

# FOR LEASE/SALE 1028-1032 WEST STREET

Annapolis, MD 21401



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,596 SF
Available SF:	1,596 SF
Lot Size:	0.67 Acres
Number of Units:	1
Year Built:	1960
Zoning:	PM

## PROPERTY OVERVIEW

Corner lot on major street with 158' of frontage on West Street.

## PROPERTY HIGHLIGHTS

- For Lease/Sale - Long term lease available
- PM Zoning includes residential, offices, food service marts, retail, restaurants and mixed use. See Zoning Chart for options. Gas stations not permitted.
- Corner lot with 158' of frontage on West Street
- Abundant parking according to use
- Flexible options to repurpose or demolish existing structures

**Robin Maisel**  
(410) 271-1150



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

1028-1032 WEST STREET  
Annapolis, MD 21401



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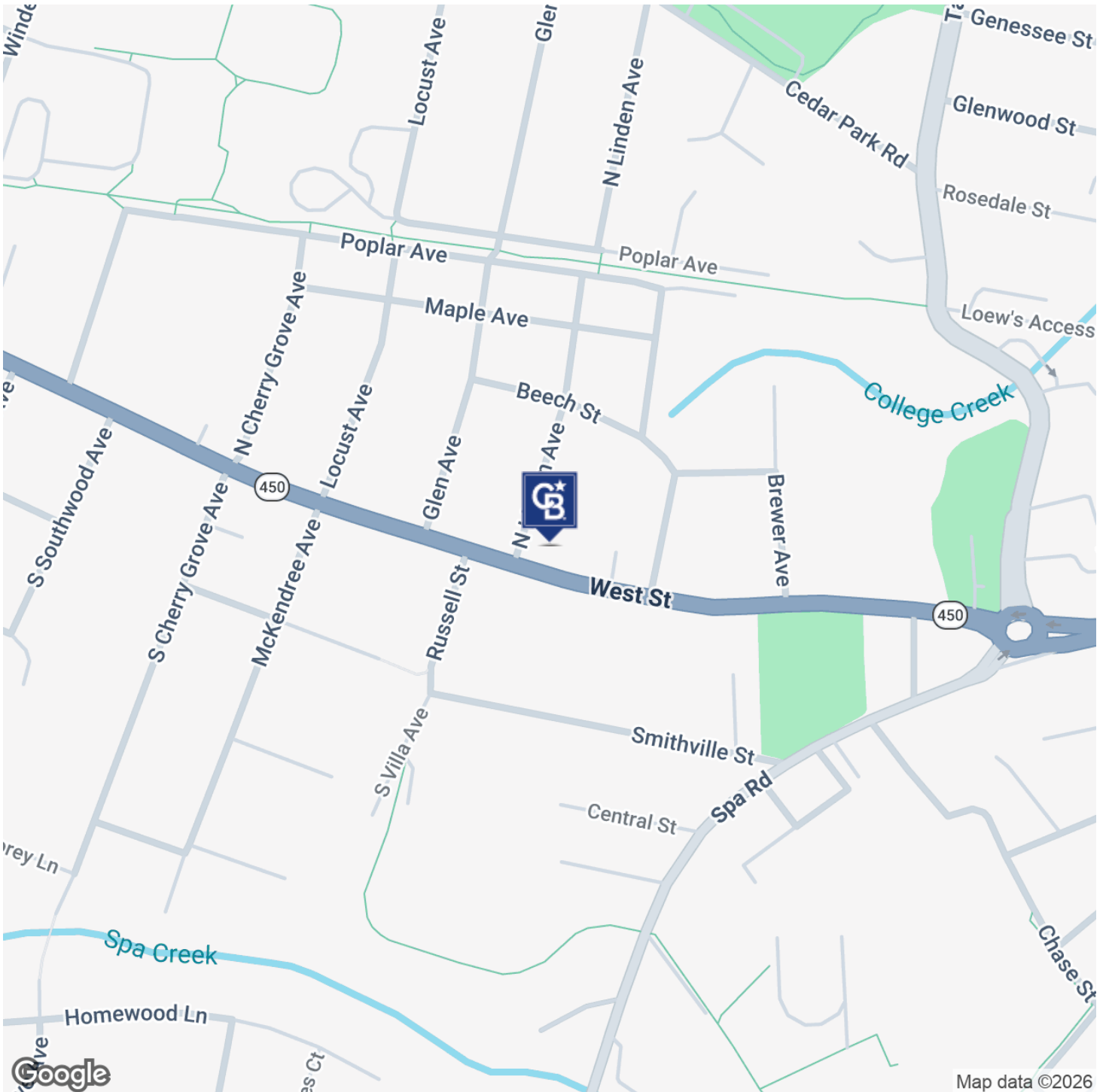


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# LEASE

1028-1032 WEST STREET

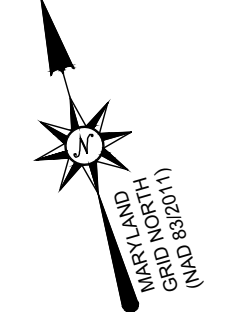
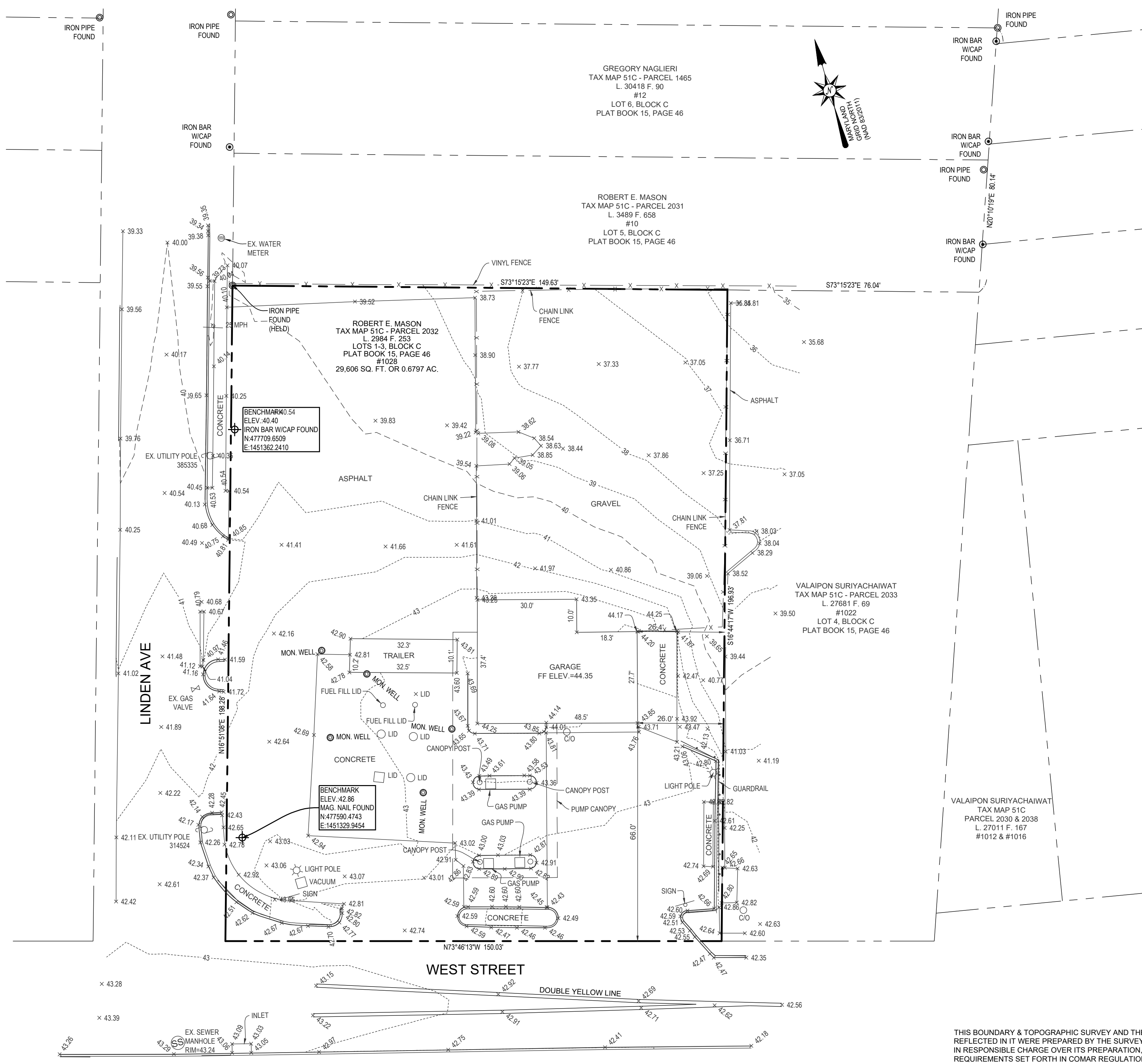
Annapolis, MD 21401



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GREGORY NAGLIERI  
TAX MAP 51C - PARCEL 1465  
L. 30418 F. 90  
#12  
LOT 6, BLOCK C  
PLAT BOOK 15, PAGE 46

ROBERT E. MASON  
TAX MAP 51C - PARCEL 2031  
L. 3489 F. 658  
#10  
LOT 5, BLOCK C  
PLAT BOOK 15, PAGE 46

ROBERT E. MASON  
TAX MAP 51C - PARCEL 2032  
L. 2984 F. 253  
LOTS 1-3, BLOCK C  
PLAT BOOK 15, PAGE 46  
#1028  
29,606 SQ. FT. OR 0.6797 AC.

VALAIPON SURIYACHAIWAT  
TAX MAP 51C - PARCEL 2033  
L. 27681 F. 69  
#1022  
LOT 4, BLOCK C  
PLAT BOOK 15, PAGE 46

VALAIPON SURIYACHAIWAT  
TAX MAP 51C  
PARCEL 2030 & 2038  
L. 27011 F. 167  
#1012 & #1016

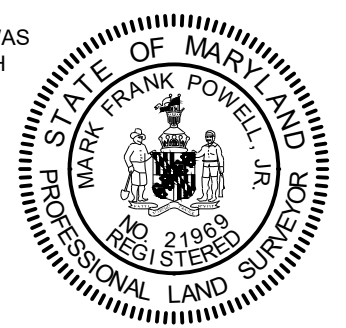
BENCHMARK  
ELEV. 40.40  
IRON BAR W/CAP FOUND  
N:477709.6509  
E:1451362.2410

BENCHMARK  
ELEV. 42.86  
MAG. NAIL FOUND  
N:477590.4743  
E:1451329.9454

THIS BOUNDARY & TOPOGRAPHIC SURVEY AND THE SURVEYING WORK REFLECTED IN IT WERE PREPARED BY THE SURVEYOR OR THE SURVEYOR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR REGULATION 09.13.06.12.

*Mark F. Powell, Jr.*  
MARK FRANK POWELL, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR  
REGISTRATION # 21969  
EXPIRATION/RENEWAL DATE: DECEMBER 17, 2021  
DATE OF LATEST FIELD NOTES: JULY 8, 2021

07/14/2021  
DATE



**GENERAL NOTES**

1. THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING SMARTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

**Bay Engineering Inc.**  
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410.897.9290  
410.897.9295 fax  
email: info@BayEngineering.com  
www.BayEngineering.com

DATE: JULY, 2021  
JOB NUMBER: 21-8088  
SCALE: 1"=40'  
DRAWN BY: M.F.P.,JR.  
CHECKED BY: M. MEEKINS  
FOLDER REFERENCE:

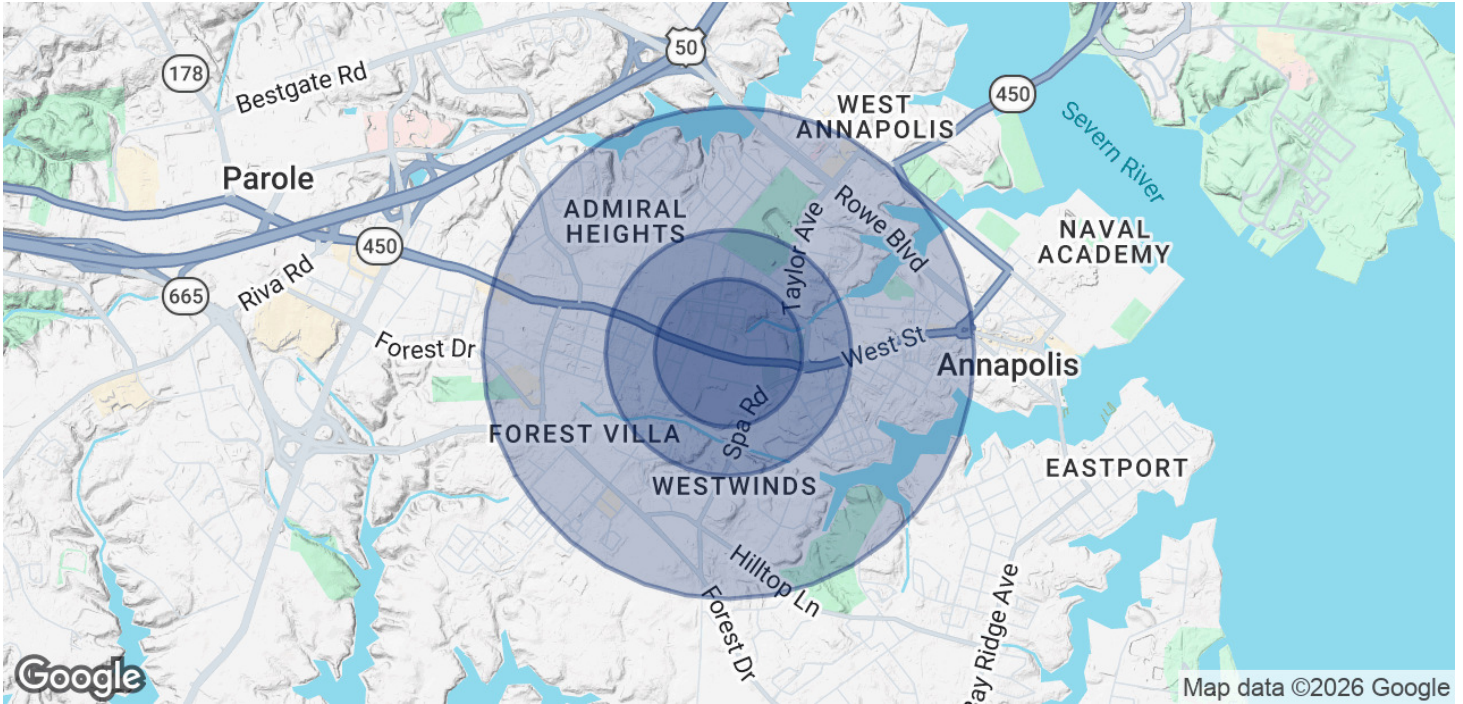
**BOUNDARY & TOPOGRAPHIC SURVEY**

THE PROPERTY OF  
**ROBERT E. MASON**  
**1028 WEST STREET**  
TAX MAP 51C ~ GRID 20 ~ PARCEL 2032  
ANNAPOLIS, MARYLAND  
6TH DISTRICT ANNE ARUNDEL COUNTY, MD

Sheet No. 1 of 1  
File No.

# LEASE

1028-1032 WEST STREET  
Annapolis, MD 21401



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	838	3,714	15,080
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	41	43	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	1,581	6,151
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$148,626	\$146,507	\$140,123
Average House Value	\$577,865	\$623,347	\$658,584

2020 American Community Survey (ACS)

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Uses	District P	District MX	District PM	District C2P
Accessory Structures and uses	A	A <sup>2</sup>	A	A
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Antique stores		P	P-Std	
Appliance stores including electrical and household appliances, and radio and television sales and repair		P		
Arts and crafts studios		P	P-Std	
Arts and crafts stores		P	P-Std	
Bank and financial institutions		P		
Bake shops		P-Std		
Cab stands including dispatch offices and related parking facilities		S		
Candy stores, where only candy prepackaged off the premises is sold		P		
Candy stores including candy making		P-Std		
Carpet and rug stores, retail sales only		P		
Catering establishments		P-Std		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	S	P	S	S

Uses	District P	District MX	District PM	District C2P
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities		P-Std		
Coffee shops		P-Std		
Conference facilities		S		
Convenience stores		P-Std		
Day care centers, groups	P-Std	P-Std	P-Std	P-Std
Day care centers, group, in conjunction with a principal religious institution	A-Std	A-Std	A-Std	
Delicatessens		P-Std	P-Std	
Department stores		P		
Dry cleaning and laundry drop off and pick up stations			P	
Dry cleaning and laundry establishments		P		
Dwellings, multi-family	S	P-Std	S	S
Dwellings, multi-family, containing 12 or fewer units			P-Std	
Dwellings, single-family attached	P	P-Std	P	
Dwellings, single-family detached	P	P	P	P
Dwellings, two-family	P	P	P	P

Uses	District P	District MX	District PM	District C2P
Dwellings above the ground floor of nonresidential uses		P	P	
Food service marts		P-Std	P-Std	
Furniture stores		P		
Garden supply, tool and seed stores		P		
Governmental uses				
Offices	P	P	P	P
Other government and government-related structures, facilities and uses	S	S	S	S
Public schools and colleges	P		P	
Group homes	S		S	S
Hotels with up to forty rooms, including restaurants and conference room facilities.		P-Std		
Hotels with more than forty rooms		S		
Ice cream stores		P-Std		
Inns	S			S
Institutions for the care of the aged	S			S
Laboratories, including medical, dental, research and testing		P		

Uses	District P	District MX	District PM	District C2P
Launderettes, automatic, self service		P		
Liquor stores		S		
Medical appliance stores			P-Std	
Medical cannabis dispensary	P-Std	P-Std	P-Std	
Motor vehicle service stations, including fuel sales		S		
Museums and art galleries	P	P	P	
Nautical shops, retail trade		P		
Office and business service establishments		P		
Offices, business and professional, and nonprofit, educational, cultural, or civic	P-Std or S-Std, depending on lot size	P	P-Std	P
Offices, medical	P	P	P	P
Parking garages	S	P-Std, S-Std	S	
Parking lots, other than accessory	S	P-Std	P-Std	
Personal care establishments	S	P	P	
Pet grooming facility	S-Std	P-Std	P-Std	

Uses	District P	District MX	District PM	District C2P
Photocopying and reproduction services, including blueprinting		P		
Personal fitness studios		P	P	
Physical health facilities, including health clubs and gymnasiums		P		
Planned developments, business and special mixed	P-Std	P-Std		
Religious institutions, including churches, chapels, mosques, temples and synagogues	P	P	P	
Research and development businesses, provided that there is no significant assemblage of goods or products		P		
Rest homes and nursing homes	S			S
Restaurant, fast food		S-Std		
Restaurant, standard		P-Std S-Std	P-Std, S-Std	
Retail goods stores		P		
Schools, commercial, trade, vocational, music, dance, or art		P		
Schools, private, elementary, middle, or high	P			
Seasonal outdoor sales		P-Std		

Uses	District P	District MX	District PM	District C2P
Sidewalk cafés	P-Std	P-Std	P-Std	
Small cell system	P-Std	P-Std	P-Std	P-Std
Specialty convenience retail store		P	P-Std	
Supermarkets		P-Std		
Telecommunications facilities	A-Std	A-Std	A-Std	A-Std
Telephone transmission equipment buildings		P		
Temporary uses	P-Std	P-Std	P-Std	P-Std
Theaters, indoor, with less than one hundred seats	P-Std	P-Std		
Theaters, indoor, with one hundred or more seats	S-Std	P-Std		
Tobacco shops		P		
Undertaking establishments and funeral parlors	S			
Wine bars		P-Std		