



FOR LEASE

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1840 MARGARET AVENUE

Annapolis, MD 21401

AVAILABLE SPACE

4,700 SF

LEASE RATE

\$4,700/month + Electric

FEATURES

- Warehouse Space for Lease In Design & Auto Districts
- Great for Auto Users, Design Showroom and More
- Located just off Chinquapin Round Rd



OFFICE

Robin Maisel
O: 410 271 1150
robindeals@aol.com

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3 Church Cir, Annapolis, MD 21401
410.263.8686



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LEASE



OFFERING SUMMARY

Available SF: 4,700 SF

Lease Rate: \$4,700 per Month
+ Electric

Lease Rate PSF: \$12 PSF/YR

Year Built: 1950

Acreage: .83 Acres

Zoning: I1

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PROPERTY OVERVIEW

Warehouse Space in Design and Auto Districts of Annapolis

PROPERTY HIGHLIGHTS

- High Density Location just Minutes from Rte 2, West Street, Rte 50 and I-97.
- Great for Auto Users, Design Showroom or General Warehouse Space
- Located Just off Chinquapin Round Rd
- Drive-in Overhead Door: 8' Wide x 8' High
- See Attached Floor Plan



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[illegible]

01 MAIN FLOOR PLAN
3/32"=2'-0"

DRAWING
A.2
SHT OF

DATE
IBMARIO

BY ESS CHK

1811 McGUKIAN VIRGINIA, LLC
VIRGINIA/MARGARET AVE. ANNAPOLIS, MD.
KEY PLAN

REVISIONS			
DATE	REV	DATE	REV

While every attempt has been made in the preparation of this set of drawings to avoid mistakes, the preparer cannot guarantee against human error. The contractor on the job must check all dimensions and other details and be responsible for reporting all discrepancies to the preparer for clarification and/or correction.

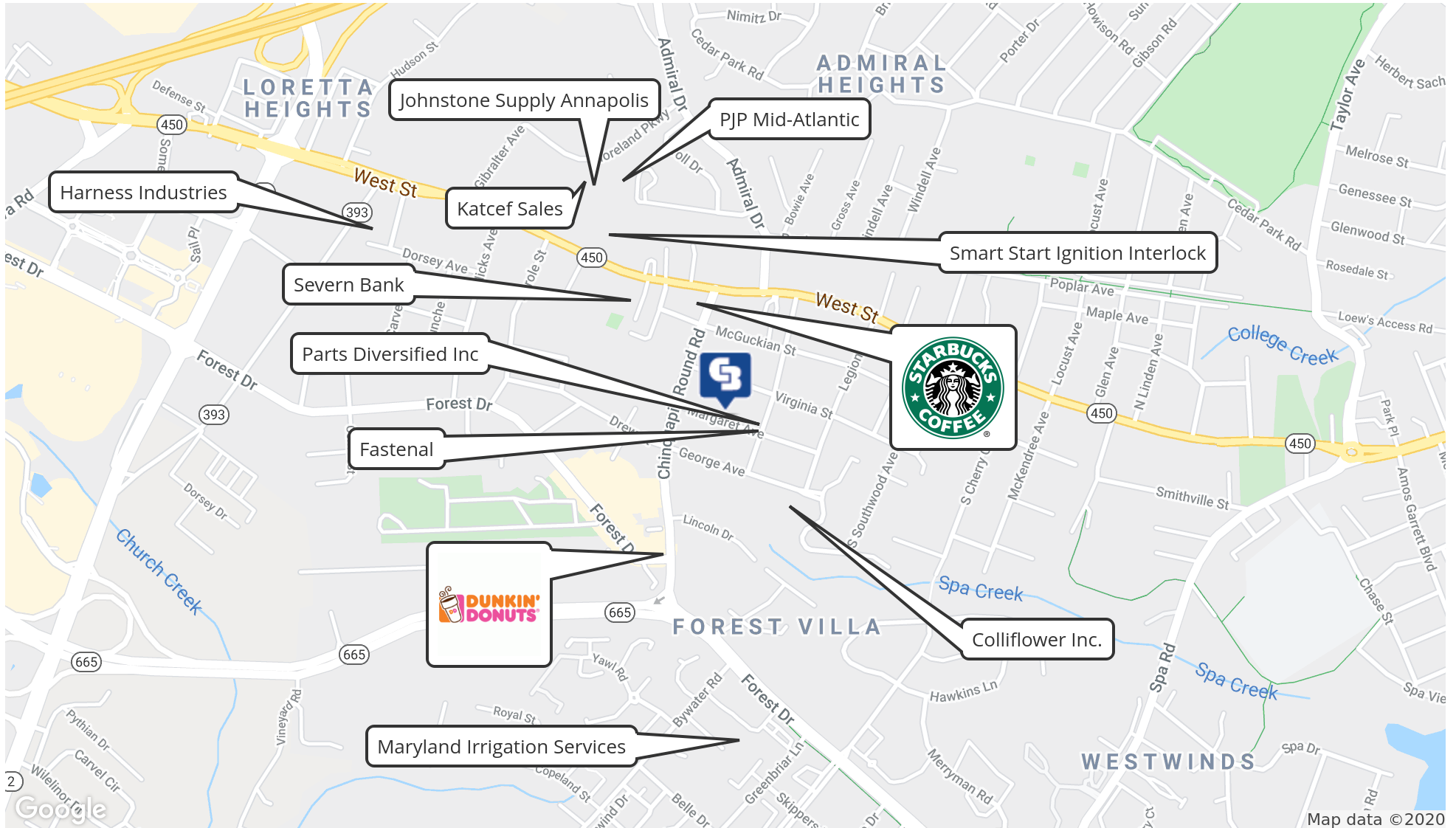
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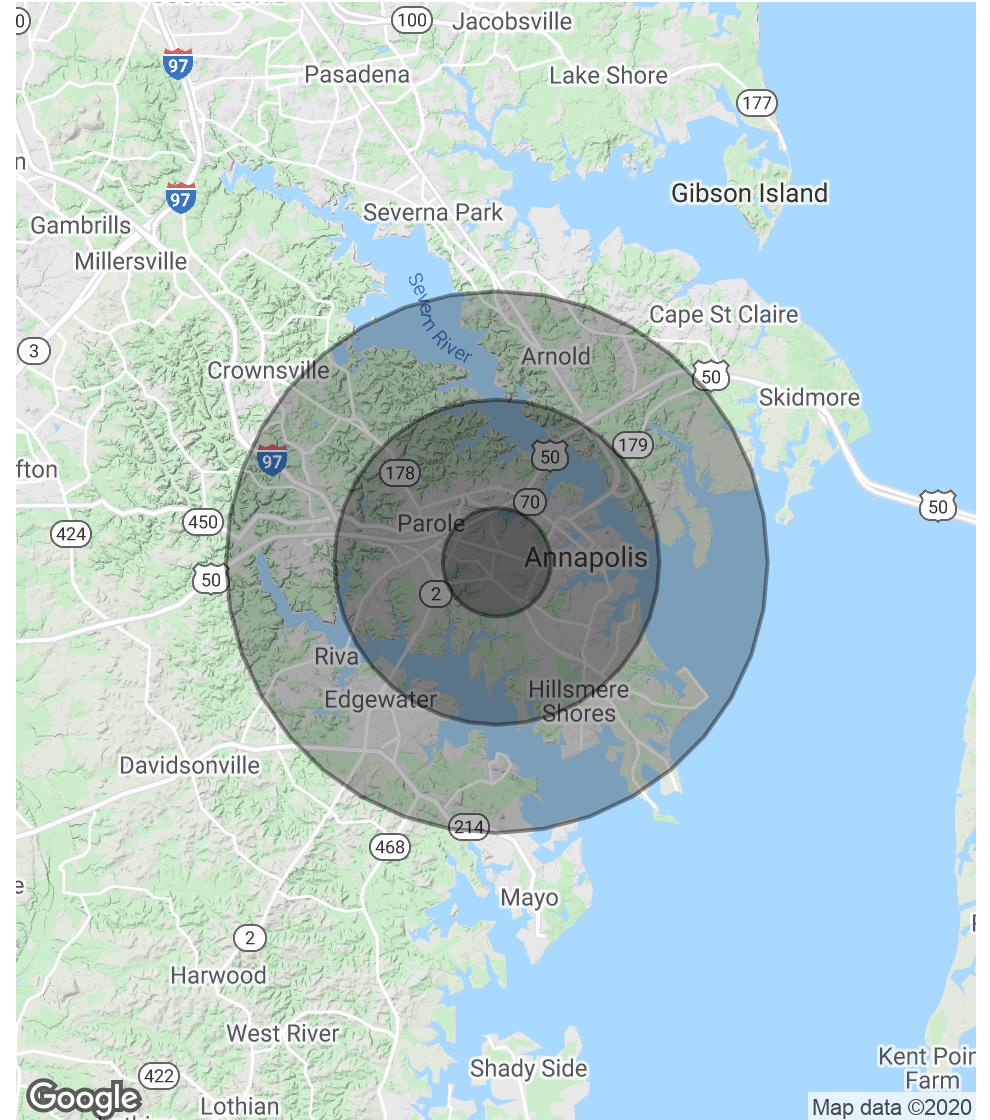
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,354	64,491	114,439
Average age	38.1	38.5	40.8
Average age (Male)	34.2	35.4	38.5
Average age (Female)	41.2	41.5	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,755	25,307	45,490
# of persons per HH	2.5	2.5	2.5
Average HH income	\$107,371	\$104,885	\$112,484
Average house value	\$428,347	\$563,468	\$598,998

* Demographic data derived from 2010 US Census



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