

# RETAIL PROPERTY FOR LEASE



2020 WEST ST., ANNAPOLIS, MD 21401  
**2020 WEST ST.**

## Property Description

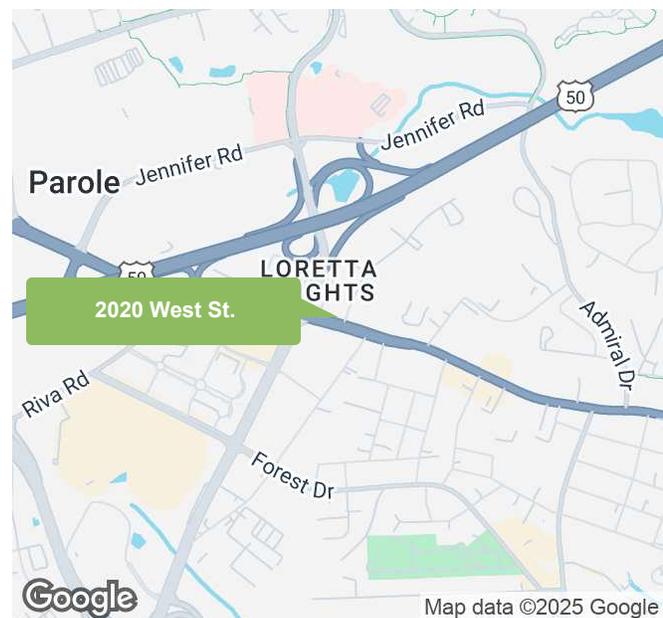
At 2020 West St., visibility and signage opportunities are paramount, with front row retail positioning and parking both in front and circling the building. The property offers exceptional exposure for retail businesses, featuring prominent signage opportunities on the building and pylon sign. With a prime location, the property boasts a great showroom window that allows for abundant natural light, creating an inviting atmosphere for customers. The expansive windows and thoughtful layout provide ample space for showcasing merchandise, while the abundant natural light enhances the retail environment. Drive in door in rear of space for deliveries, assemblage, etc.

## Location Description

2020 West St. is strategically positioned at the corner of West and Hudson St., boasting a prime location in Annapolis with easy access to US Rt. 50 and I-97. The property enjoys high visibility with a traffic count of 34,000+, making it an ideal spot for retail tenants seeking maximum exposure. Just moments away from the Westfield Annapolis shopping center, this area offers a wealth of shopping opportunities, attracting a steady flow of potential customers. With its convenient access to major highways and proximity to bustling shopping centers, 2020 West St. presents an enticing opportunity for retail businesses looking to thrive in a dynamic commercial environment.

## Property Highlights

3,540 SF Retail Space on West St. Annapolis



PRESENTED BY:

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2568A RIVA RD

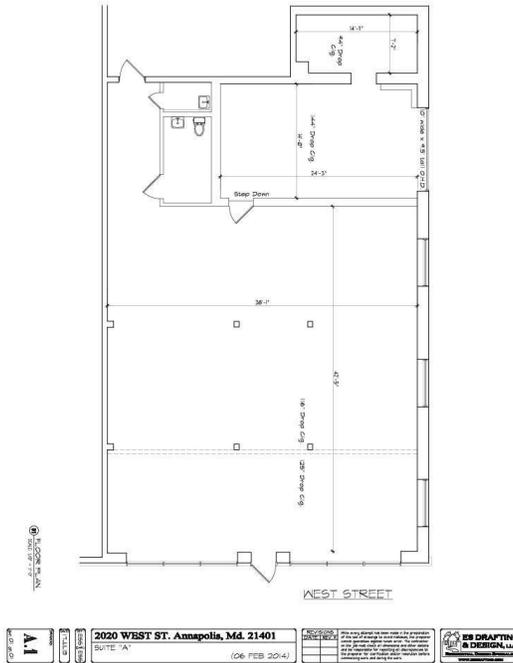
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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,540 SF	Lease Rate:	\$28.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	2,540 SF	NNN	\$28.00 SF/yr	Great visibility -- prime West St. location (corner suite) Retail window line with natural light Store front and Pylon signage Rear/side Drive in door TC Town Center Zoning

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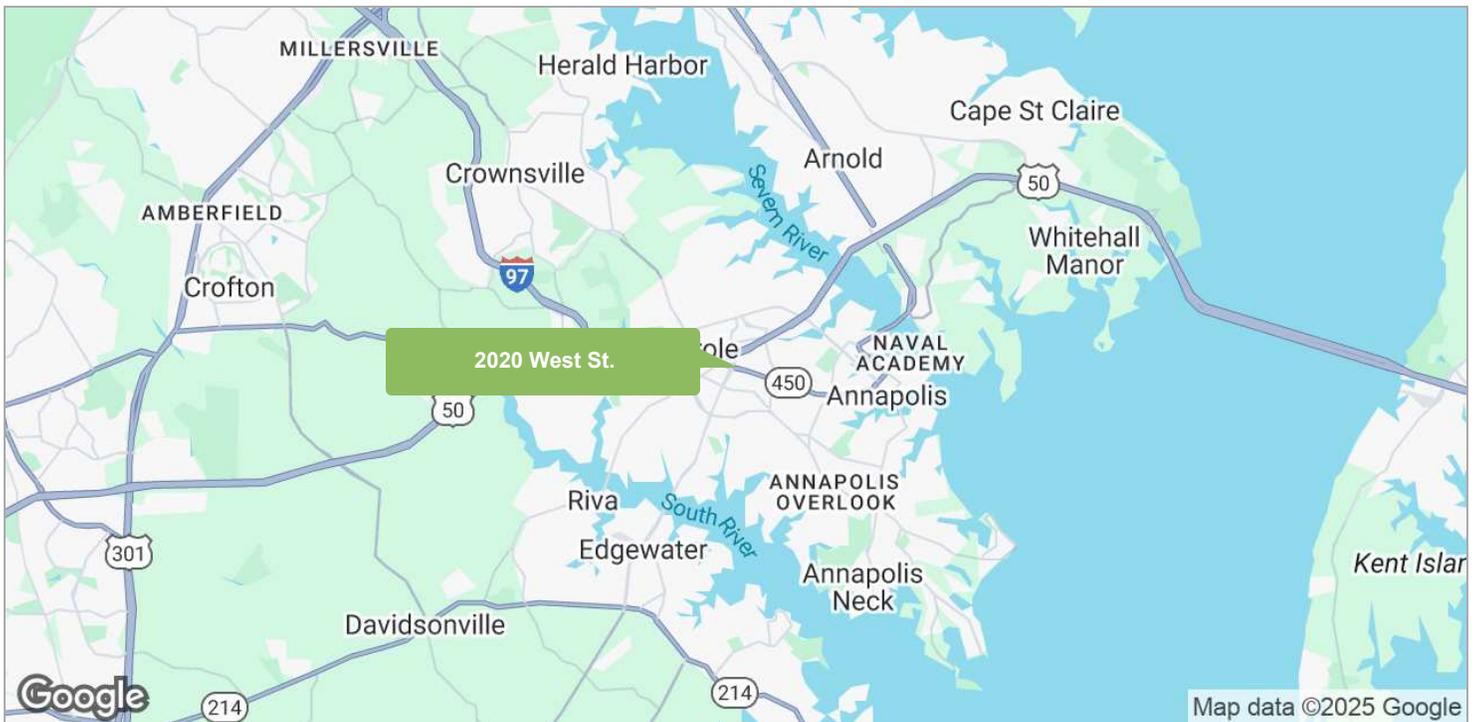
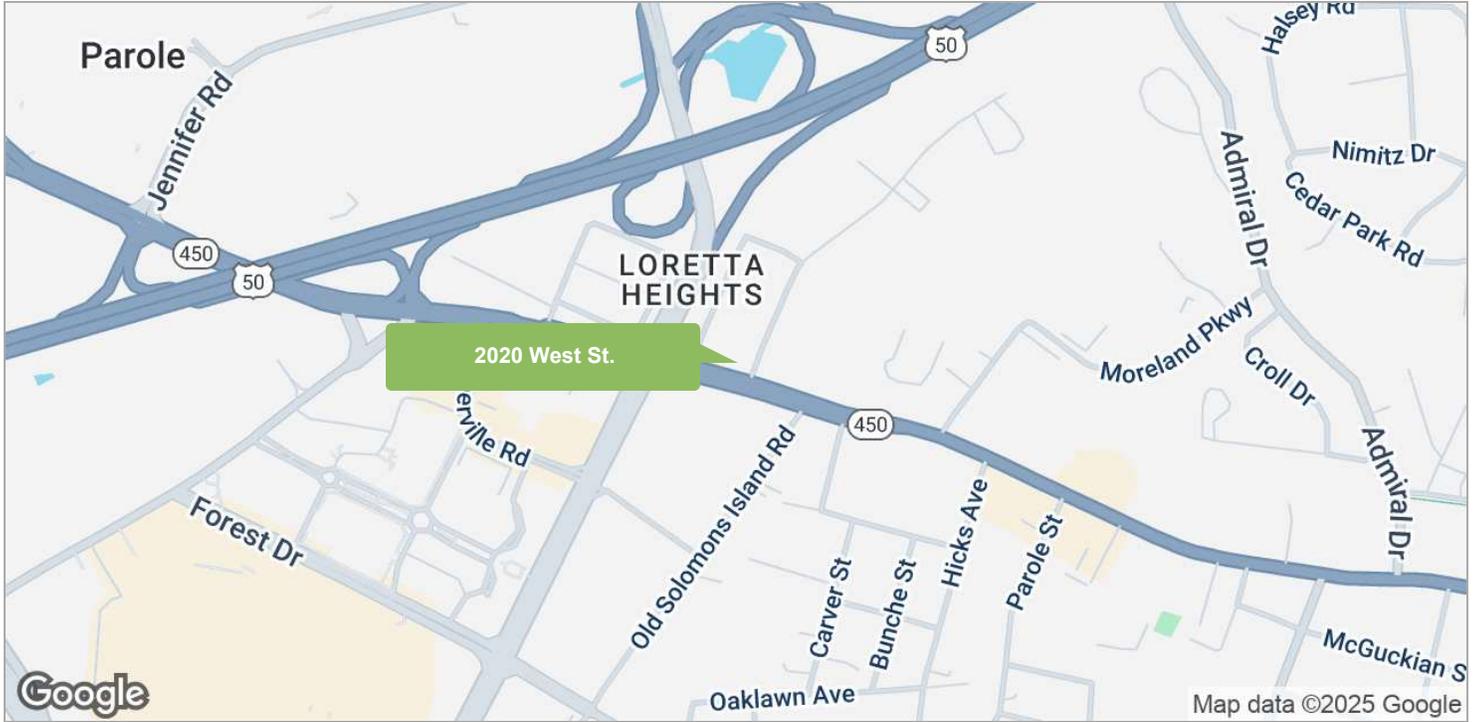
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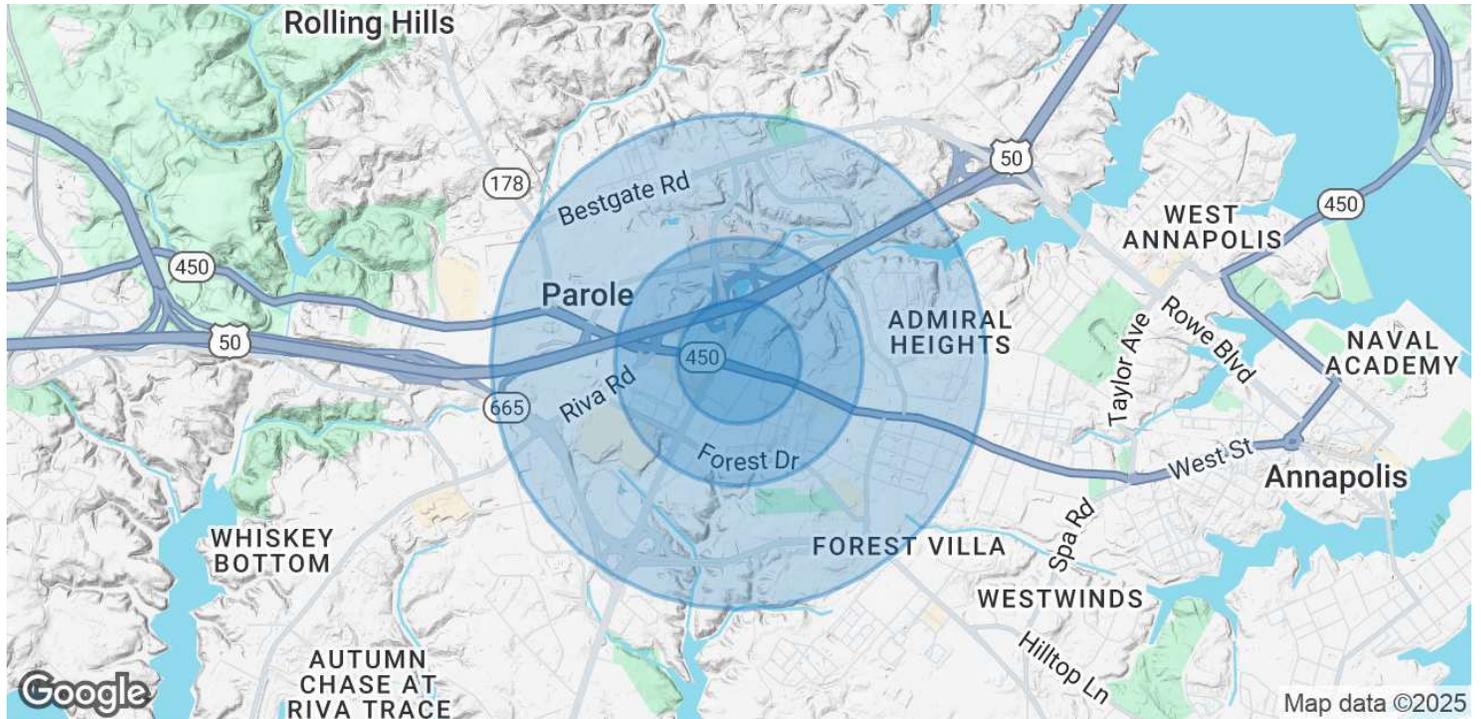
## LOCATION MAPS



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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	811	2,774	9,589
Average Age	30.1	31.6	36.5
Average Age (Male)	26.2	28.1	34.5
Average Age (Female)	36.7	38.0	40.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	282	1,030	4,114
# of Persons per HH	2.9	2.7	2.3
Average HH Income	\$84,744	\$89,648	\$107,552
Average House Value	\$266,703	\$290,459	\$319,938

2020 American Community Survey (ACS)

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