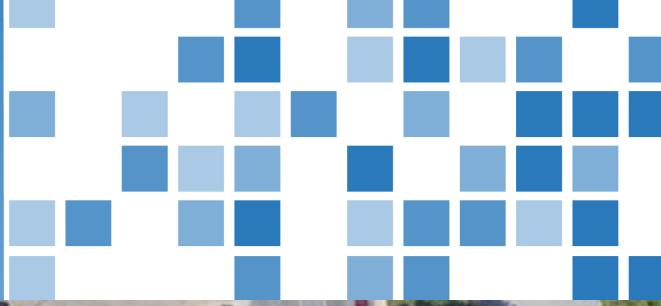


CONSTRUCTION READY B2 LAND FOR SALE



1503 FOREST DR

ANNAPOLIS, MD 21401

Property Description

± 1.07 acres Retail/Office Site next to Annapolis Middle School Fully approved, PERMIT READY-TO-BE-BUILT 3 story office building
Approved plans in-hand for up to 22,000 SF Office / Retail Building
± 2,400 SF up to ± 22,600 SF
± 3,780 SF first floor retail
All permits & plans in-hand
Retail/ office/ medical
± 70 planned surface spaces

Property Highlights

- Good for office, day care, food, retail and medical
- Excellent frontage on both Forest Drive and Spa Road
- Entry & exit to traffic signal at Forest Drive & Spa Road
- Easy access to Route 50 & I-97
- Minutes away from Historic Downtown Annapolis



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2568A RIVA RD

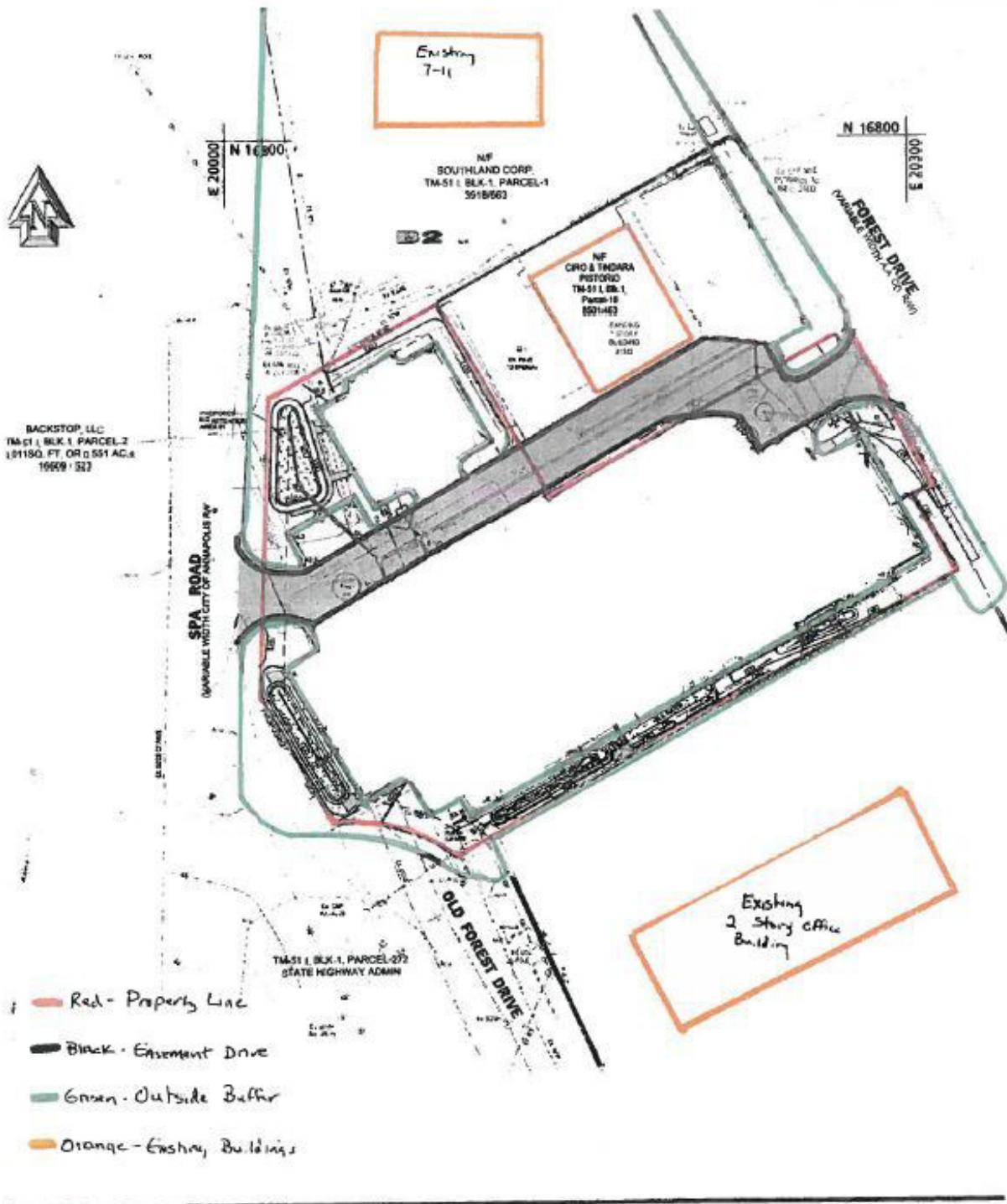
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SITE PLAN



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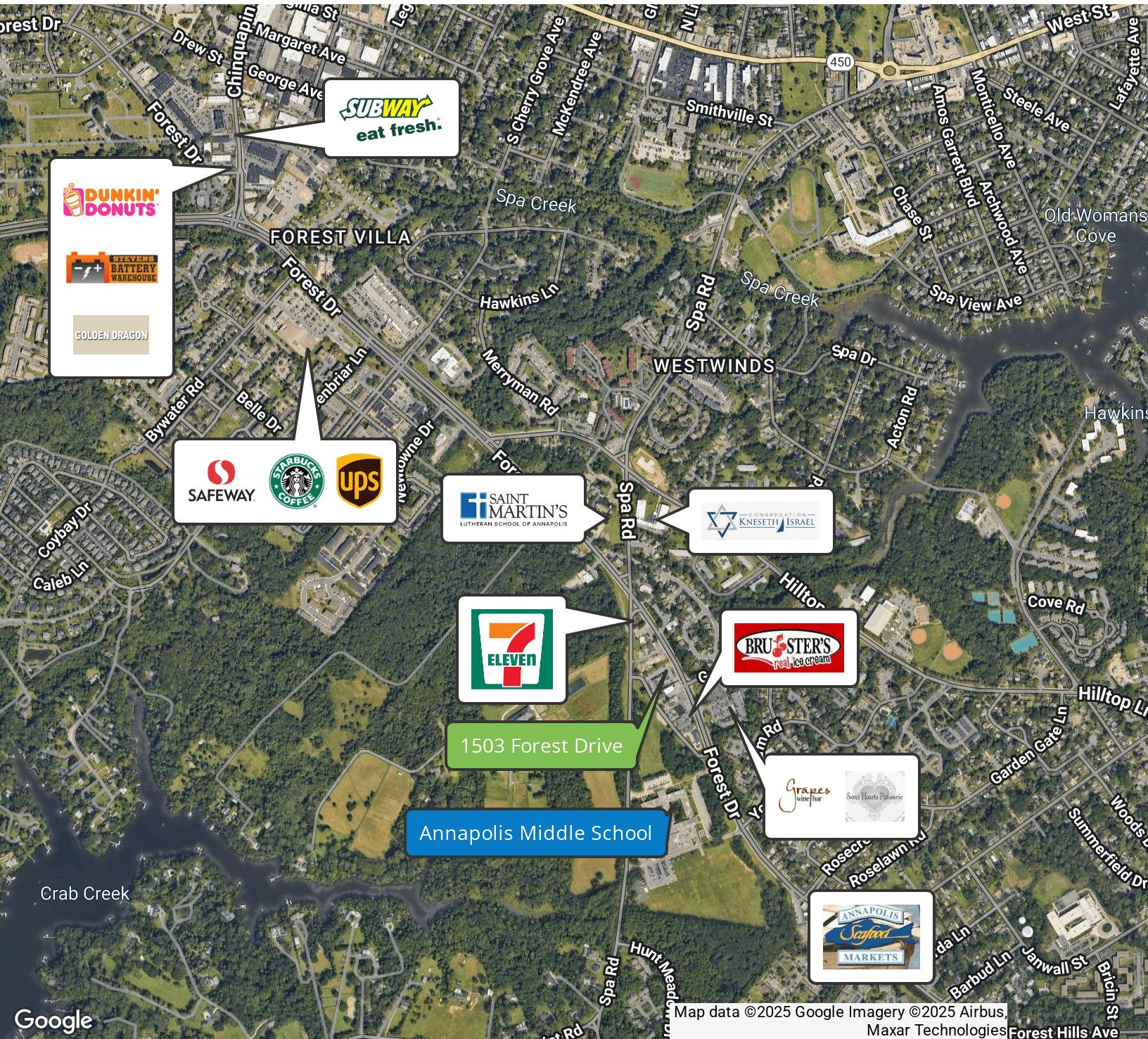
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RETAILER MAP



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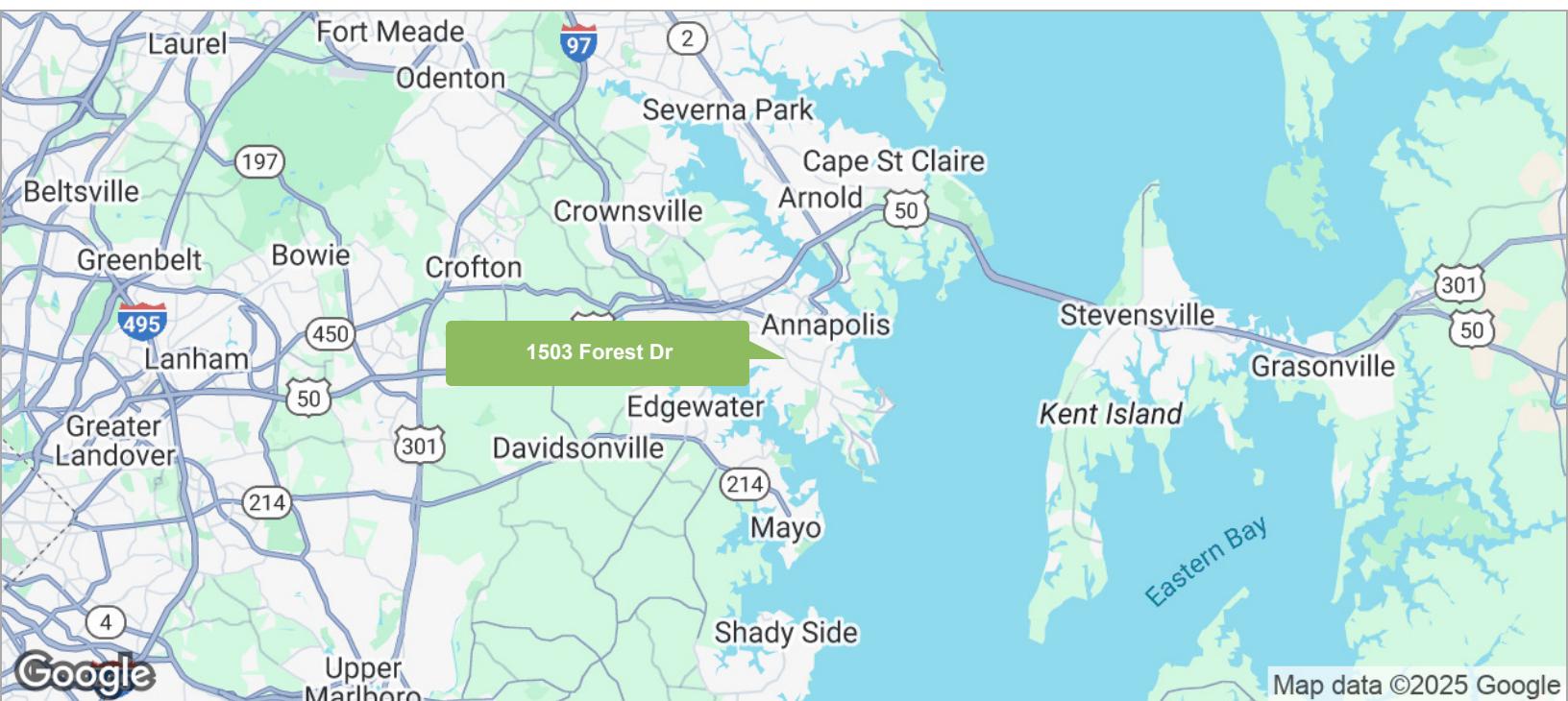
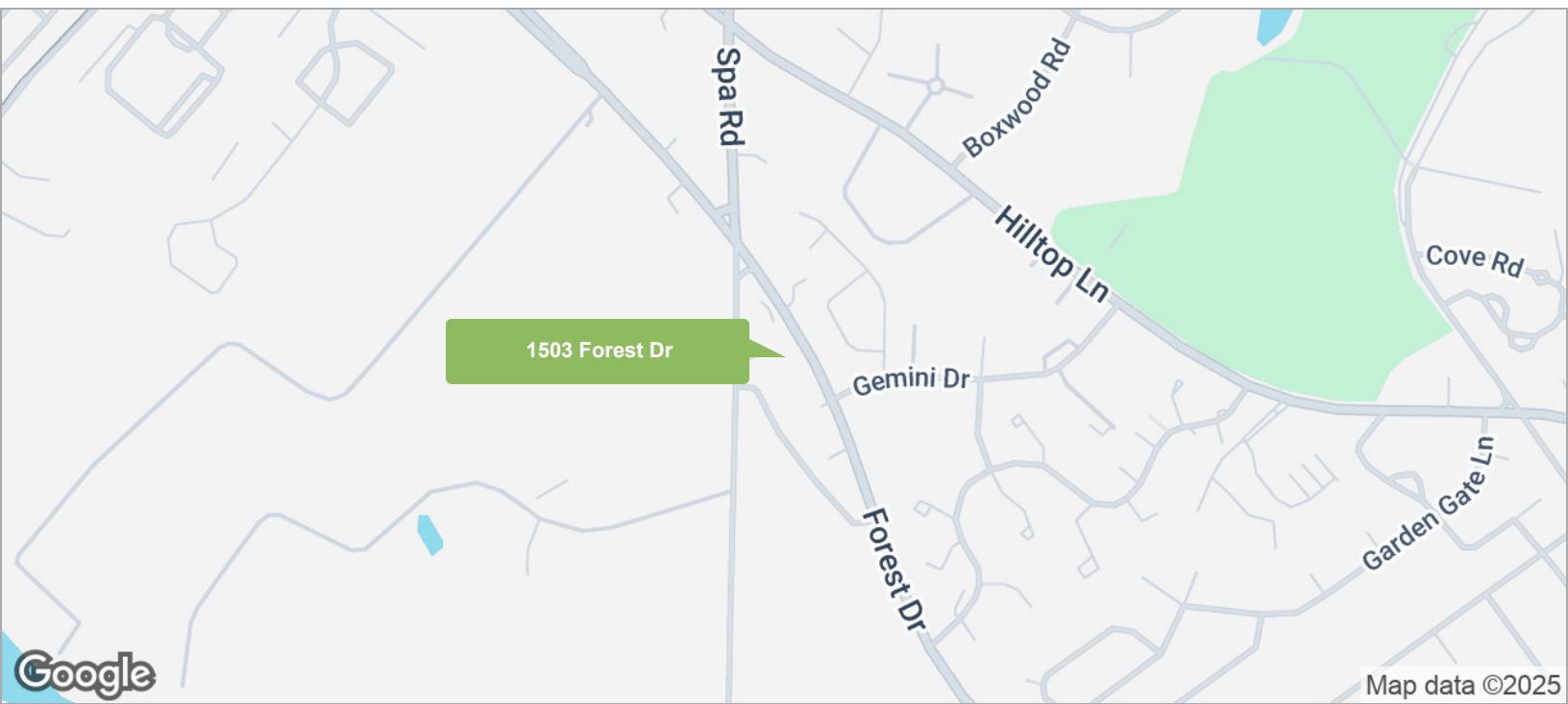
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LOCATION MAPS



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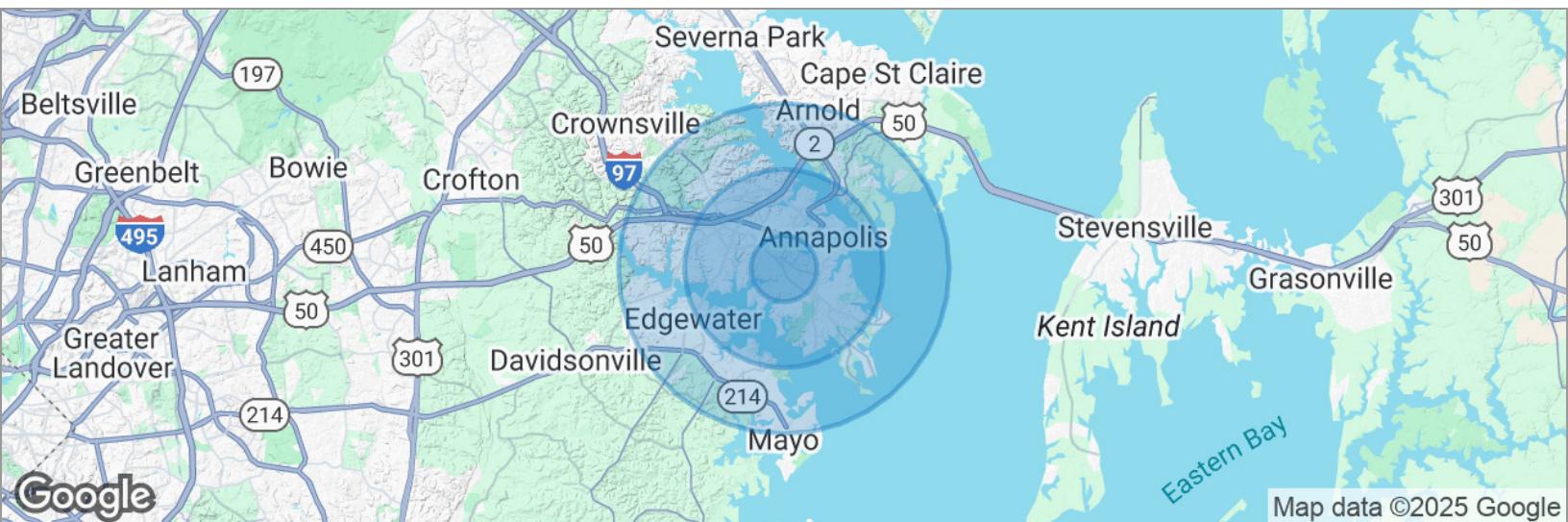
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ANNAPOLIS, MD 21401

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,878	65,453	113,611
Median age	37.6	38.8	40.9
Median age (Male)	34.1	35.6	38.6
Median age (Female)	40.3	41.7	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,506	25,887	45,185
# of persons per HH	2.5	2.5	2.5
Average HH income	\$104,677	\$104,335	\$112,411
Average house value		\$552,298	\$598,020

* Demographic data derived from 2020 ACS - US Census

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