

# FOR SALE OFFICE BUILDING

## 229 HANOVER STREET

Annapolis, MD 21401



### OFFERING SUMMARY

**Sale Price:** \$4,000,000

**Building Size:** 9,068

**Zoning:** C2P

**Price / SF:** \$441.11

### PROPERTY OVERVIEW

First Time Listed for Sale. Office Building in Downtown Annapolis across the street from the Naval Academy with 14 Parking Spaces.

### PROPERTY HIGHLIGHTS

- Open Layout
- 13-14 +/- Covered Parking Spaces
- Prime Downtown Location
- Easy access to Rt. 50, I-97, City Dock, State House, Court Houses and Navy Stadium.
- Available January 1st, 2023.

### Presented By:

**Scott Douglas**

301.655.8253

sdouglas@douglascommercial.com

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COMMERCIAL**

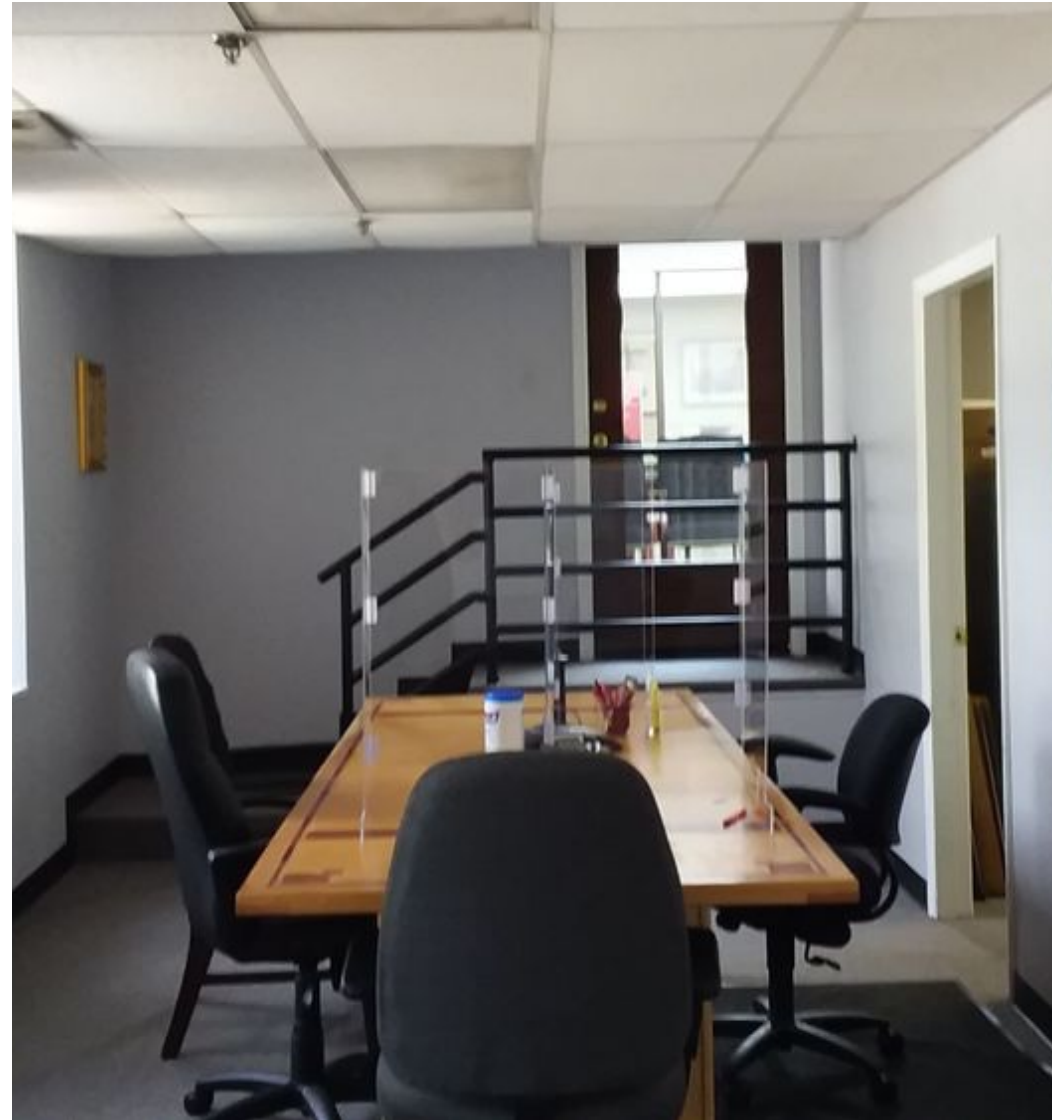
431-C FOURTH STREET, ANNAPOLIS, MD 21403

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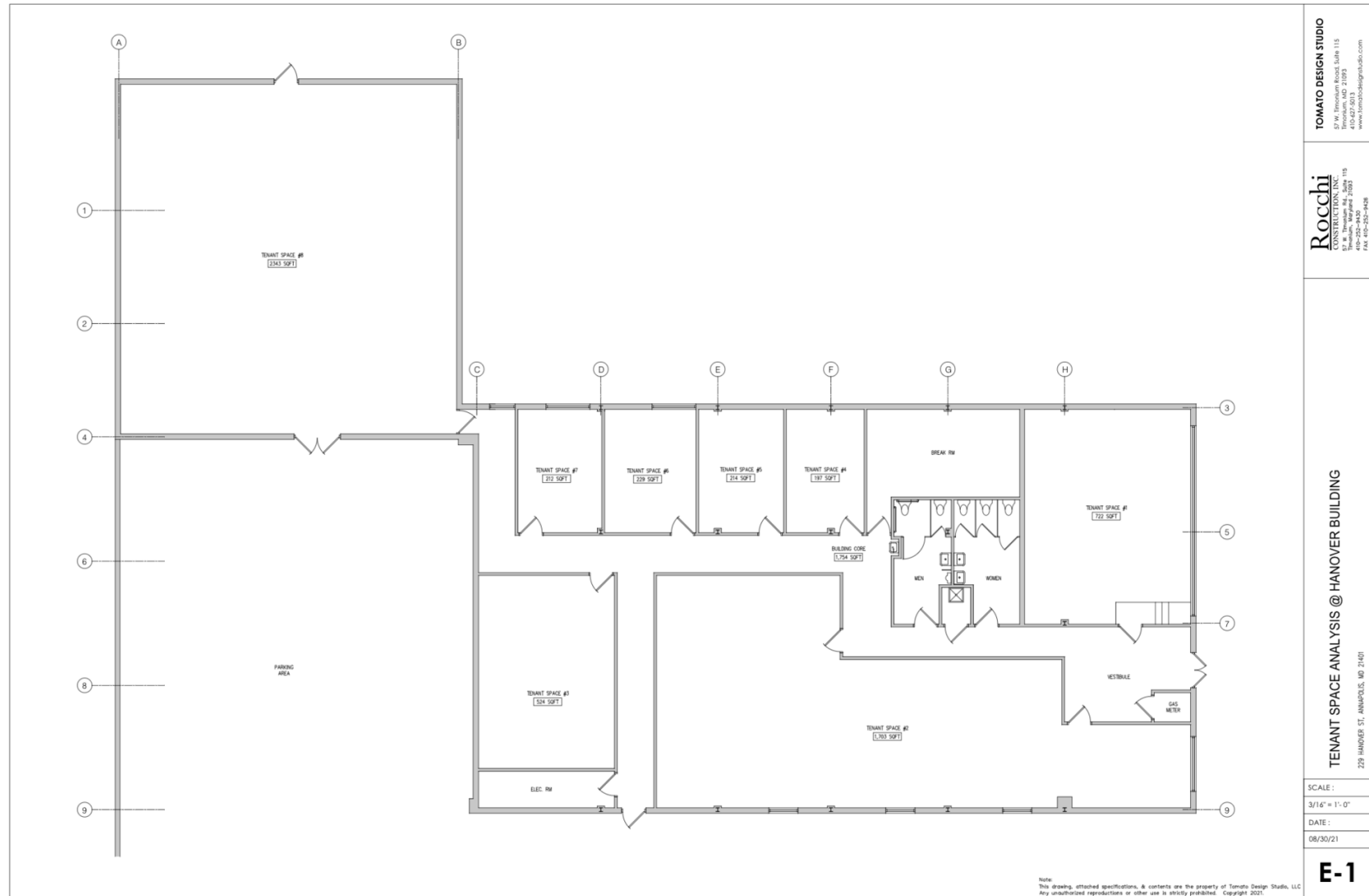
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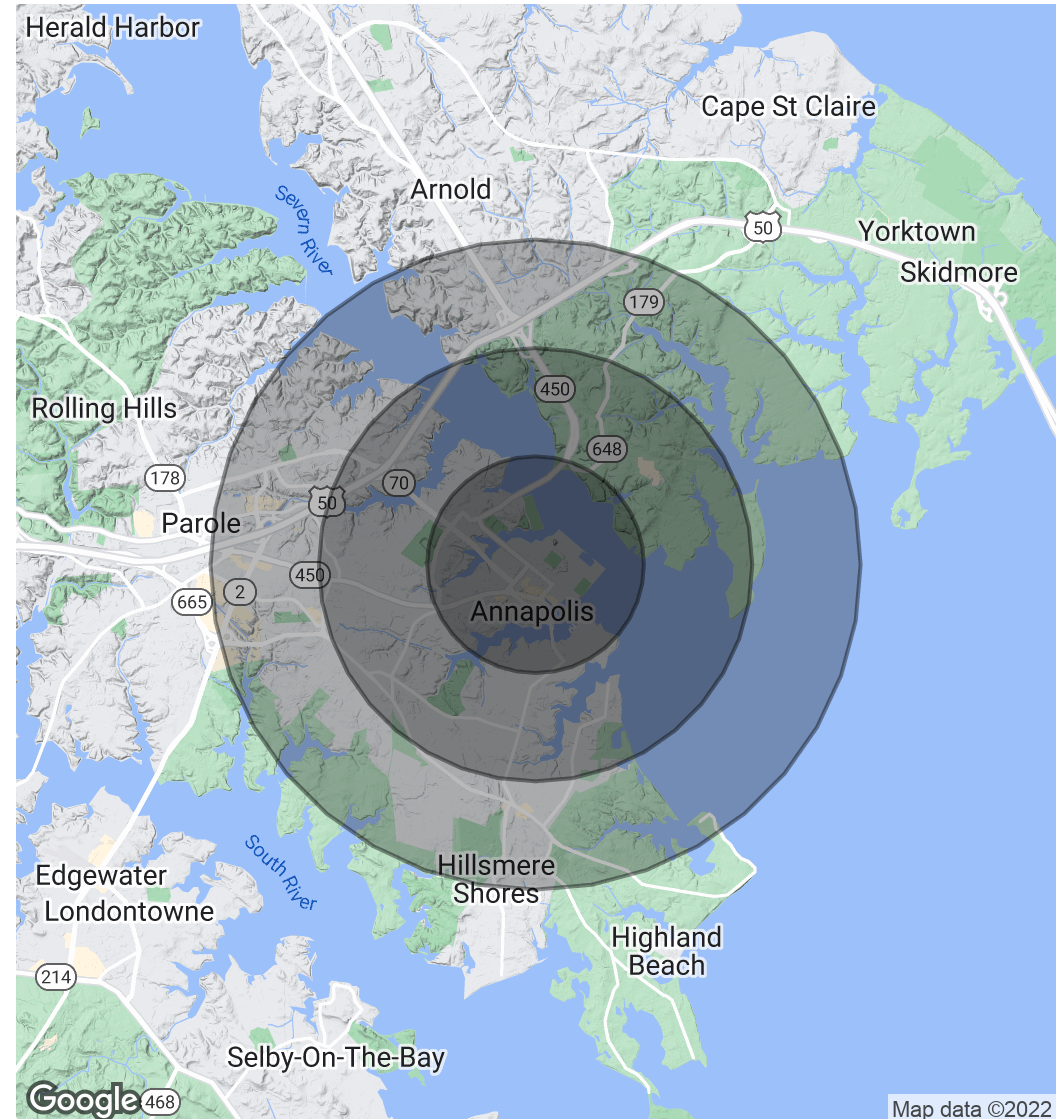
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,645	37,824	59,268
Average Age	32.1	37.3	37.9
Average Age (Male)	28.3	33.8	34.8
Average Age (Female)	33.9	41.4	42.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,217	14,462	22,985
# of Persons per HH	3.2	2.6	2.6
Average HH Income	\$108,228	\$101,265	\$103,200
Average House Value	\$636,908	\$612,064	\$598,788

\* Demographic data derived from 2020 ACS - US Census



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