

# FOR SALE

209 Main Street, Annapolis, MD 21401



Owner User /  
Investment Opportunity

## HIGHLIGHTS

- One-of-a-kind opportunity to acquire a prominent 2-story building in the heart of Downtown Annapolis
- Owner user or investment opportunity
- ±30 ft of Frontage on Main Street
- Thoughtfully designed & well-maintained building once awarded an “Excellence in Architecture” citation by AIA-Chesapeake Bay Chapter
- Within steps of numerous restaurants, shops, hotels, US Naval Academy, Maryland State House, Circuit Court, St. John’s College & the beautiful Annapolis Waterfront.
- Within short walking distance to new state of the art public parking garage

## OFFERING

# FOR SALE

Size: ± 6,878 SF

1st Floor Tenant : TTR Sotheby’s International Realty

2nd Floor Tenant : ABS Architects

Price : Call for more information



# PHOTOS



US Naval Academy



AUTOGRAPH COLLECTION<sup>SM</sup>  
HOTELS



Hillman Garage

Maryland State House



**SUBJECT**

**MAIN ST RETAILERS**

**MAIN STREET**

250<sup>TH</sup>  
Historic Inns

Baltimore Washington International Airport  
36-minute drive



**CHURCH CIRCLE**

Circuit Courthouse

Reynold's Tavern

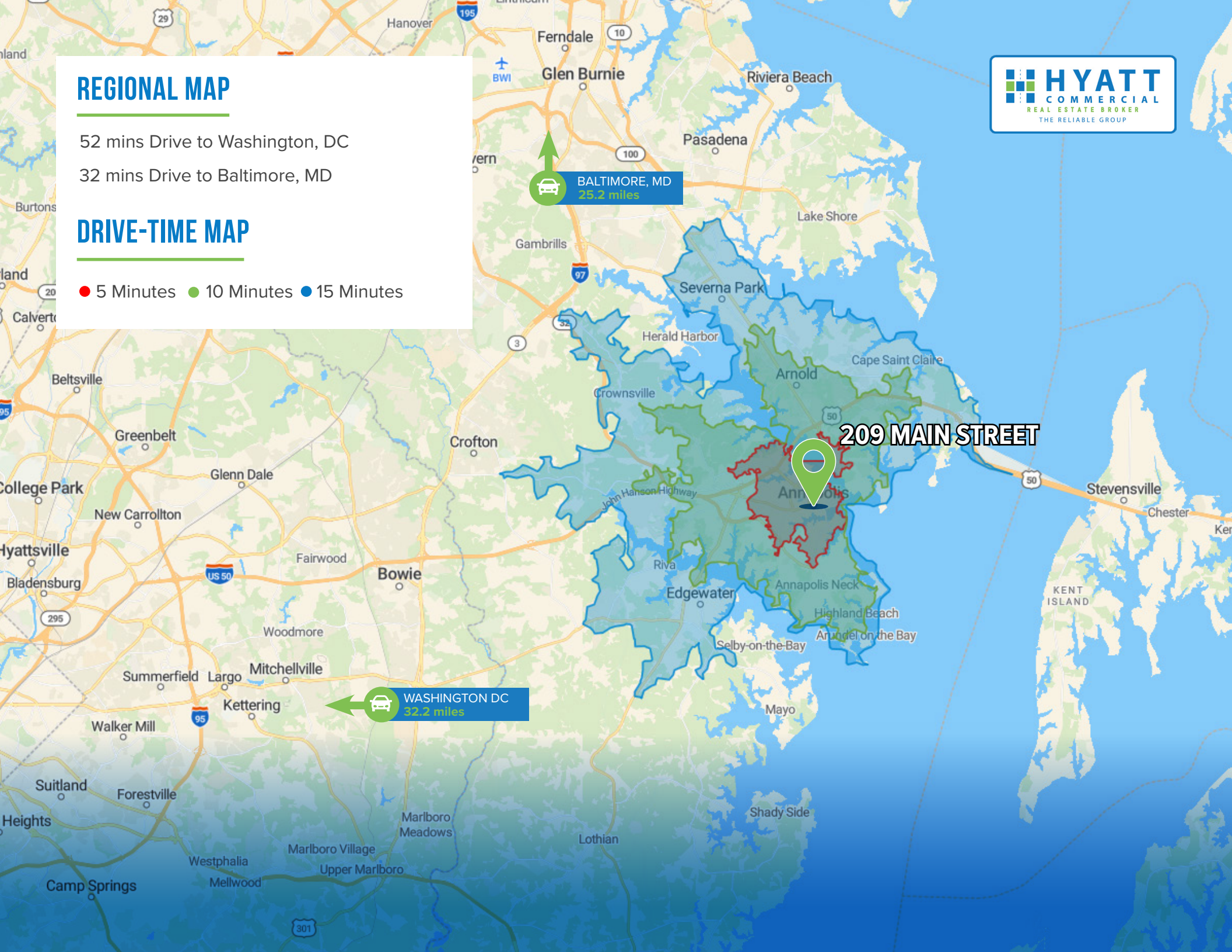
## REGIONAL MAP

52 mins Drive to Washington, DC

32 mins Drive to Baltimore, MD

## DRIVE-TIME MAP

● 5 Minutes ● 10 Minutes ● 15 Minutes



BALTIMORE, MD  
25.2 miles

209 MAIN STREET

WASHINGTON DC  
32.2 miles

# DEMOGRAPHICS



2023 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,900	58,523	108,401
Households	5,542	24,442	44,245
Families	2,704	13,286	26,484
Average Household Size	2.07	2.35	2.41
Owner Occupied Housing Units	3,194	14,408	30,807
Renter Occupied Housing Units	2,348	10,034	13,438
Median Age	43.3	40.5	42.9
Median Household Income	\$109,561	\$107,429	\$117,403
Average Household Income	\$176,645	\$161,181	\$171,411

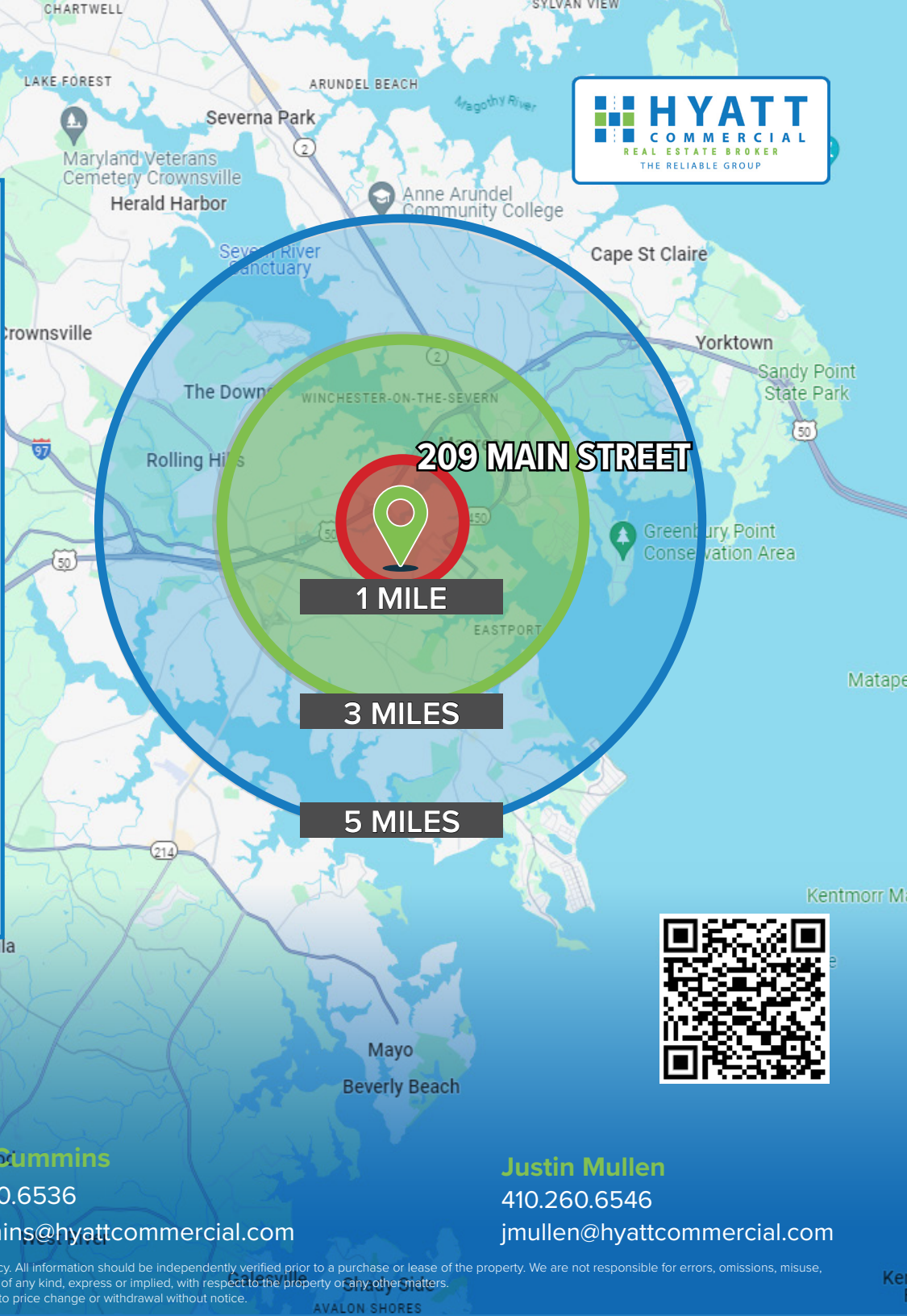
**108,401**  
Population

**2.41**  
Average HH Size

**42.9**  
Median Age

**\$117,403**  
Median HH Income

[VIEW FULL REPORT](#)



## CONTACT

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