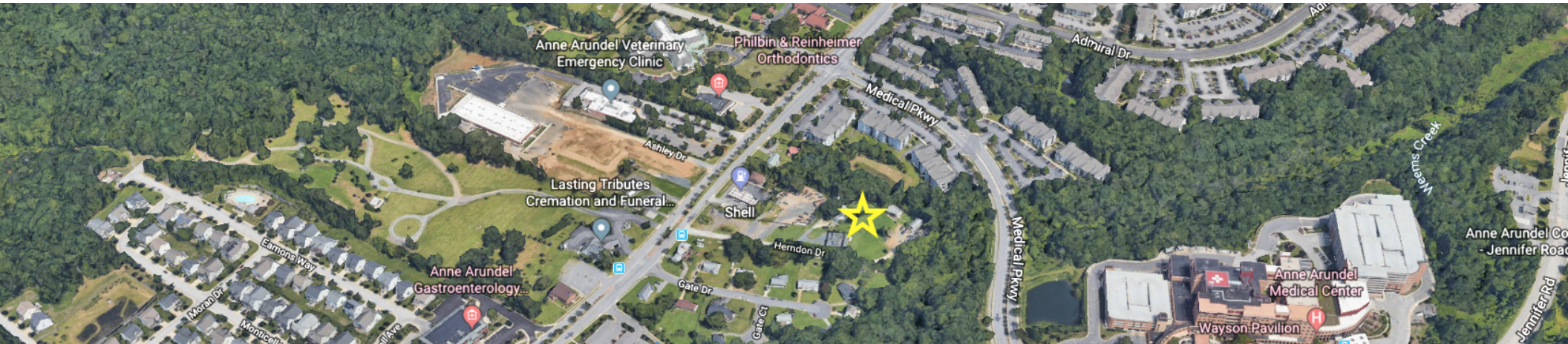


.74 ACRES OF LAND FOR SALE

\$850,000

2047 HERNDON DRIVE

Annapolis, MD 21401



OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 0.74 Acres

Zoning: R-22

Price / SF: \$26.37

PROPERTY OVERVIEW

Ideal for Professional Office Building, Townhome or an Apartment Building
Contiguous with 2045 Herndon (also for Sale) for a Total of 90,000 SF
High Density R-22 Zoning, with Alternate C-4 use, Allowing Commercial/Retail uses such as Convenience Stores

PROPERTY HIGHLIGHTS

- Public Water
- Sewer Available
- 25,000 Vehicles Daily

Presented By:

Scott Douglas

301.655.8253

sdouglas@douglascommercial.com

All sources deemed reliable, but not guaranteed by Douglas Commercial or its agents. Listing information is subject to price changes, errors, omissions, corrections. status changes or withdrawal.

DOUGLAS
COMMERCIAL

431-C FOURTH STREET, ANNAPOLIS, MD 21403

WWW.DOUGLASCOMMERCIAL.COM

HIGH DENSITY AREA CLOSE TO MED CENTER/MALL

2047 HERNDON DRIVE

Annapolis, MD 21401



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2045 HERNDON ALSO FOR SALE

\$1,200,000; 1.28 ACRES

2047 HERNDON DRIVE

Annapolis, MD 21401



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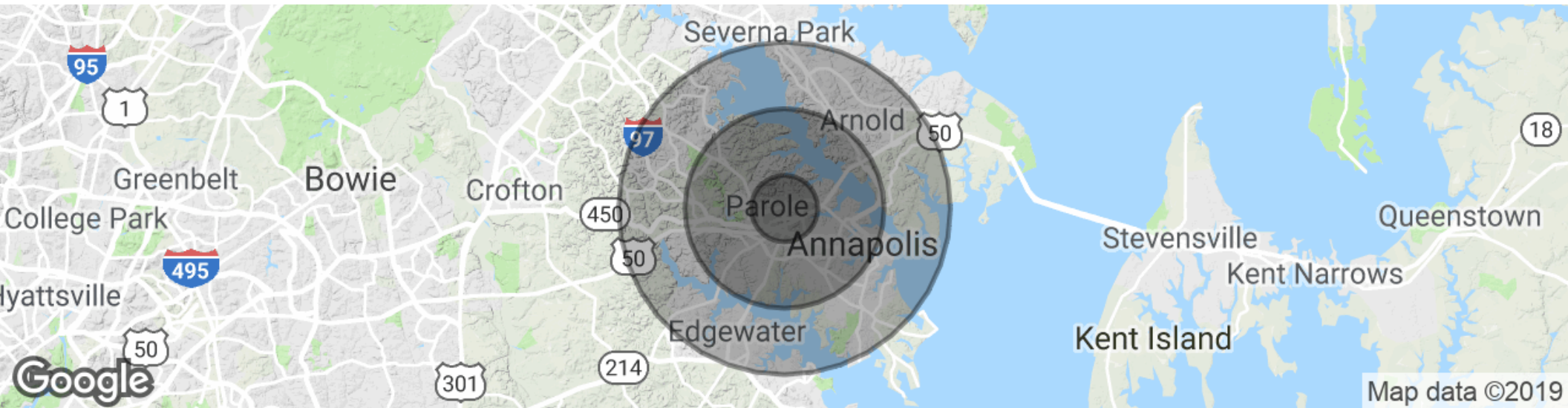
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DEMOGRAPHICS

2047 HERNDON DRIVE

Annapolis, MD 21401



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,868	42,940	117,931
Median age	39.5	40.4	41.3
Median age (Male)	37.6	37.4	38.9
Median age (Female)	43.3	43.4	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,072	17,382	46,884
# of persons per HH	2.3	2.5	2.5
Average HH income	\$112,147	\$116,780	\$112,241
Average house value	\$539,390	\$597,838	\$574,489

* Demographic data derived from 2010 US Census

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