

OFFICE / FLEX SPACE FOR LEASE



2109 FOREST DRIVE

ANNAPOLIS, MD 21401

Property Description

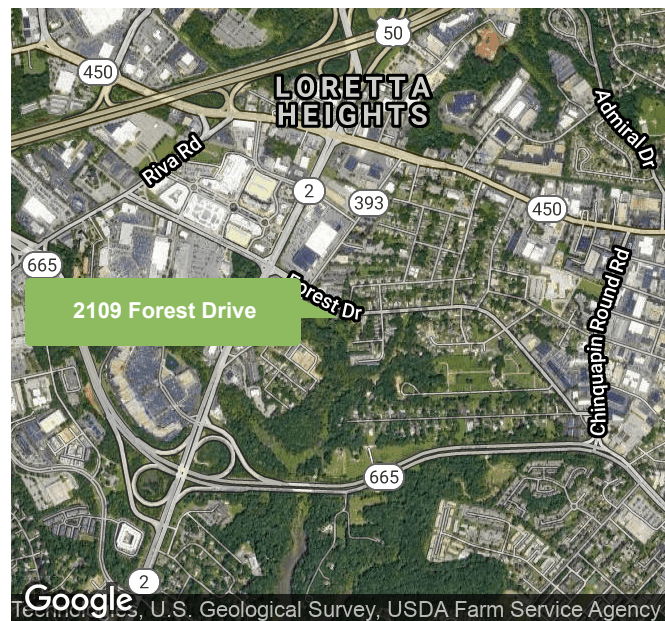
Single tenant opportunity with mix of office and shop space

Location Description

Close proximity to Annapolis Towne Centre, Parole, & Anne Arundel Medical Center with easy access to major highways

Property Highlights

- Signage opportunity fronting Forest Dr.
- Ample on-site parking
- Updated build-out includes reception, conference room, 2 private offices, kitchenette, restroom, garage, shop/garage space & additional basement storage
- Zoned B2 (City of Annapolis)



Spaces	Lease Rate	Size (SF)
2109 Forest Dr	\$18.00/SF	+/-3,295



PRESENTED BY:

JOHN GALLAGHER

410.260.6541

jgallagher@hyattcommercial.com

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

BIRDI BROWN

410.260.6539

bbrown@hyattcommercial.com

200 WESTGATE CIRCLE, SUITE 502

410.266.8800

hyattcommercial.com

2109 FOREST DRIVE

ANNAPOLIS, MD 21401

ADDITIONAL PHOTOS



PRESENTED BY:

JOHN GALLAGHER

410.260.6541

jgallagher@hyattcommercial.com

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

BIRDI BROWN

410.260.6539

bbrown@hyattcommercial.com

2109 FOREST DRIVE

ANNAPOLIS, MD 21401

ADDITIONAL PHOTOS



PRESENTED BY:

JOHN GALLAGHER

410.260.6541

jgallagher@hyattcommercial.com

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

BIRDI BROWN

410.260.6539

bbrown@hyattcommercial.com

2109 FOREST DRIVE

ANNAPOLIS, MD 21401

RETAILER MAP



PRESENTED BY:

JOHN GALLAGHER

410.260.6541

ggallagher@hyattcommercial.com

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

BIRDI BROWN

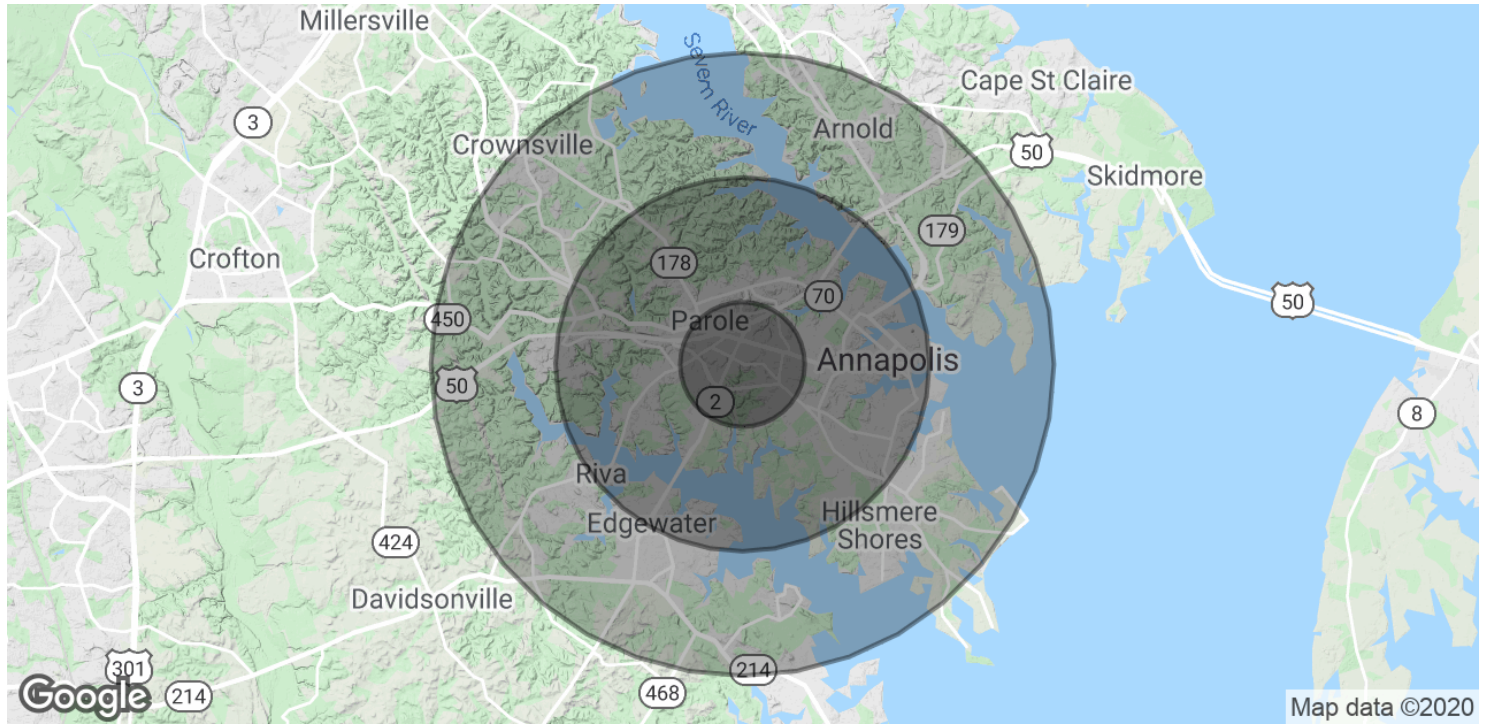
410.260.6539

bbrown@hyattcommercial.com

2109 FOREST DRIVE

ANNAPOLIS, MD 21401

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,486	54,858	112,732
Average age	38.0	39.8	41.3
Average age (Male)	34.9	36.6	38.9
Average age (Female)	40.9	42.9	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,638	22,270	45,143
# of persons per HH	2.5	2.5	2.5
Average HH income	\$105,487	\$106,996	\$111,808
Average house value	\$487,998	\$546,126	\$583,159

* Demographic data derived from 2010 US Census

PRESENTED BY:

JOHN GALLAGHER

410.260.6541

jgallagher@hyattcommercial.com

JUSTIN MULLEN

410.260.6546

jmullen@hyattcommercial.com

BIRDI BROWN

410.260.6539

bbrown@hyattcommercial.com