



222 PRINCE GEORGE STREET

UNITS A & B | ANNAPOLIS, MARYLAND 21401

FOR
SALE



COMMERCIAL
SPACES
FOR SALE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

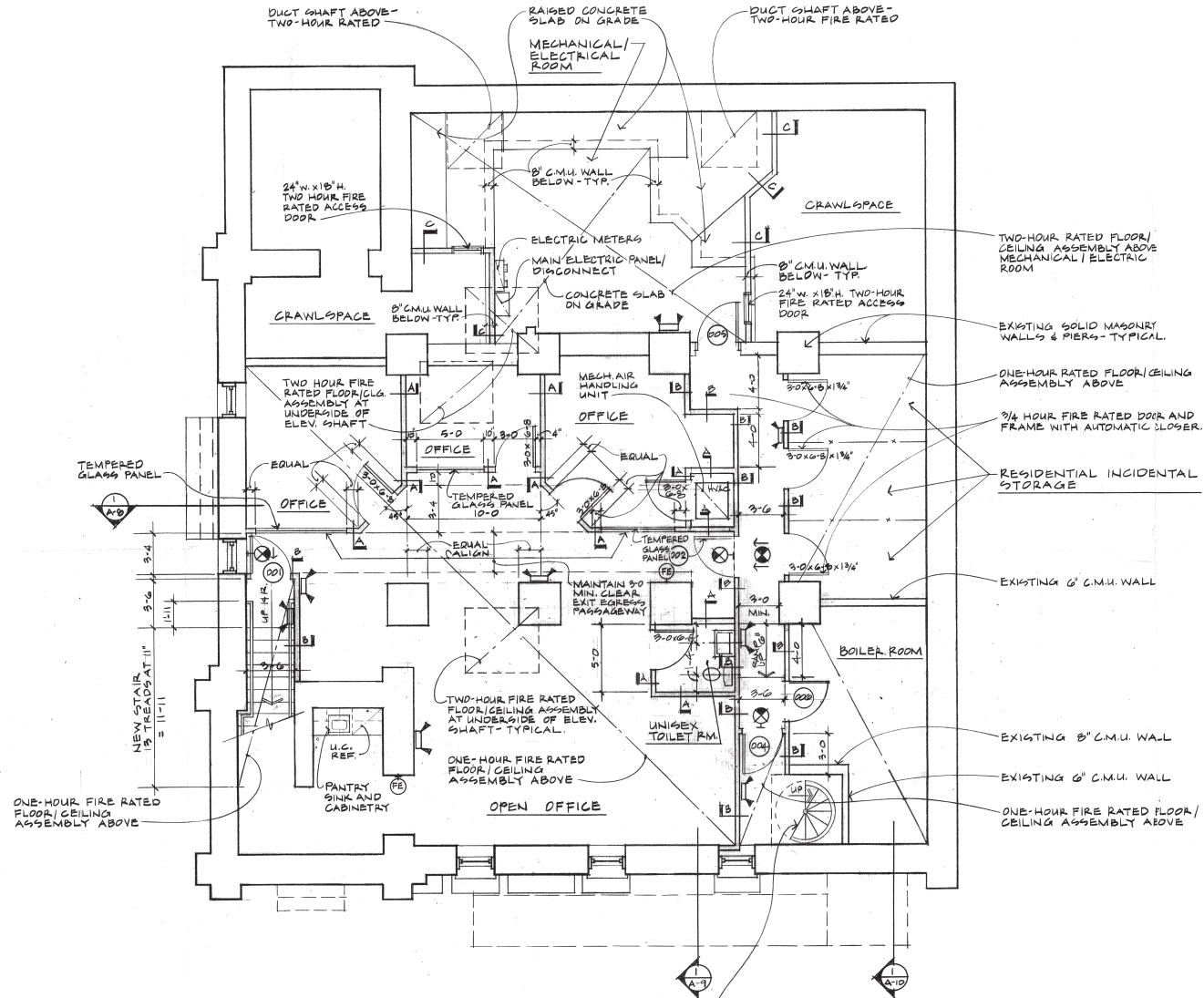
- 222 Prince George Street located at the corner of Maryland Avenue & Prince George Street in the center of downtown Annapolis
- Fully renovated upscale office condominiums on 2 levels with brick facade and wood floors
- Building features historic 125-year-old stained glass windows
- One block from State Circle, the Maryland State House, two blocks from the US Naval Academy and Annapolis City Dock
- Close proximity to many restaurants, pubs and shops
- Fully appointed executive office suite with 10 private offices and furnished conference room
- **Flexible C2A zoning** permits the following uses: Antique Shop, Banks & Financial Institutions, Nonprofit & Fraternal Clubs & Lodges, Florist/Gift shops, Liquor store, Coffee shop, Retail goods store, Specialty convenience goods store, Personal fitness studios, Tobacco shop, Personal care establishments, Art gallery, Nautical shops, Furniture store
- Currently operating as Parish House Executive Suites

SUITE SIZE:	LL & 1ST FLOOR: 2,781 SF ±
YEAR BUILT:	1900
STORIES:	2
SALE PRICE:	NEGOTIABLE



GOOGLE STREET VIEW

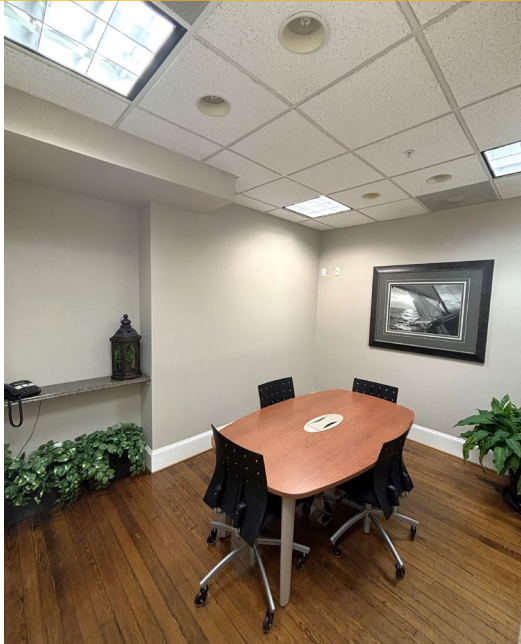
FLOOR PLANS: LOWER LEVEL



MODIFY EXISTING SPIRAL STAIR TO MEET THE FOLLOWING REQUIREMENTS:

- A. 7½" MIN. CLEAR TREAD DEPTH AT A POINT 12 INCHES FROM NARROW EDGE.
- B. MIN. HEADROOM = 78"
- C. MAX. RISER HEIGHT = 9½"
- D. MIN. STAIR RUN WIDTH = 26"
- E. MAX. OCCUPANCY LOAD = 5

INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



ANNAPO LIS
CITY MARINA

ANNAPO LIS HARBOR

USNA
UNITED STATES NAVAL ACADEMY

Latitude 38

Annapolis
Marine Art
Gallery

THE CHOPTANK

O'BRIEN'S

FEDERAL HOUSE

POTATO VALLEY

Historic Inns
of Annapolis
REMINGTON

JAMES BRICE HOUSE

IRON ROOSTER

MARYLAND STATE
HOUSE

WILLIAM PACA HOUSE & GARDEN

CITY DOCK
COFFEE

RASA
juice shop

SITE

hardRoot
dwelling

ANNAPOLIS, MD

DAVIDSON
STAMPERS

Flowers
by Dawn

KA-CHUNK!!

KA-CHUNK!!
MUSE

PRINCE GEORGE ST



DOWNTOWN ANNAPOLIS MARKET AERIAL



SITE

MARYLAND STATE HOUSE

ANNAPOLIS HARBOR

1/2 MILE

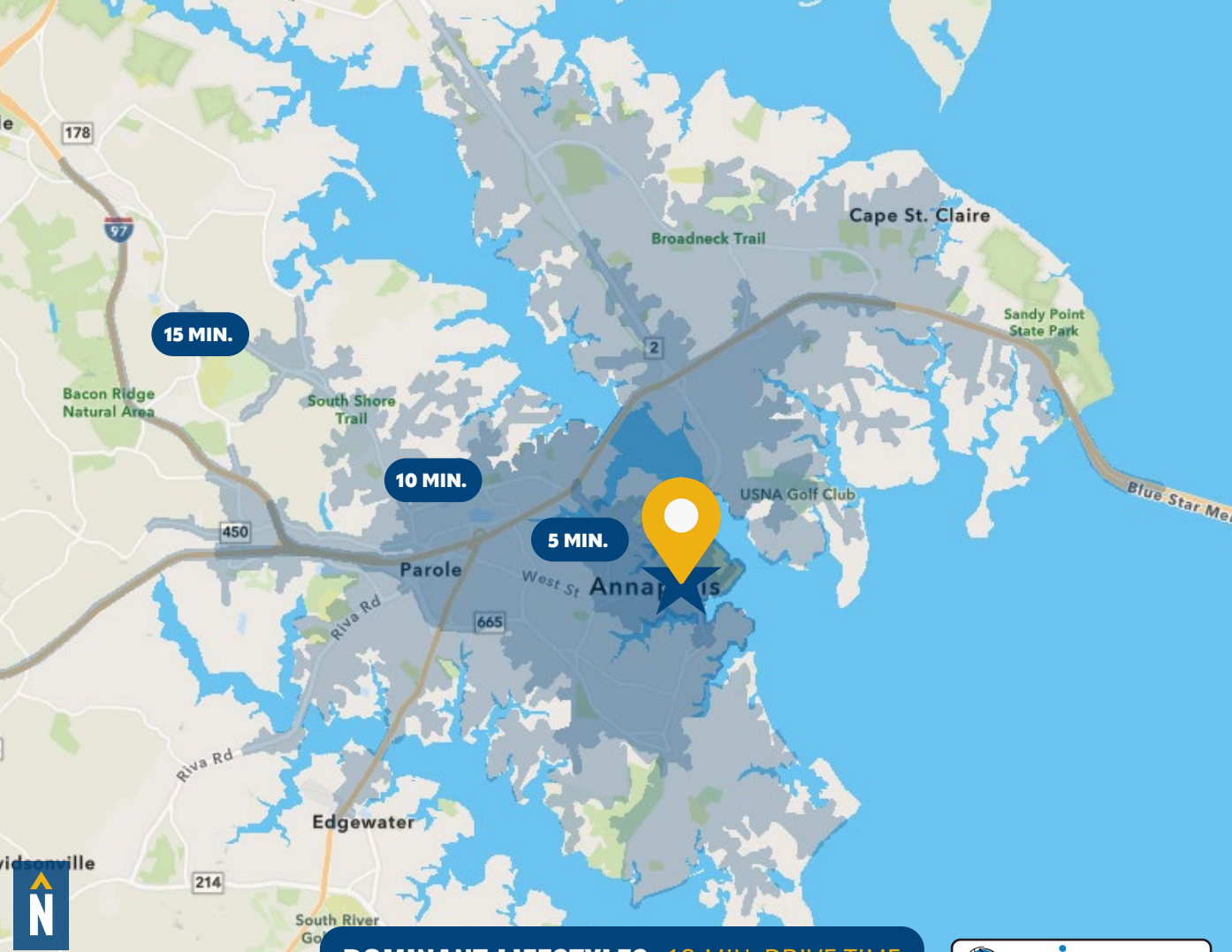
SHOPS & SERVICES/RESTAURANTS:

- | | | | | | |
|--------------------------|---------------------------------|-------------------------|---------------------------|-------------------------|----------------------------------|
| 1 LEVEL | 14 ACQUA AL 2 | 27 J. MCLAUGHLIN | 40 ANNAPOLIS JUICE SHOP | 53 CVS | 66 FEDERAL HOUSE BAR & GRILLE |
| 2 M&T BANK | 15 THE RED BEAN | 28 LOU LOU BOUTIQUES | 41 HARRY BROWNE'S | 54 O'BRIEN'S OYSTER BAR | 67 IRON ROOSTER |
| 3 DINNER UNDER THE STARS | 16 VIDA TACO BAR | 29 THE LUCKY KNOT | 42 KA-CHUNK!! RECORDS | 55 MUSTO | 68 ANNAPOLIS MARKET HOUSE |
| 4 TSUNAMI | 17 ANNAPOLIS ICE CREAM COMPANY | 30 3 SISTERS | 43 PEAKE HOUSE | 56 BOATIQUE | 69 MCGARVEY'S |
| 5 49 WEST COFFEEHOUSE | 18 CAPITAL COMICS | 31 CHICK & RUTH'S DELLY | 44 GALWAY BAY | 57 ZACHARY'S JEWELERS | 70 MIDDLETON TAVERN |
| 6 EL TORO BRAVO | 19 DRY 85 | 32 ACME BAR & GRILL | 45 OBJECT + ENTROPY | 58 CHIPOTLE | 71 DOCK STREET BAR & GRILL |
| 7 DUNKIN' | 20 MASON'S FAMOUS LOBSTER ROLLS | 33 SEA BAGS | 46 ANNEBETH'S | 59 HATS IN THE BELRY | 72 THE BIG CHEESE |
| 8 LUNA BLU RISTORANTE | 21 RED RED WINE BAR + BISTRO | 34 PRESERVE | 47 BLOOM LUXURY BOX | 60 HOBBO | 73 THE GOAT |
| 9 STAN & JOE'S SALOON | 22 NANO ASIAN DINING | 35 TYLER BÖE | 48 OLD FOX BOOKS | 61 MILLS FINE WINE | 74 STORM BROS. ICE CREAM FACTORY |
| 10 CAFÉ OLE | 23 CAFÉ NORMANDIE | 36 COTTON COMPANY | 49 HELLY HANSEN | 62 THE CHOPTANK | 75 BITTY & BEAU'S COFFEE |
| 11 RAMS HEAD TAVERN | 24 SEASONS | 37 FATFACE | 50 KILWINS ICE CREAM | 63 THE PINK CRAB | 76 BLOWFISH POKÉ HAWAIIAN GRILL |
| 12 TRUIST | 25 FOX'S DEN | 38 LILAC BIJOUX | 51 STARBUCKS | 64 BRIGHTSIDE BOUTIQUE | 77 SOFI'S CREPES |
| 13 REYNOLDS TAVERN | 26 OSTERIA 177 | 39 POTATO VALLEY CAFÉ | 52 RECLAIMED OF ANNAPOLIS | 65 PEARL | 78 LATITUDE 38 |



DEMOGRAPHICS

2025



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)

26% URBAN CHIC



MEDIAN
AGE: 41.9
HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14% EMERGING HUB



MEDIAN
AGE: 36.0
HH INCOME: \$70,356

Members of these communities are young, live in cities, and move frequently. These neighborhoods show consistent growth & are composed of large numbers of young graduates and college students.

12% CITY GREENS



MEDIAN
AGE: 41.4
HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.



TOTAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

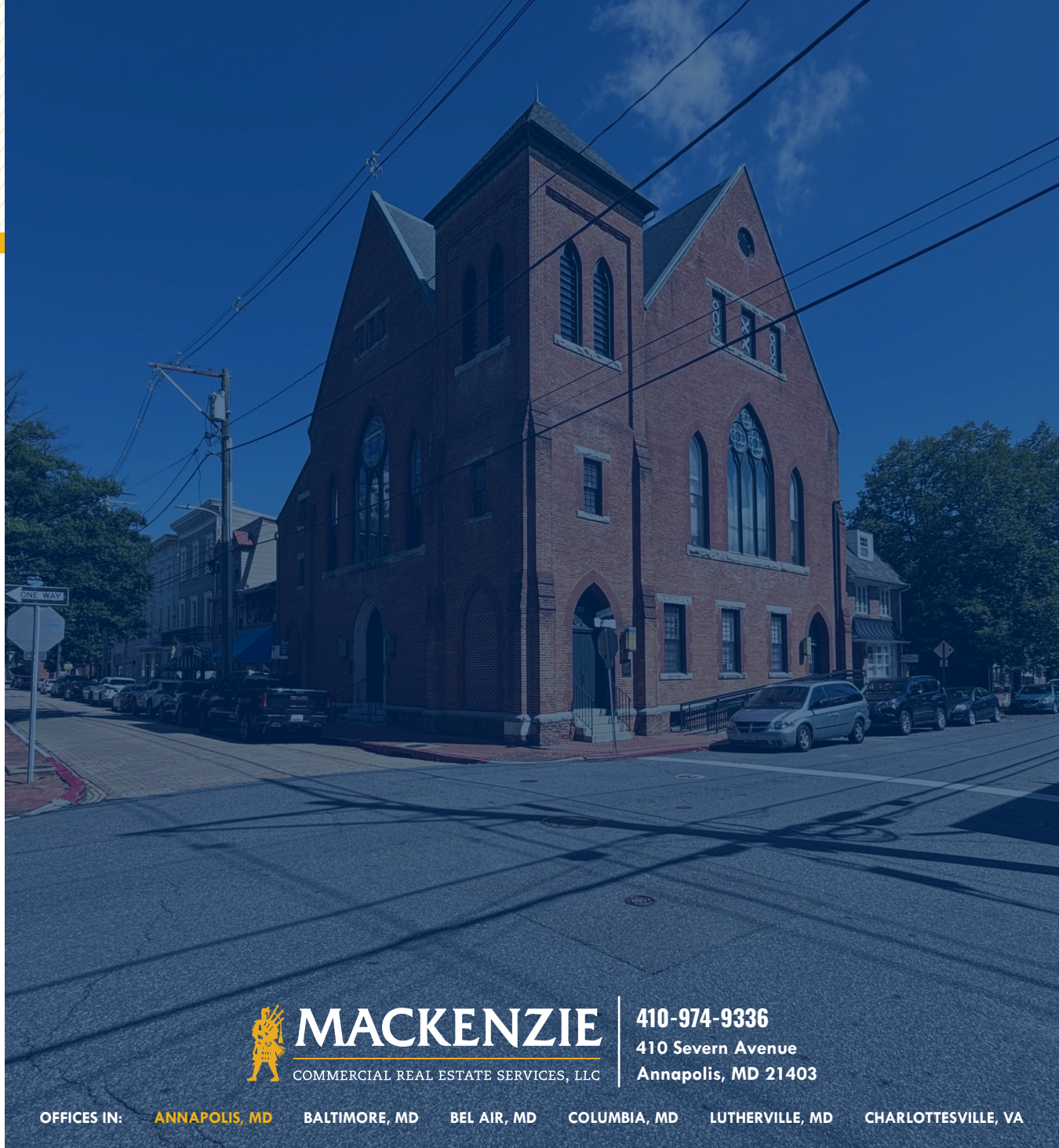
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