



222 PRINCE GEORGE STREET

UNITS A & B | ANNAPOLIS, MARYLAND 21401

FOR
SALE

COMMERCIAL
SPACES
FOR SALE!



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 222 Prince George Street located at the corner of Maryland Avenue & Prince George Street in the center of downtown Annapolis
- Fully renovated upscale office condominiums on 2 levels with brick facade and wood floors
- Building features historic 125-year-old stained glass windows
- One block from State Circle, the Maryland State House, two blocks from the US Naval Academy and Annapolis City Dock
- Close proximity to many restaurants, pubs and shops
- Fully appointed executive office suite with 10 private offices and furnished conference room
- **Flexible C2A zoning** permits the following uses: Antique Shop, Banks & Financial Institutions, Nonprofit & Fraternal Clubs & Lodges, Florist/Gift shops, Liquor store, Coffee shop, Retail goods store, Specialty convenience goods store, Personal fitness studios, Tobacco shop, Personal care establishments, Art gallery, Nautical shops, Furniture store
- Currently operating as Parish House Executive Suites

SUITE SIZE:

LL & 1ST FLOOR: 2,781 SF ±

YEAR BUILT:

1900

STORIES:

2

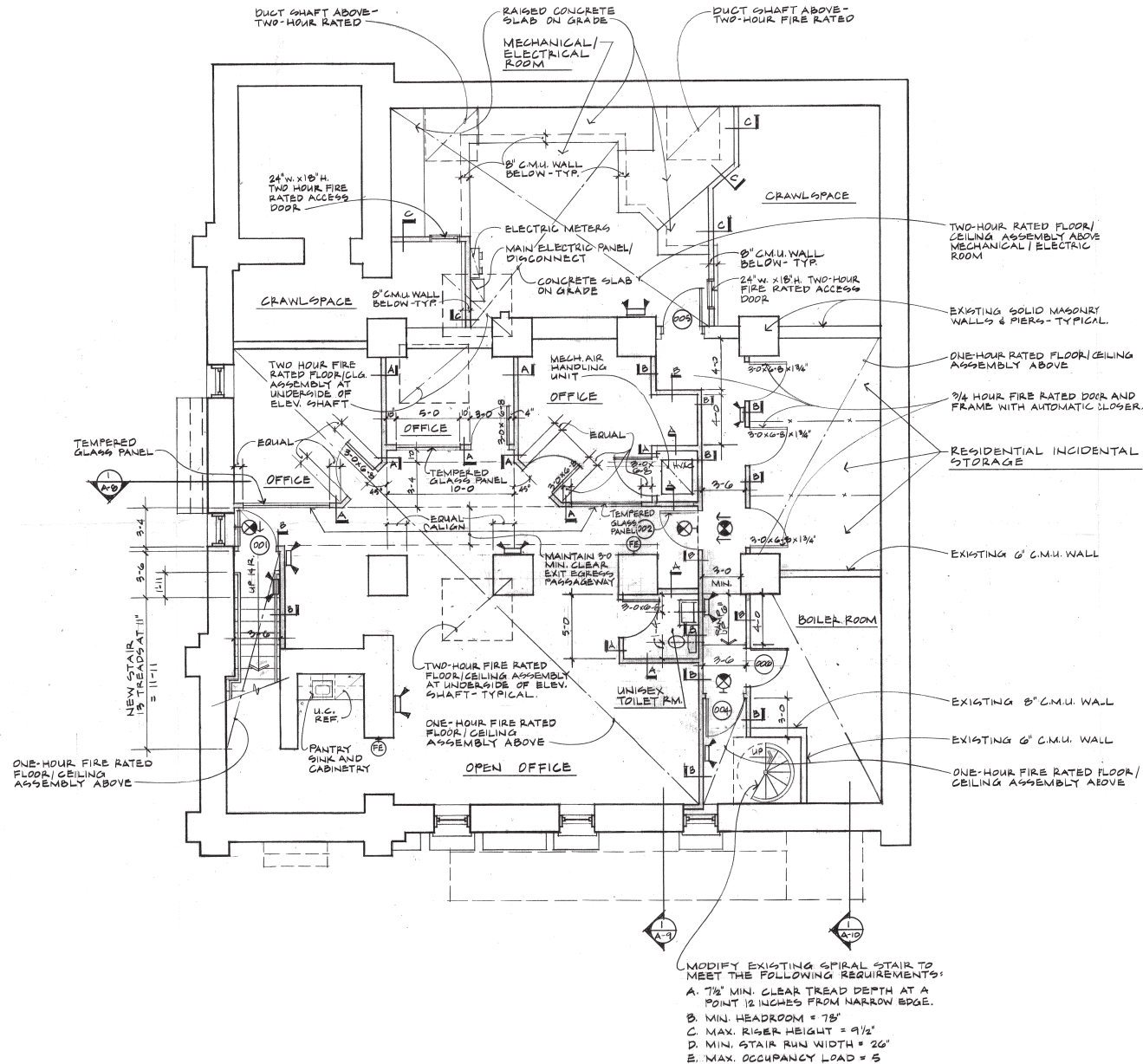
SALE PRICE:

\$1,756,000



GOOGLE STREET VIEW

FLOOR PLANS: LOWER LEVEL



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



DOWNTOWN ANNAPOLIS MARKET AERIAL



SITE

MARYLAND STATE HOUSE

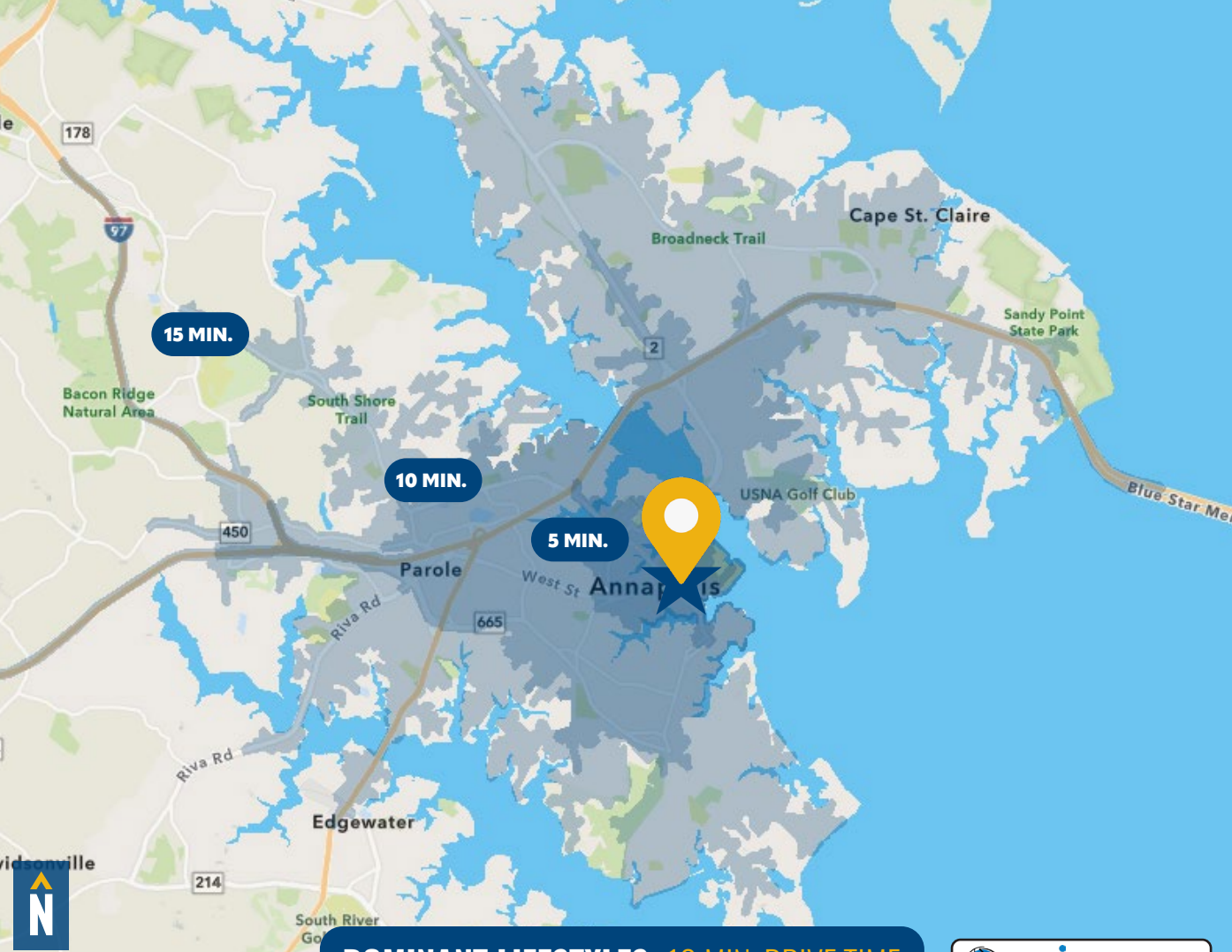
SHOPS & SERVICES/RESTAURANTS:

- | | | | | | |
|--------------------------|---------------------------------|-------------------------|---------------------------|-------------------------|----------------------------------|
| 1 LEVEL | 14 ACQUA AL 2 | 27 J. McLAUGHLIN | 40 ANNAPOLIS JUICE SHOP | 53 CVS | 66 FEDERAL HOUSE BAR & GRILLE |
| 2 M&T BANK | 15 THE RED BEAN | 28 LOU LOU BOUTIQUES | 41 HARRY BROWNE'S | 54 O'BRIEN'S OYSTER BAR | 67 IRON ROOSTER |
| 3 DINNER UNDER THE STARS | 16 VIDA TACO BAR | 29 THE LUCKY KNOT | 42 KA-CHUNK!! RECORDS | 55 MUSTO | 68 ANNAPOLIS MARKET HOUSE |
| 4 TSUNAMI | 17 ANNAPOLIS ICE CREAM COMPANY | 30 3 SISTERS | 43 PEAKE HOUSE | 56 BOATIQUE | 69 MCGARVEY'S |
| 5 49 WEST COFFEEHOUSE | 18 CAPITAL COMICS | 31 CHICK & RUTH'S DELLY | 44 GALWAY BAY | 57 ZACHARY'S JEWELERS | 70 MIDDLETON TAVERN |
| 6 EL TORO BRAVO | 19 DRY 85 | 32 ACME BAR & GRILL | 45 OBJECT + ENTROPY | 58 CHIPOTLE | 71 DOCK STREET BAR & GRILL |
| 7 DUNKIN' | 20 MASON'S FAMOUS LOBSTER ROLLS | 33 SEA BAGS | 46 ANNEBETH'S | 59 HATS IN THE BELRY | 72 THE BIG CHEESE |
| 8 LUNA BLU RISTORANTE | 21 RED RED WINE BAR + BISTRO | 34 PRESERVE | 47 BLOOM LUXURY BOX | 60 HOBBO | 73 THE GOAT |
| 9 STAN & JOE'S SALOON | 22 NANO ASIAN DINING | 35 TYLER BOE | 48 OLD FOX BOOKS | 61 MILLS FINE WINE | 74 STORM BROS. ICE CREAM FACTORY |
| 10 CAFE OLE | 23 CAFE NORMANDIE | 36 COTTON COMPANY | 49 HELLY HANSEN | 62 THE CHOPTANK | 75 BITTY & BEAU'S COFFEE |
| 11 RAMS HEAD TAVERN | 24 SEASONS | 37 FATFACE | 50 KILWINS ICE CREAM | 63 THE PINK CRAB | 76 BLOWFISH POKÉ HAWAIIAN GRILL |
| 12 TRUIST | 25 FOX'S DEN | 38 LILAC BIJOUX | 51 STARBUCKS | 64 BRIGHTSIDE BOUTIQUE | 77 SOFI'S CREPES |
| 13 REYNOLDS TAVERN | 26 OSTERIA 177 | 39 POTATO VALLEY CAFE | 52 RECLAIMED OF ANNAPOLIS | 65 PEARL | 78 LATITUDE 38 |

ANNAPOLIS HARBOR

1/2 MILE





DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME [esri MORE INFO](#)

26% **URBAN CHIC**

MEDIAN
AGE: 41.9
HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14% **EMERGING HUB**

MEDIAN
AGE: 36.0
HH INCOME: \$70,356

Members of these communities are young, live in cities, and move frequently. These neighborhoods show consistent growth & are composed of large numbers of young graduates and college students.

12% **CITY GREENS**

MEDIAN
AGE: 41.4
HH INCOME: \$97,516

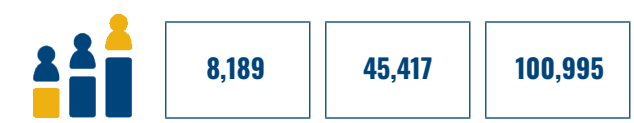
These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2025



TOTAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



TRISH FARRELL

SENIOR VICE PRESIDENT & PRINCIPAL

410.974.9003

TFARRELL@mackenziecommercial.com

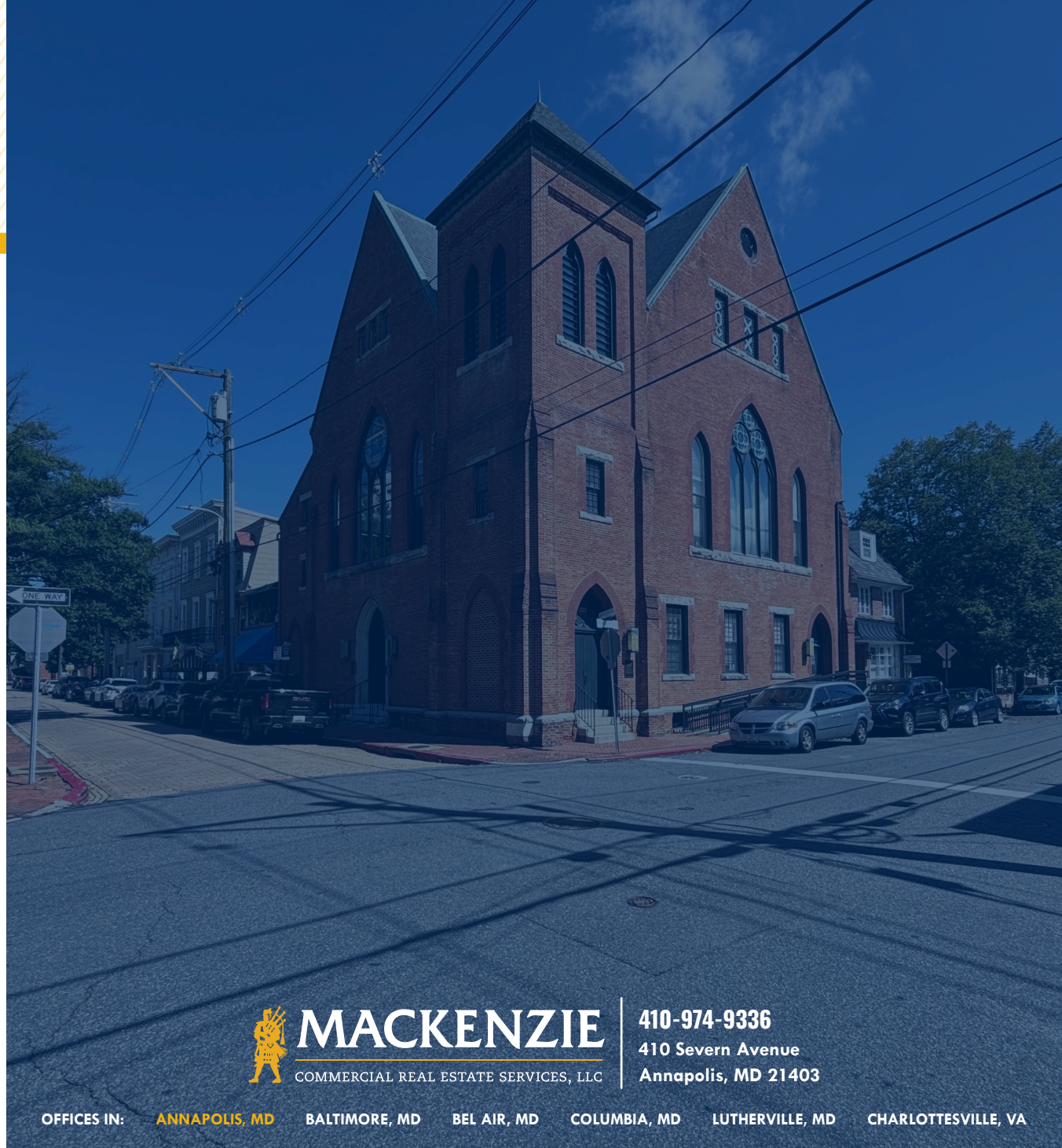


CHARLIE ROBERTS

REAL ESTATE ADVISOR

410.253.4810

CROBERTS@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.