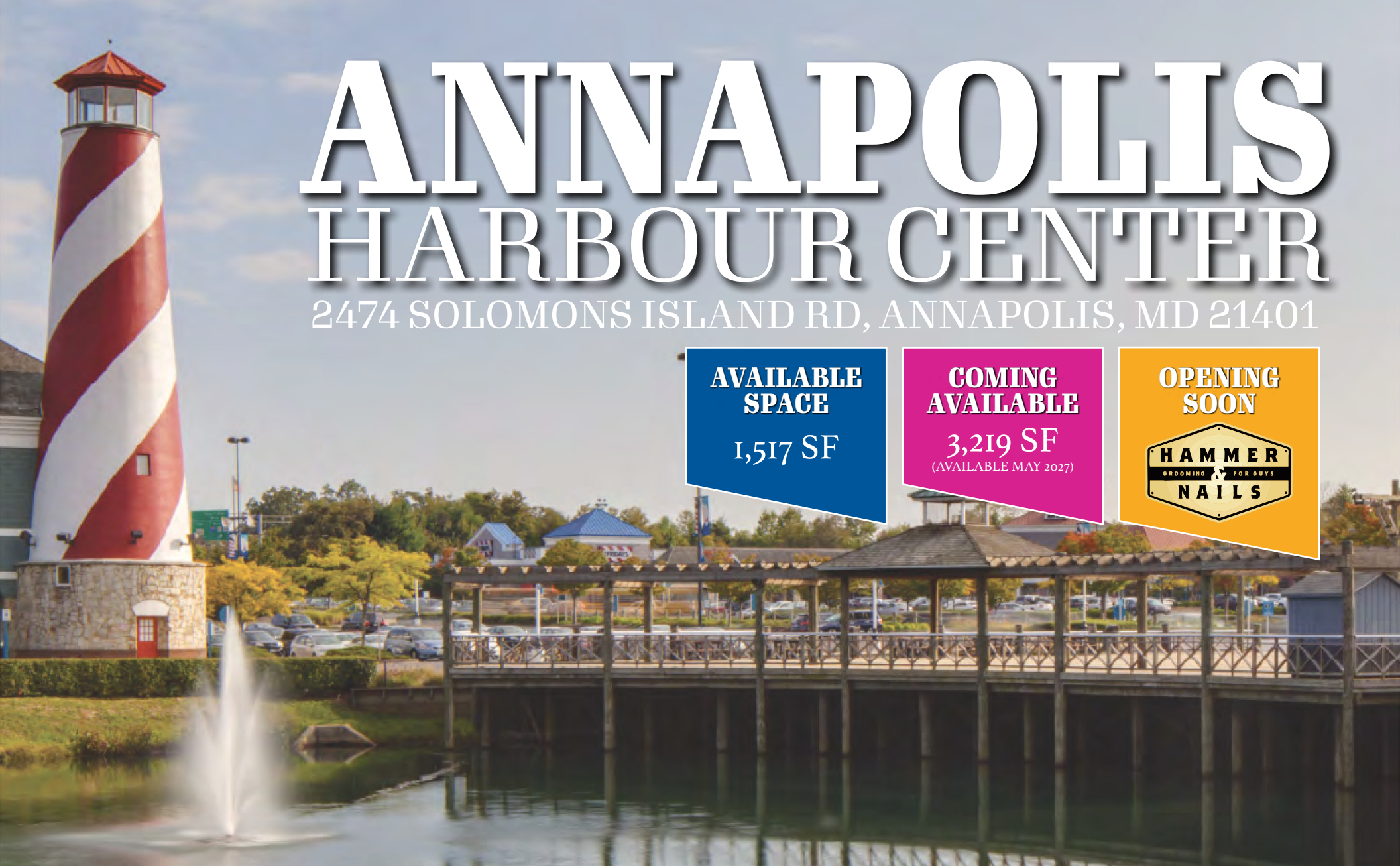




ANNAPOLIS HARBOUR CENTER

2474 SOLOMONS ISLAND RD, ANNAPOLIS, MD 21401

**AVAILABLE
SPACE**

1,517 SF

**COMING
AVAILABLE**

3,219 SF
(AVAILABLE MAY 2027)

**OPENING
SOON**



VICTOR SALCIDO
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MICHAEL PRATT
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klnb  **LERNER**
RETAIL

5 MILE RADIUS TAPESTRY



EXURBANITES

Households: 6,032 (14.3%)

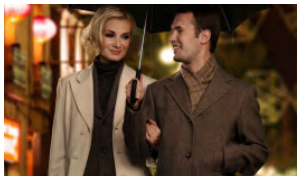
Median Age: 51



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.

ATHLETA

BARNES
& NOBLE

DSW
DESIGNER SHOE WAREHOUSE®

crumbl
cookies

THE
FRESH
MARKET

CALL YOUR
MOTHER
— A JEW-ISH DELI —

F45

GAP

LANDMARK
THEATRES

NORDSTROM
Rack

ULTA
BEAUTY



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

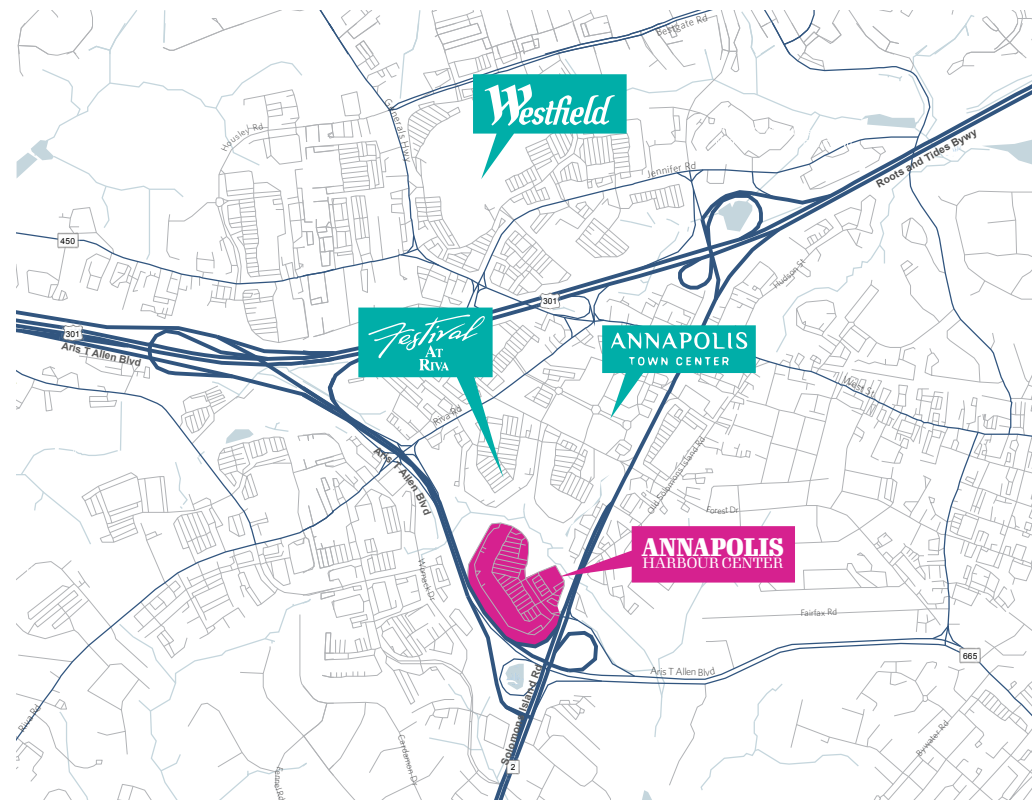
3.2K
Employees

UNIVERSITY of MARYLAND MEDICAL CENTER

2.9K
Employees

Booz | Allen | Hamilton

2.1K
Employees



MARKET AERIAL



PAROLE

ANNAPOLIS

WESTFIELD ANNAPOLIS
★ Macy's
Crate & Barrel
DICK'S SPORTS
HOUSE OF SPORT
The Container Store

ANNAPOLIS PLAZA
HomeGoods
Marshall's
TRADER JOE'S
HOMESENSE

GATEWAY VILLAGE SHOPPING CENTER
SAFeway
BEST BUY
Staples
PETSMART

sam's club

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

DOLLAR TREE
OUTBACK
FOREST PLAZA

FRESH MARKET
GAP
BARNES & NOBLE
OLD NAVY
Rack
DSW
CULTA
ANNAPOLIS HARBOUR

target
WHOLE FOODS
RESTORATION
ETHAN ALLEN
ANNAPOLIS TOWNE CENTRE

McDonald's

TACO BELL

ANNAPOLIS MARKETPLACE
SAFeway

CVS
Celebree SCHOOL
VILLAGE GREENS OF ANNAPOLIS

ONE PARK PLACE
seasalt
Miss Shirley's
CARPACCIO

NAVY-MARINE CORPS
MEMORIAL STADIUM
(34,000 SEATS)

178

20,560
(2024 ADT)

21,350
(2024 ADT)

50

131,470
(2024 ADT)

34,461
(2024 ADT)

450

139,831
(2024 ADT)

178

4,730
(2024 ADT)

450

665

450

23,220
(2024 ADT)

39,981
(2024 ADT)

Hilltop Ln

Solomon Rd

Aris T Anen Blvd

Forest Dr

Riva Rd

Bestgate Rd

Admiral Dr

Rowe Rd

West

Spa Rd

Forest



THE HOME DEPOT

BEACON SQUARE
eggspectation
restaurant - cafe - bar
FIREBIRDS
WOOD FIRED GRILL
Jockey
MILK
SHOPS

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

MISSION BBQ
Double T Diner

RIVA SHOPS
ALDI
hg honeygrow
SL SALON LOFTS

FESTIVAL AT RIVA
Giant
TJ-maxx
Michael's
petco

FOREST PLAZA
THE HOME DEPOT

LIDL
KOHLS
Chick-fil-A

Office DEPOT

CVS
pharmacy

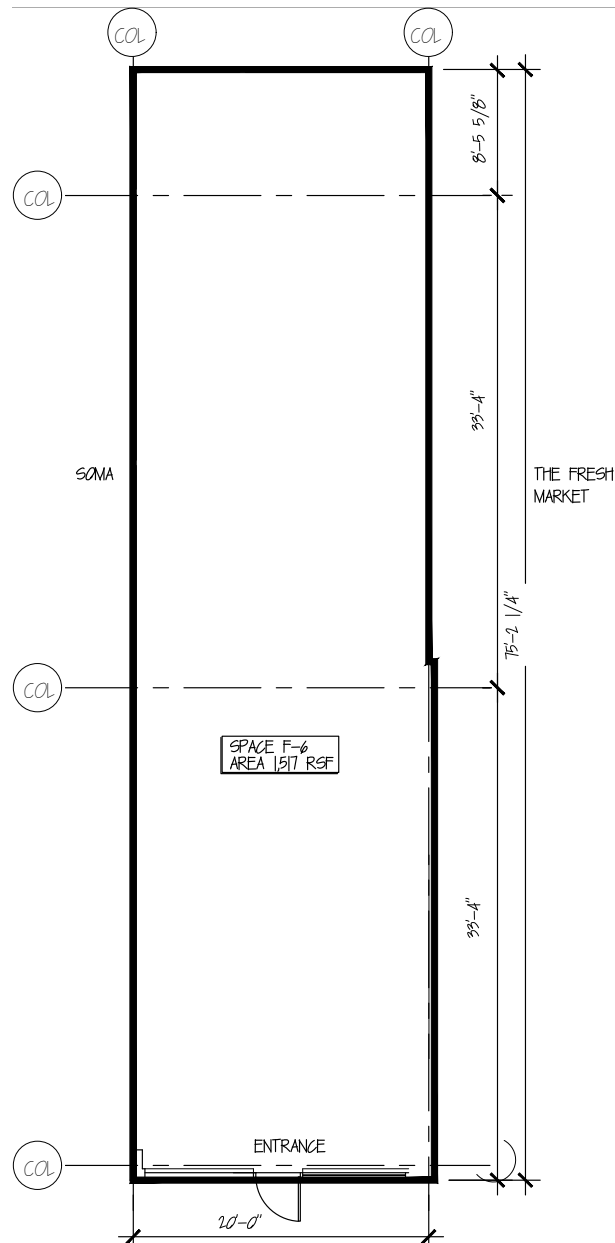
THE FRESH MARKET
IKEA
BARNES & NOBLE
OLD NAVY
NORDSTROM
rack DSW
ULTA
BEAUTY
ANNAPOLIS
HARBOUR CENTER

CLOSE UP
AERIAL

SITE PLAN



1,517 SF
IMMEDIATELY AVAILABLE



CLICK FOR PHOTOS

FRONT OF HOUSE



SALES FLOOR



BACK OF HOUSE & EXISTING RESTROOM



klnb



ANNAPOLIS HARBOUR CENTER

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[VIEW PROPERTY WEBSITE](#)