

# FOR SALE

# OFFICE BUILDING

12-14 RIDGELY AVENUE

Annapolis, MD 21401



## OFFERING SUMMARY

**Sale Price:** Call for details

**Lot Size:** 0.71 Acres

**Building Size:** 7,438

**Zoning:** B2

## PROPERTY OVERVIEW

Position your business in one of Annapolis' most accessible and desirable commercial corridors. This freestanding 7,438 SF building sits on a spacious 30,800 SF lot and offers exceptional flexibility for a wide range of commercial and professional uses.

The B-2 zoning allows for numerous retail, office, medical, service, and mixed commercial applications, making this an ideal repositioning or redevelopment opportunity.

The generous lot size provides ample on-site parking and outdoor flexibility, a rare advantage for properties this close to Downtown Annapolis and major commuter routes.

## PROPERTY HIGHLIGHTS

- 7,438 SF freestanding commercial building
- Ideal for office, medical, retail, educational, or service-based users
- Opportunity for repositioning or adaptive reuse
- Zoned B-2 (General Business District)
- 30,800 SF lot providing strong parking and site flexibility
- Excellent visibility and easy access

### Presented By:

**Scott Douglas**

Principal Broker

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**DOUGLAS**  
**COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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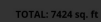


Floor plan of the second floor. The layout includes three rooms, a central hall, and a bathroom. The dimensions for each room are as follows:

- ROOM (Top Left): 13'3" x 18'9"
- ROOM (Top Right): 12'10" x 11'0"
- ROOM (Bottom Right): 9'7" x 11'4"
- HALL (Center): 7'6" x 7'5"
- BATH (Bottom Right, adjacent to the 9'7" x 11'4" room)

A staircase is located in the bottom left corner of the floor plan.

**TOTAL: 7424 sq. ft**



### 3rd Floor



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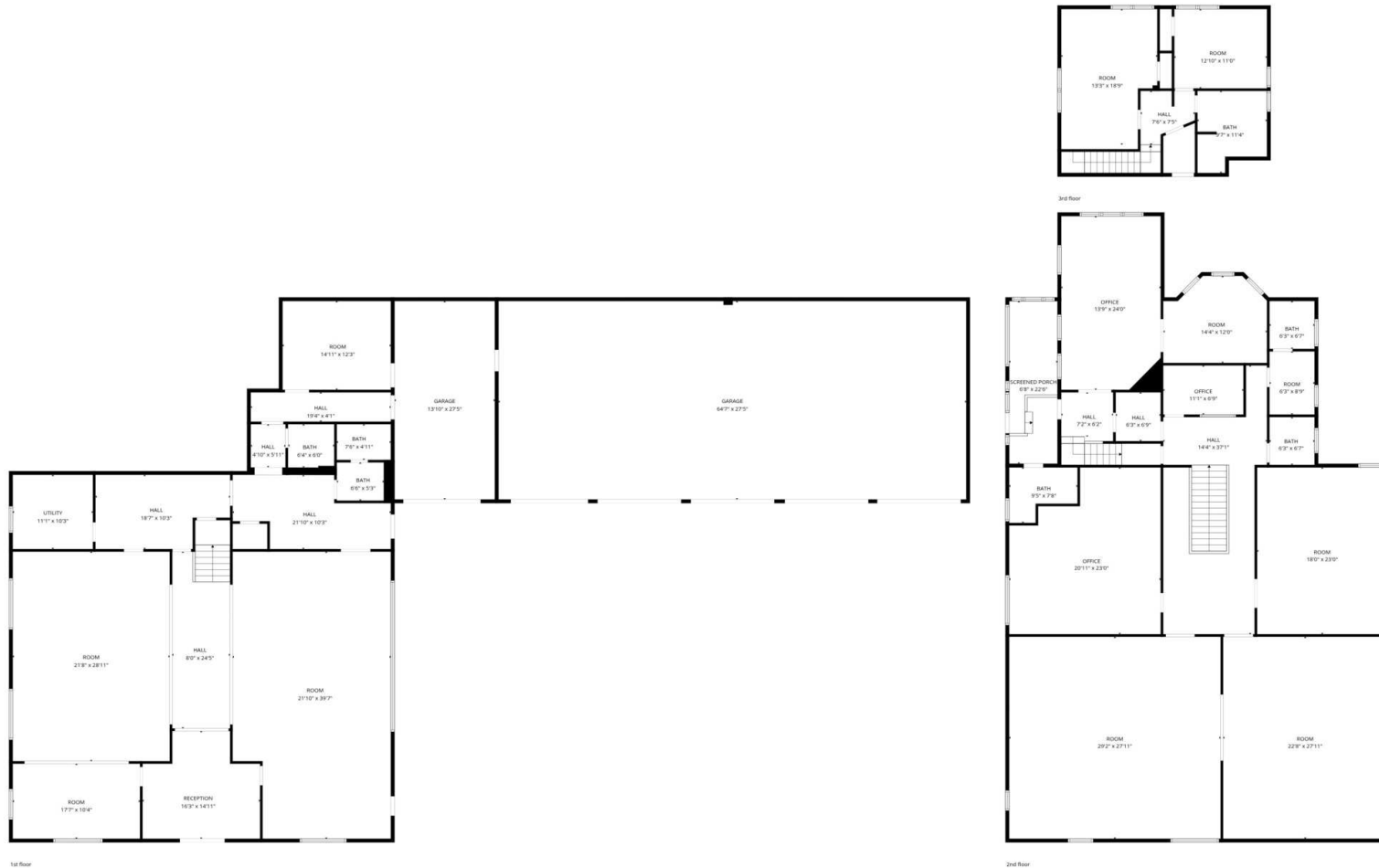


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## PROPERTY USES

- Medical or Professional Office
- Retail or Specialty Showroom
- Service-Based Businesses
- Educational or Training Facilities
- Daycare or Childcare Centers



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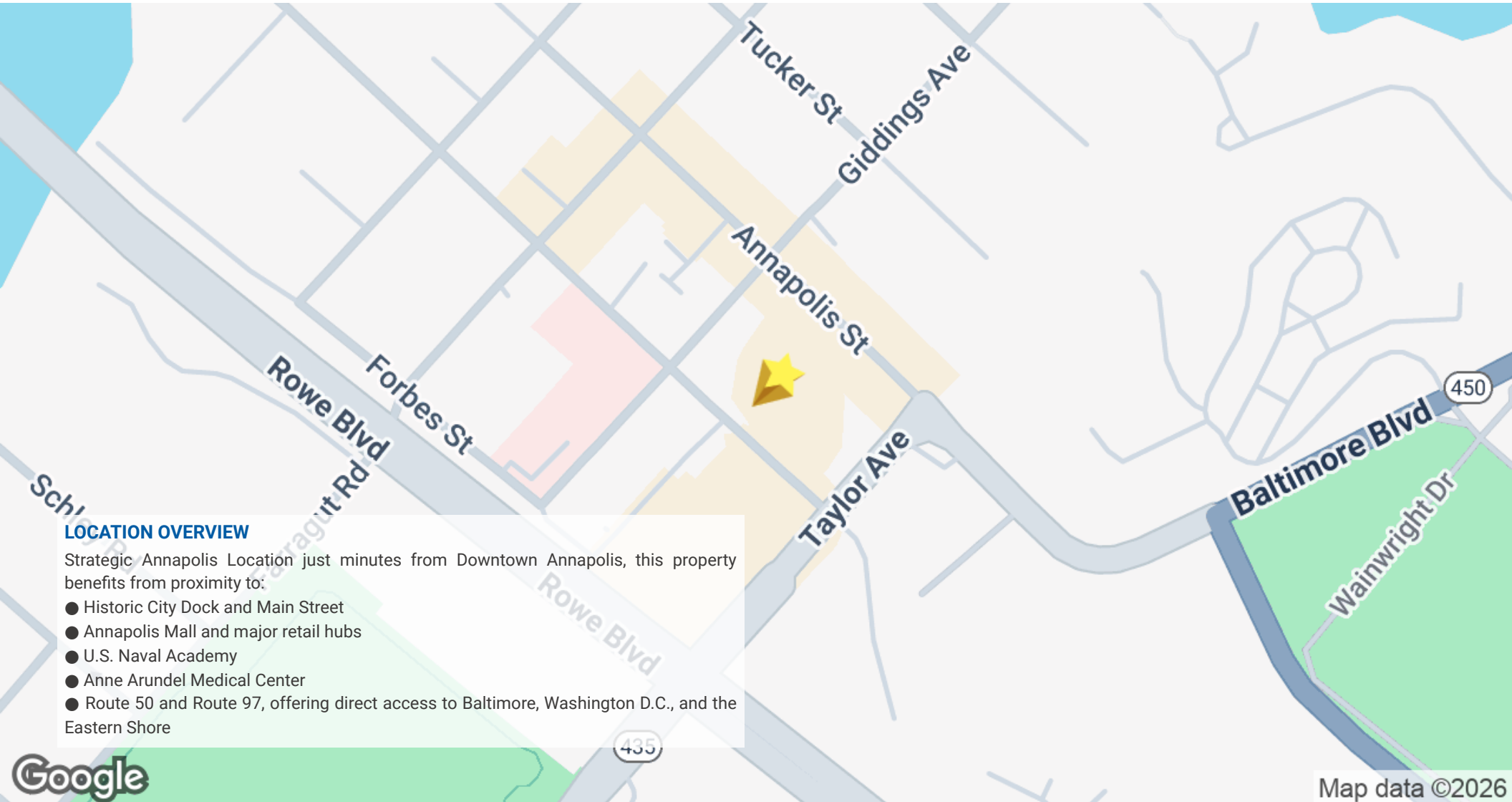


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### LOCATION OVERVIEW

Strategic Annapolis Location just minutes from Downtown Annapolis, this property benefits from proximity to:

- Historic City Dock and Main Street
- Annapolis Mall and major retail hubs
- U.S. Naval Academy
- Anne Arundel Medical Center
- Route 50 and Route 97, offering direct access to Baltimore, Washington D.C., and the Eastern Shore



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Map data ©2026

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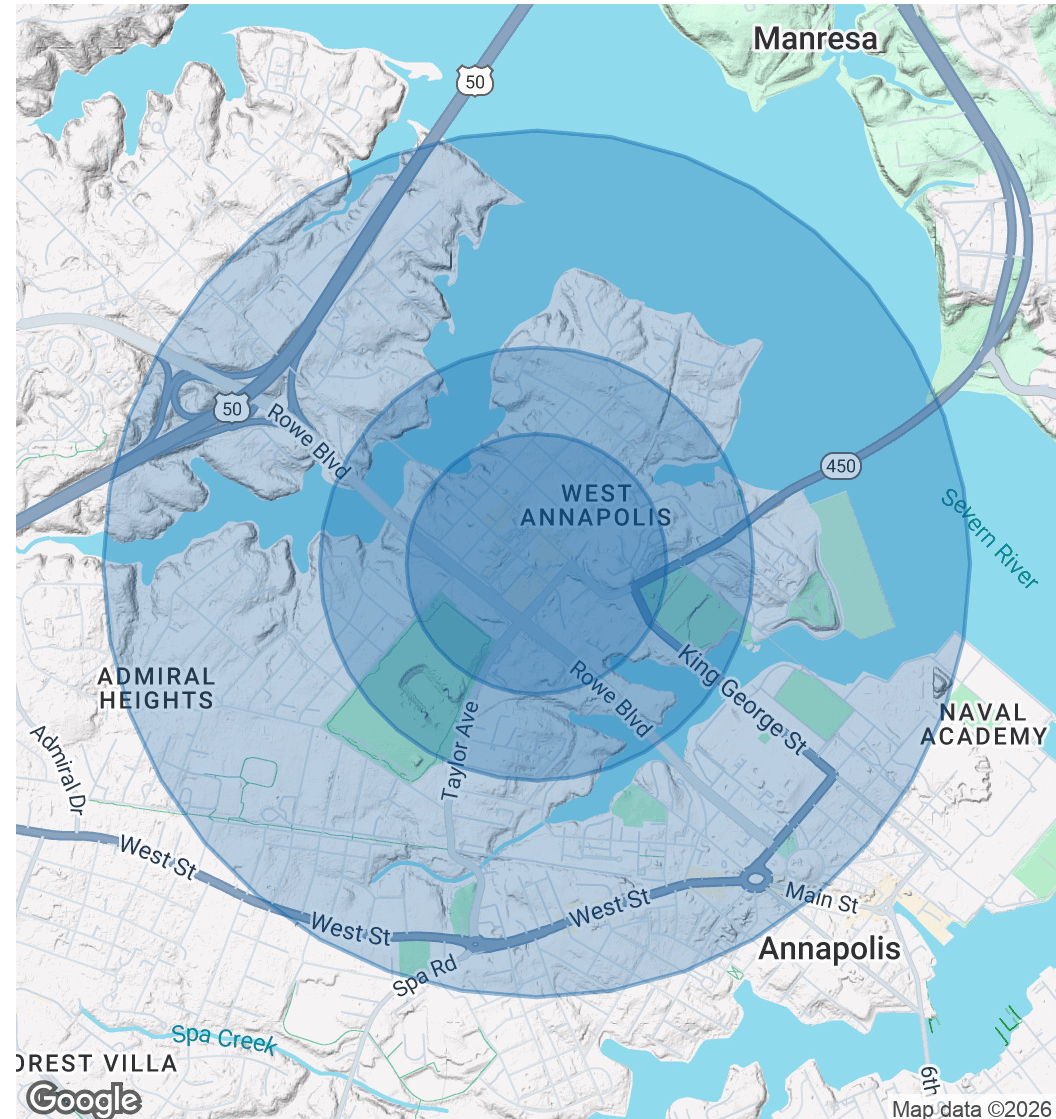
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	637	1,781	8,665
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	255	704	3,605
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$188,566	\$180,675	\$158,614
Average House Value	\$821,462	\$776,741	\$794,509

Demographics data derived from AlphaMap



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