

# 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



PRESENTED BY:

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## SITE PLAN

## PROJECT SUMMARY

[illegible]

<sup>1</sup> ARCADE is collecting a player restriction due to sexual harassment in other sexual and character traits.

## 503 + 125

- NOTES
1. ASSUMED PARKING IS BASED ON THE CODE HIGH RISEBAY (PLUMBING) AS FOLLOWS:
- 1ST FLOOR RETAIL = 1,500 SQ. FT. x 1.00 PLANT FACTOR = 1 SPACE/1,500 SQ. FT. = 1 ST. SPACE
  - 2ND, 3RD, 4TH AND 5TH FLOOR OFFICE = 1,000,000 SQ. FT. x 1.00 PLANT FACTOR = 1 SPACE/1,000,000 SQ. FT. = 1 ST. SPACE
  - TOTAL PARKING ASSUMED = 60,718 ST. SPACES

PARKING SPACE CHARGES ARE AS FOLLOWS:

- [illegible]

NF  
SOUTHLAND CORP.  
TM-14-6, BLK-1, PARCEL-1  
3918/003

NF  
 CRO & TINDARA  
 PISTORIO  
 TM-14-6, B6-1,  
 Parcel-18  
 8901463

N/F  
COLBAN PROPERTIES LLC  
TM-14-6, BLK-1, PARCEL-3  
9573/389

TM-14-6, BLK-1, PARCEL-272  
STATE HIGHWAY ADMIN

BACKSTOP, LLC  
TM-14-6, BLK-1, PARCEL-2 -  
24.0115Q. FT. OR 0.551 AC±  
18809 / 523

PROPOSED SHA R/W  
PURCHASE / TRANSFER  
11,803 SQ. FT. OR 0.271  
AC.

SPA ROAD  
EIGHTH CITY OF ANNAPOLIS

**37A ROAD**  
VARIABLE WIDTH CITY OF ANNAPOLIS R/W

OLD FOREST DRIVE

**FOREST DRIVE**  
AVONDALE WIDTIA, CO. 2004

E 20300	
	N 16800

£ 20300  
N 16500

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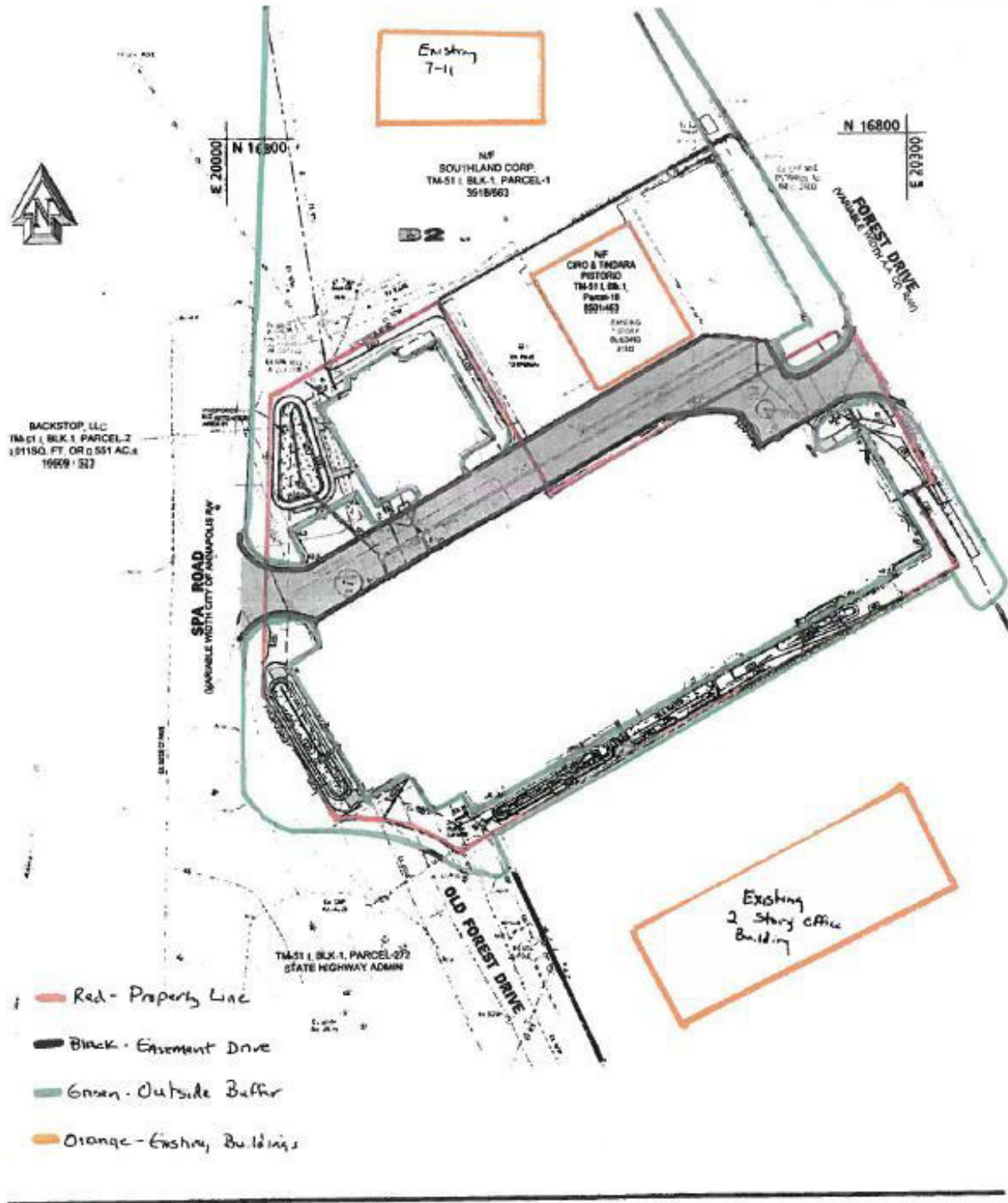
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# 1503 FOREST DR

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## SITE PLAN



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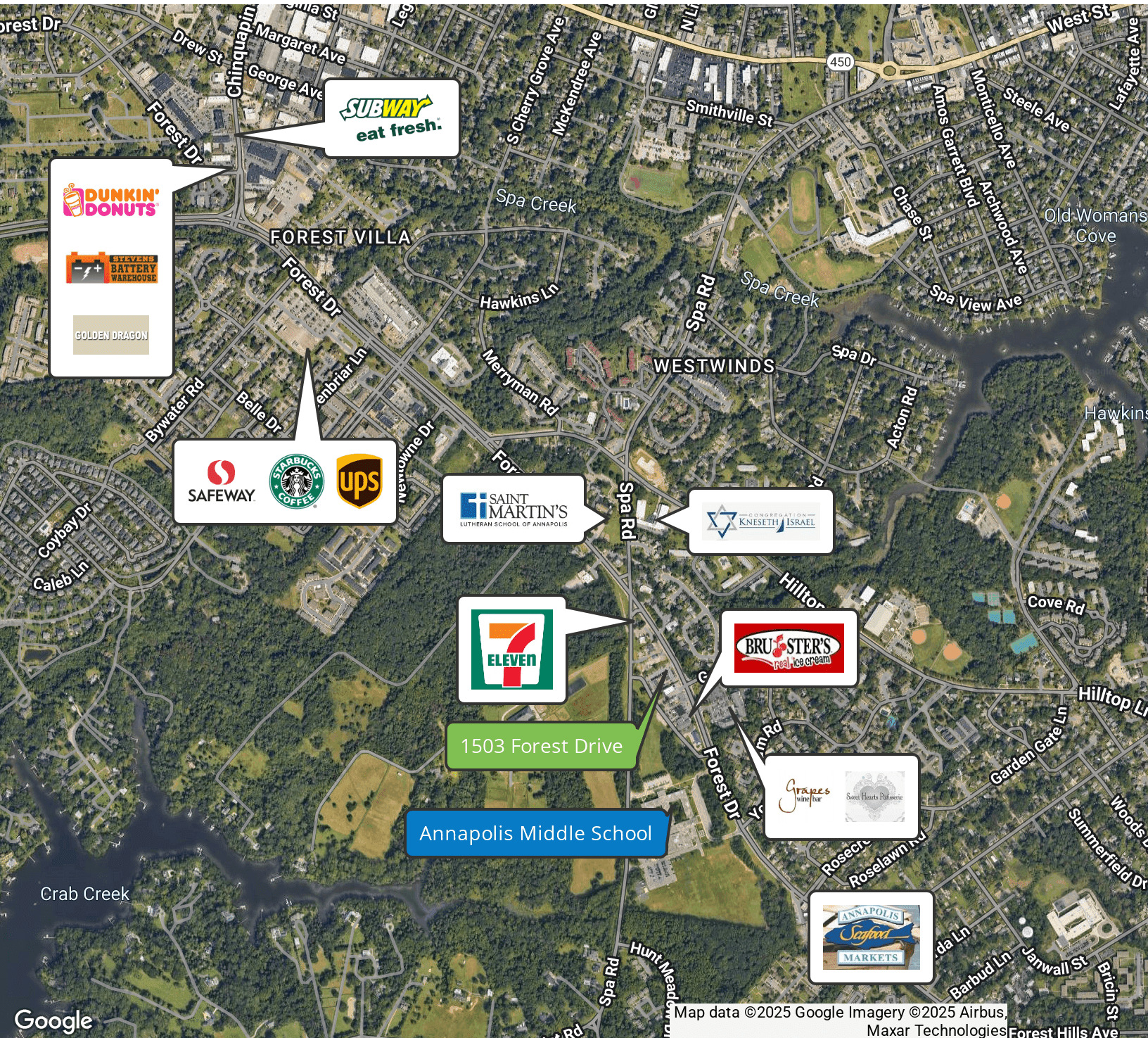


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## RETAILER MAP



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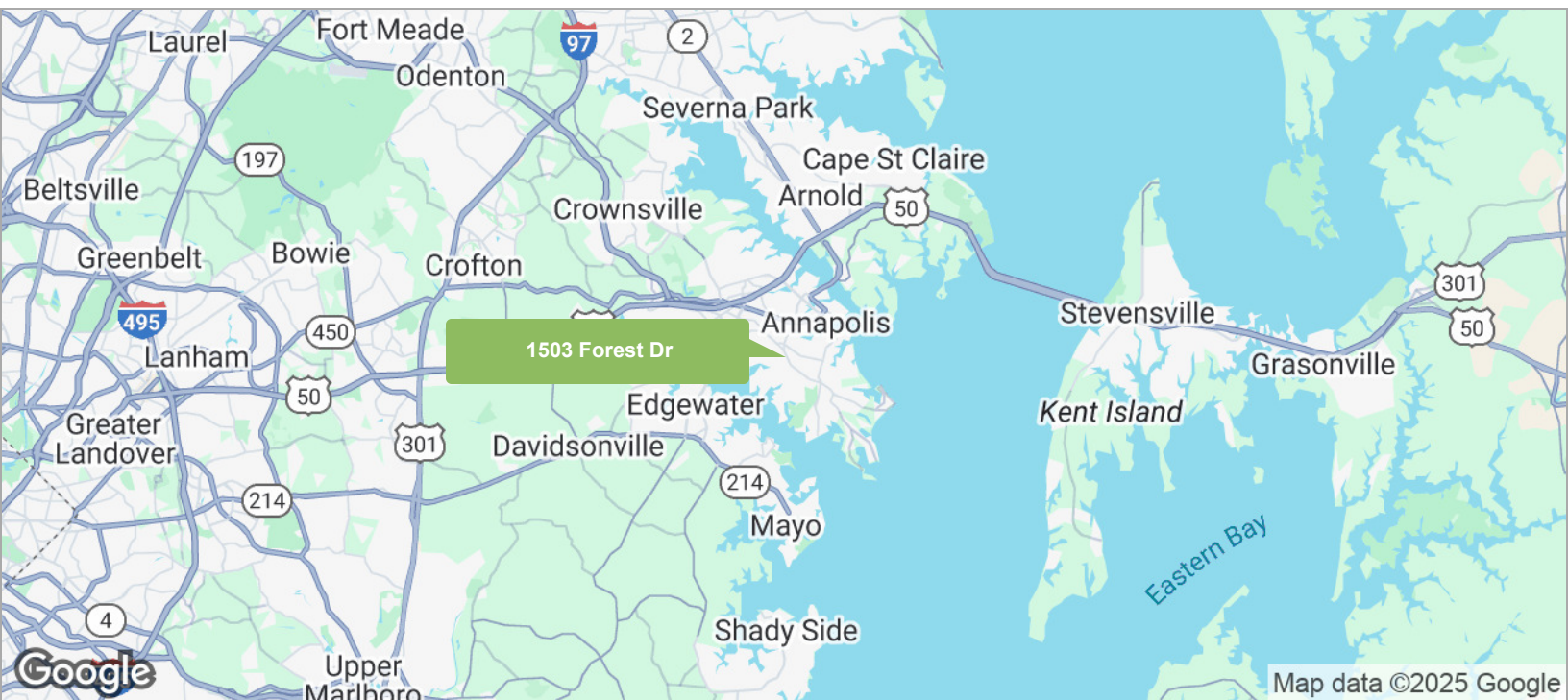
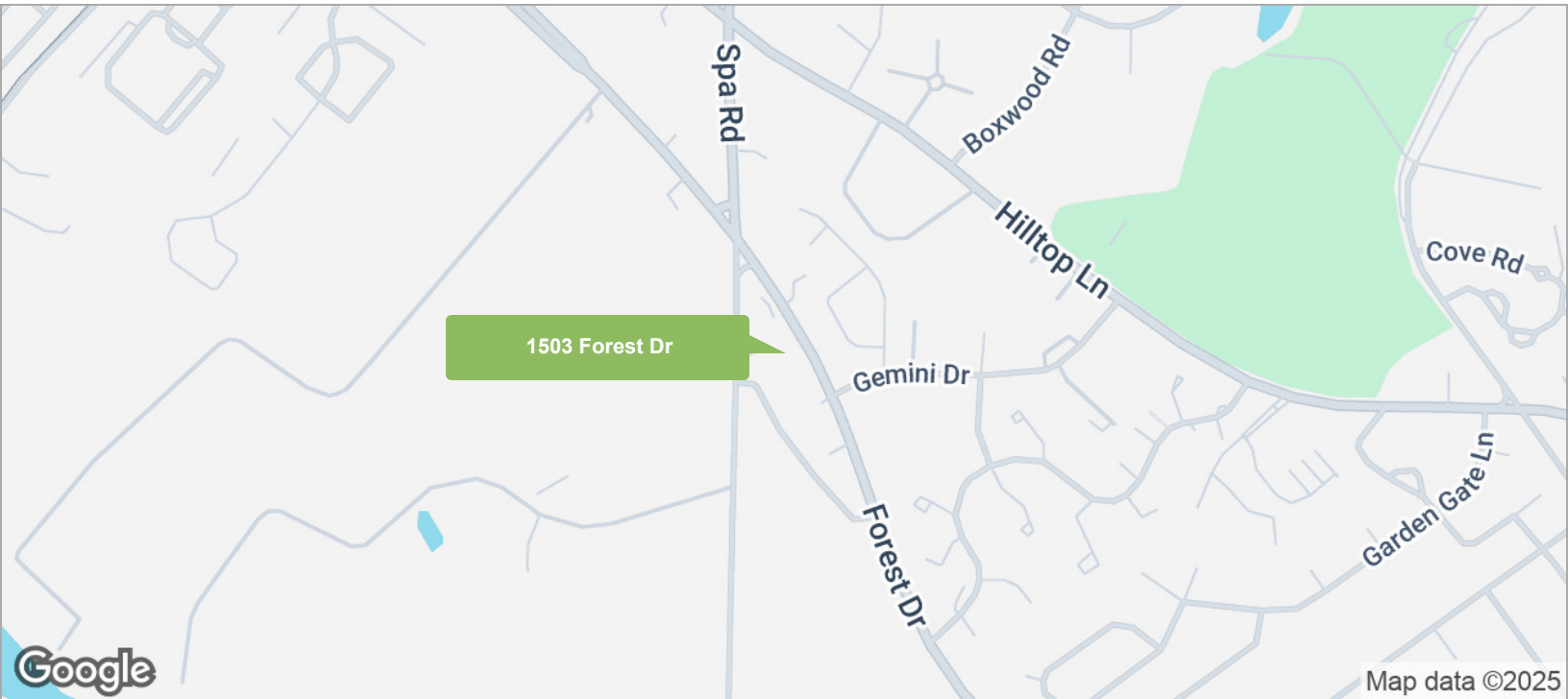
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## LOCATION MAPS



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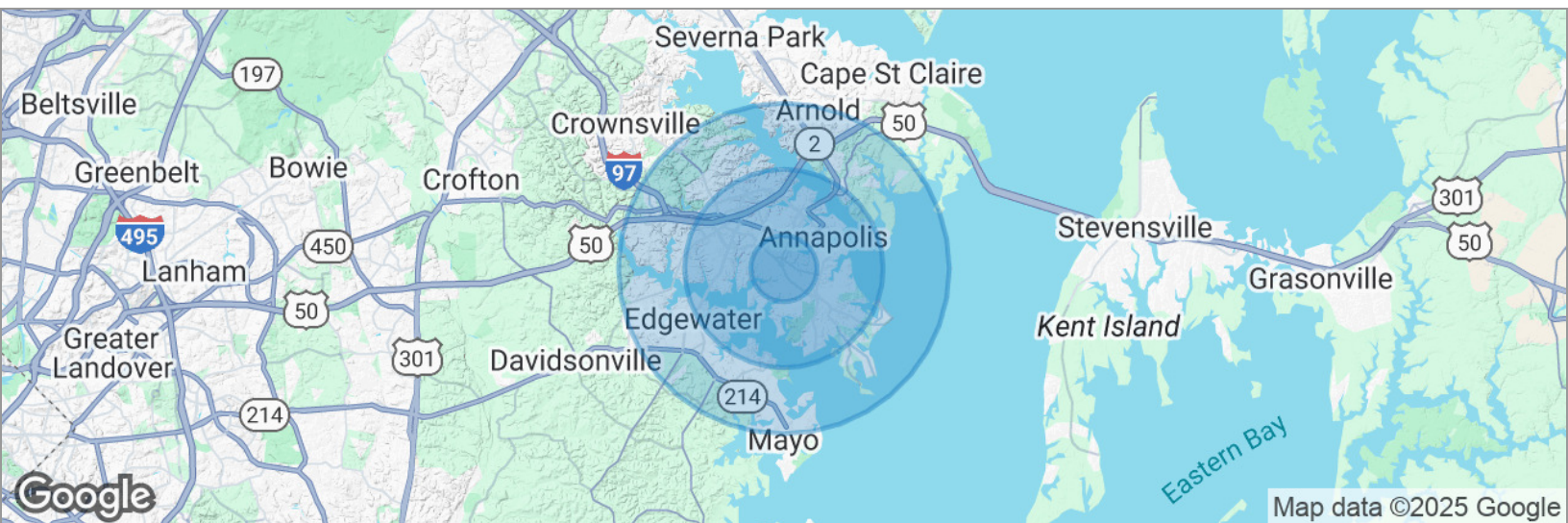
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## DEMOGRAPHICS MAP



### 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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