

FOR LEASE

1125-B SPA RD ANNAPOLIS, MD 21403



PHYLIS & LEONARD J. ATTWAY BUILDING
ALEPH BET JEWISH DAY SCHOOL



Freestanding Specialty
Building

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LOCATION DESCRIPTION

Situated minutes outside of Downtown Annapolis, along Hilltop Lane and Spa Rd sits this beautiful 3 acre parcel, historically home to the Congregation Kneseth Israel and the Jewish day school, Aleph Bet. Currently, Aleph Bet has closed their doors and have left behind a turn-key school facility, equipped with classrooms, teachers offices, a library and auditorium/gymnasium.

HIGHLIGHTS

- Freestanding educational facility suited for Art and Music programs
- Expansive quarter-acre of fenced outdoor play area and the ability to add
- Versatile options for religious facility or special needs programs
- Ample parking with access from Hilltop Lane and Spa Road
- R3 Zoning within the City of Annapolis



OFFERING

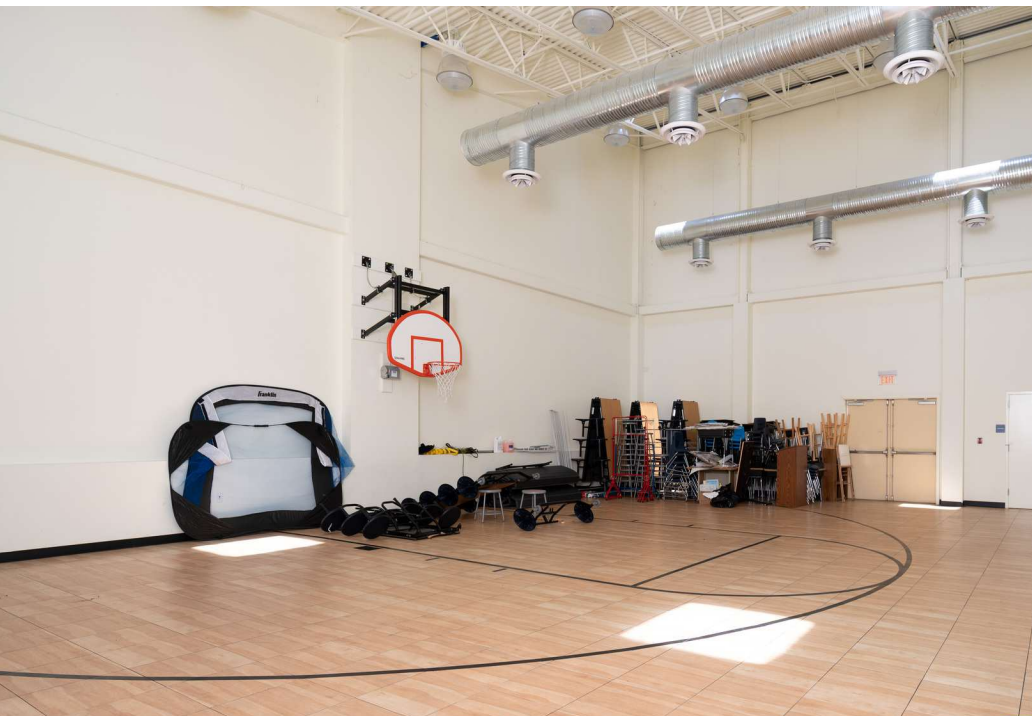


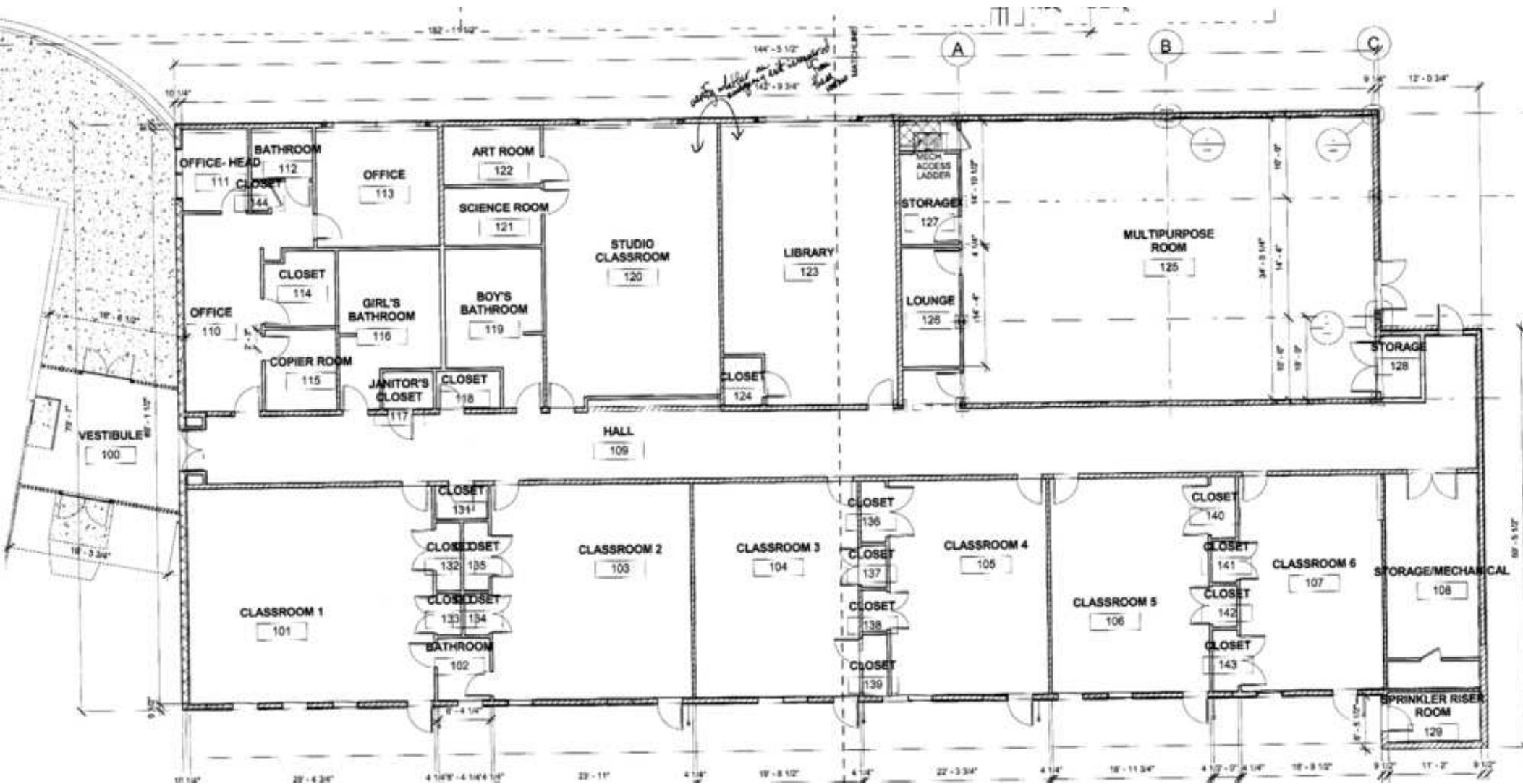
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Building Size	11,000 SF
Price	\$16.00 SF/yr (NNN)
Zoning	R3
Land Area	.25 Acres



ADDITIONAL PHOTOS





DEMOGRAPHICS



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	16,442	65,253	104,296
Households	6,193	27,475	42,802
Average Household Size	2.7	2.4	2.4
Average Age	39	42	43
Average Household Income	\$136,096	\$151,890	\$168,442



104,296

Population



2.4

Average HH Size



43

Average Age



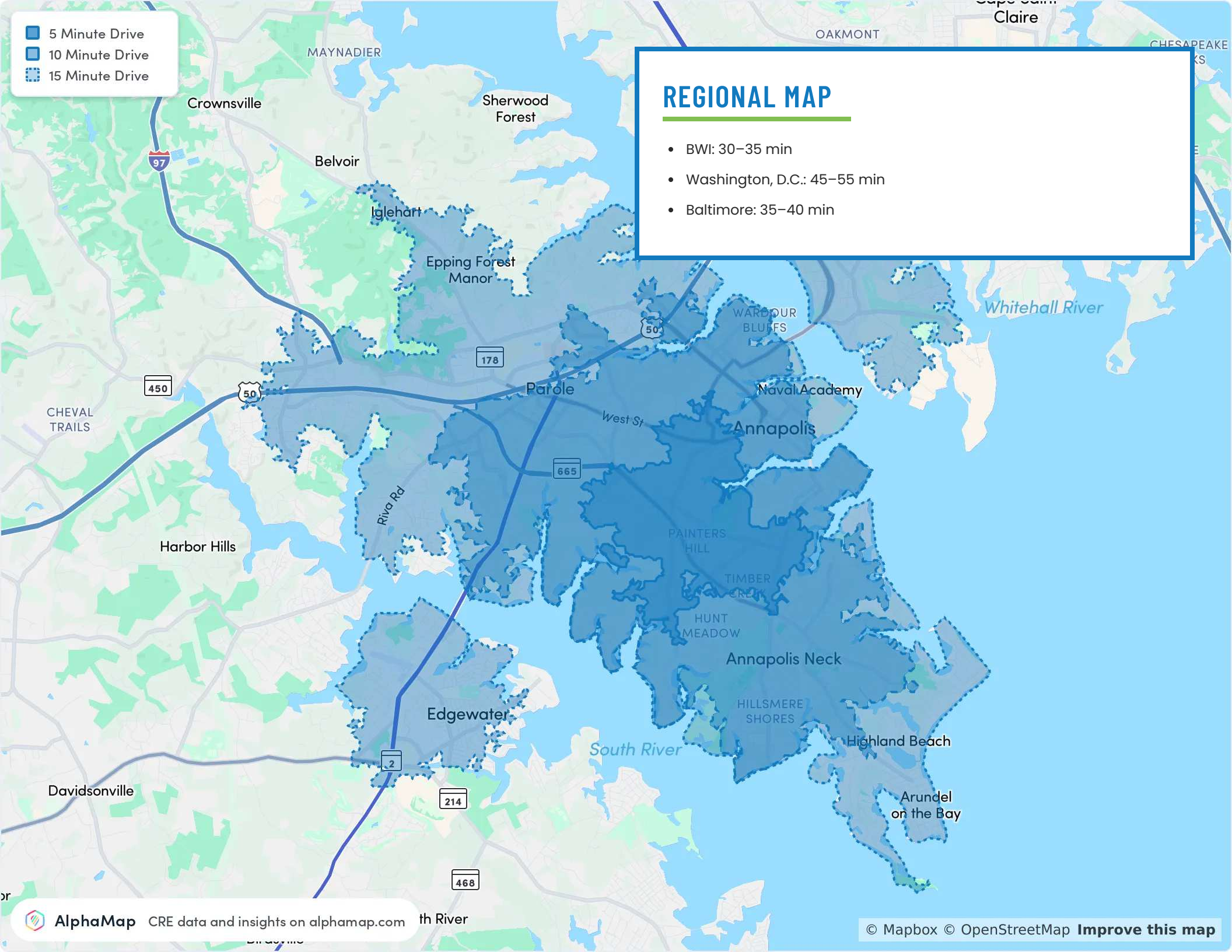
\$168,442

Average HH Income

5 Minute Drive
10 Minute Drive
15 Minute Drive

REGIONAL MAP

- BWI: 30–35 min
- Washington, D.C.: 45–55 min
- Baltimore: 35–40 min



THE ALPERT FAMILY
ALEPH BET JEWISH DAY SCHOOL
PHYLLIS & LEONARD
ATTN: BUILDING



CONTACT

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