

# FOR LEASE

1835 FOREST DRIVE, ANNAPOLIS, MD 21401



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

**John Kauffman**

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## HIGHLIGHTS

- Office space for lease at the intersection of Forest Drive and Chinquapin Round Road
- First floor 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	Call Broker
Lease Type	Modified Gross
Zoning	P

### SPACES

### SPACE SIZE

Unit A	1,112 SF
Unit F	970 SF
Unit G	872 SF



# RETAILER MAP



### Annapolis Town Center

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

### Festival at Riva Road

- Panera Bread
- Giant
- Michaels
- TI-MAX
- CHASE
- OFF BROADWAY
- BUFFALO WILD WINGS
- BLINDS TO GO
- LEBAY
- SMOOTHIE KING
- MOD
- T-Mobile
- Umami
- CEREMONY
- my76
- PETCO
- carter's
- 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

# DEMOGRAPHICS



MILLERSVILLE

Herald Harbor

3

Cape St Cl

## 2025 SUMMARY

	1 MILE	3 MILE	5 MILE
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

ville

Severn River

50

Whit  
Ma

Parole

NAVAL  
ACADEMY

450

Annapolis

ANNAPOLIS  
OVERLOOK

Riva

South River

Edgewater

Annapolis  
Neck

Bowie

301

Davidsonville

214

Queen Anne  
Isles



Mayo



# CONTACT

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