

# FOR LEASE

1835 FOREST DRIVE, ANNAPOLIS, MD 21401



Office space for Lease at the intersection of Forest Dr and Chinquapin Round Rd

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## HIGHLIGHTS

- Office space for lease at the intersection of Forest Drive and Chinquapin Round Road
- First floor end unit with great visibility and natural light.
- Ample onsite parking for employees and clients
- Flexible layout for professional, service, or creative users
- Easy access to Aris T Allen Boulevard, US 50, Route 97, and Downtown Annapolis

## OFFERING



## FOR LEASE OFFICE SPACE

Lease Rate	\$1,800.00 SF/month
Lease Type	Modified Gross
Zoning	P

SPACES	SPACE SIZE
Unit G	+/-872 SF



# RETAILER MAP



### Annapolis Town Center

- CVS pharmacy
- TARGET
- at&t
- net
- Fidelity
- JJ
- bundt
- REGION ALE
- CAVA
- TRUE FOOD KITCHEN

### Festival at Riva Road

- Panera BREAD
- Giant
- Michaels
- TY-MAX
- CHASE
- OFF BROADWAY
- BUFFALO WILD WINGS
- BLINDS TO GO
- LEBAY
- SMOOTHIE KING
- MOD
- T-Mobile
- Umami
- CEREMONY
- my76
- PETCO
- carter's babies and kids
- FIVE BELOW

### Forest Plaza

- Bliss NAIL SPA
- JALAPENOS
- DOLLAR TREE
- Cigariotti's
- SALLY BEAUTY
- THE HOME DEPOT

1835 Forest Drive

### Fairfax Crossing

- metro by T-Mobile
- EL CERRITO MEXICAN GRILL
- PIZZA BOLI'S
- DUNKIN' DONUTS
- Save Mart
- BATTERY WAREHOUSE

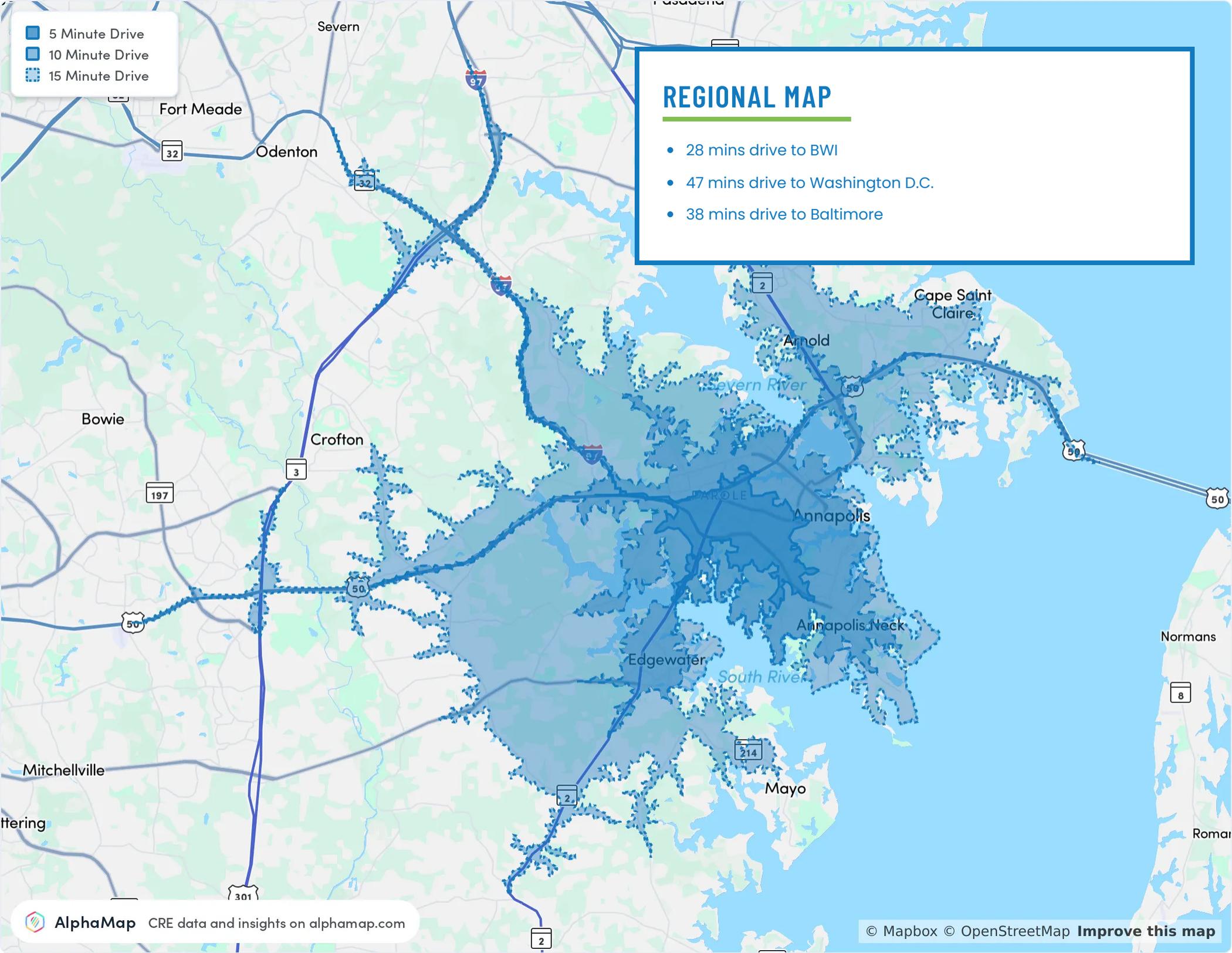
### Annapolis Harbor Center

- sweetFrog premium frozen yogurt
- verizon
- THE FRESH MARKET
- ULTA BEAUTY

- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

## REGIONAL MAP

- 28 mins drive to BWI
- 47 mins drive to Washington D.C.
- 38 mins drive to Baltimore



# DEMOGRAPHICS



MILLERSVILLE

Herald Harbor

3

Cape St Cl

## 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	14,663	64,604	106,671
Households	5,636	27,350	43,653
Average Household Size	2.6	2.4	2.4
Average Age	38	42	43
Average Household Income	\$143,508	\$152,542	\$169,771



106,671  
Population



2.4  
Average HH Size



43  
Average Age



\$169,771  
Average HH Income

Arnold

50

Whit  
Ma

Parole

NAVAL  
ACADEMY

450  
Annapolis

ANNAPOLIS  
OVERLOOK

Riva

Edgewater

Annapolis  
Neck

214

Davidsonville

Mayo

Queen Anne  
Isles





## CONTACT

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