

Neighborhood Retail + Office With
Signage Along Bay Ridge Road

FOR LEASE

8 *Minute Drive Time* to Major Highway Systems (Rt. 50/I-97)



GEORGETOWN PLAZA

914 Bay Ridge Road | Annapolis, MD 21043

Convenience, Connection & Community on Bay Ridge Road



www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

EXECUTIVE SUMMARY

Rosso Commercial, as the exclusive listing agent, is pleased to offer Retail and Office space For Lease at Georgetown Plaza, a mixed-use property serving the Annapolis Neck - Bay Ridge Peninsula for more than 30 years.

This sought after property offers competitive asking rents, the opportunity to serve a densely populated, affluent market with a high barrier to entry.

Georgetown Plaza boasts 37,000 SF +/- commercial building offering Building Signage + Pylon with a strong mix of co-tenancy including Main & Market, Dominos, One Physical Therapy, The Capital Barbershop, Annapolis Family Dentistry, and more.

PROPERTY HIGHLIGHTS

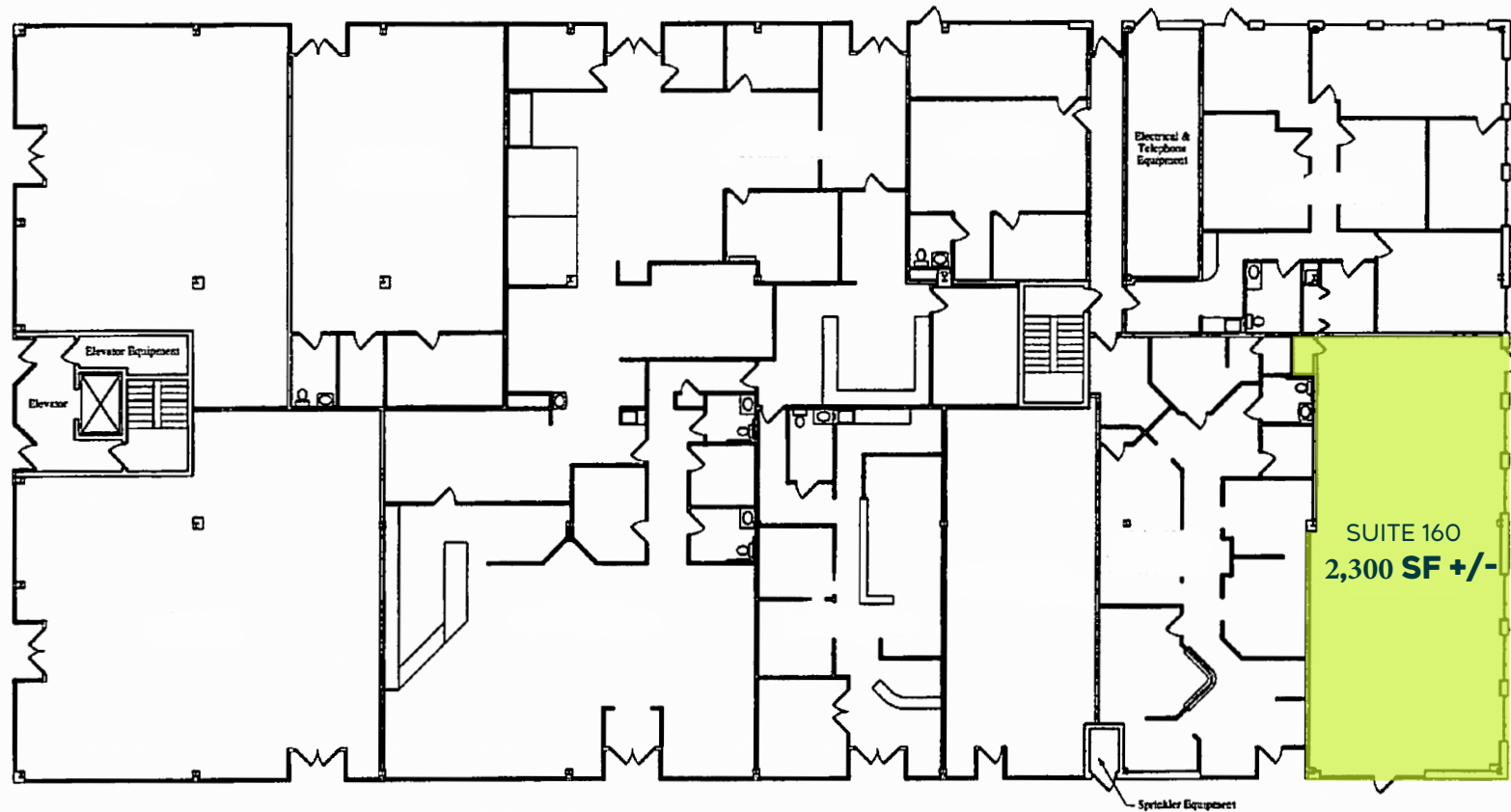
- » Competitive Asking Rents
 - 1st Floor (Retail): \$26.50/psf, NNN; 2,300 SF +/-
 - 2nd Floor Office: \$22/psf, MG (w/ Base Year) 1,450 SF - 1,605 SF +/- available
 - 2nd Floor Executive Offices: \$650-\$850/month, Full Service
- » Elevator Served
- » On-site Dining Options (Main & Market, Dominos) + additional nearby amenities and shops.
- » Building + Pylon Signage, subject to availability
- » Ability to serve the highly dense, local community along the Annapolis Neck
- » Bike to Work: Bike rack on-site
- » Minutes from Historic Annapolis and neighborhood of Eastport
- » Zoned B2 for the City of Annapolis - allows for a wide range of retail and office use



Direct Signalized Access to Quiet Waters Park
32K CARS/DAY CORRIDOR

FLOOR PLANS

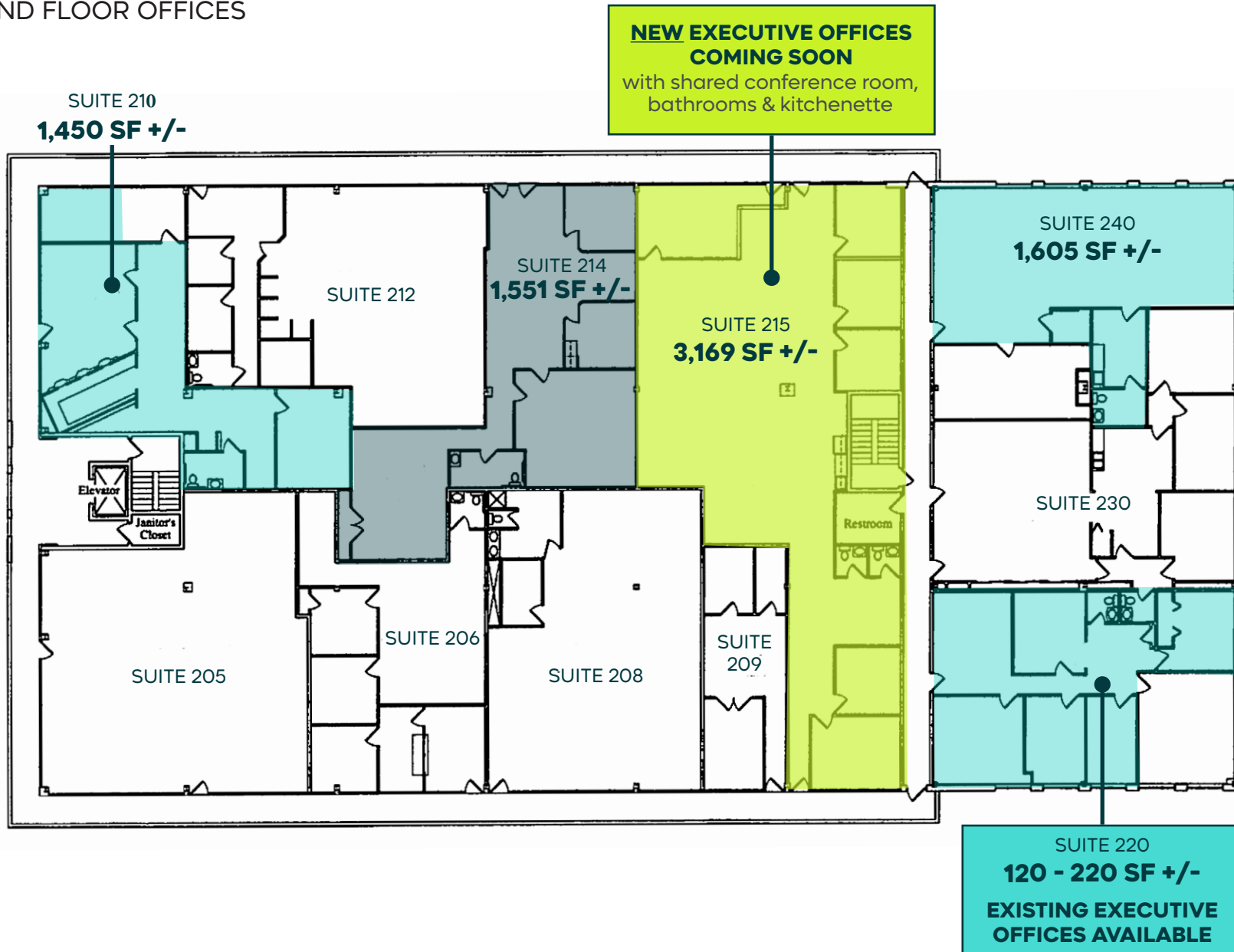
FIRST FLOOR RETAIL



**DIRECT ENTRY, END
CAP SPACE**

FLOOR PLANS

SECOND FLOOR OFFICES



LOCATION OVERVIEW



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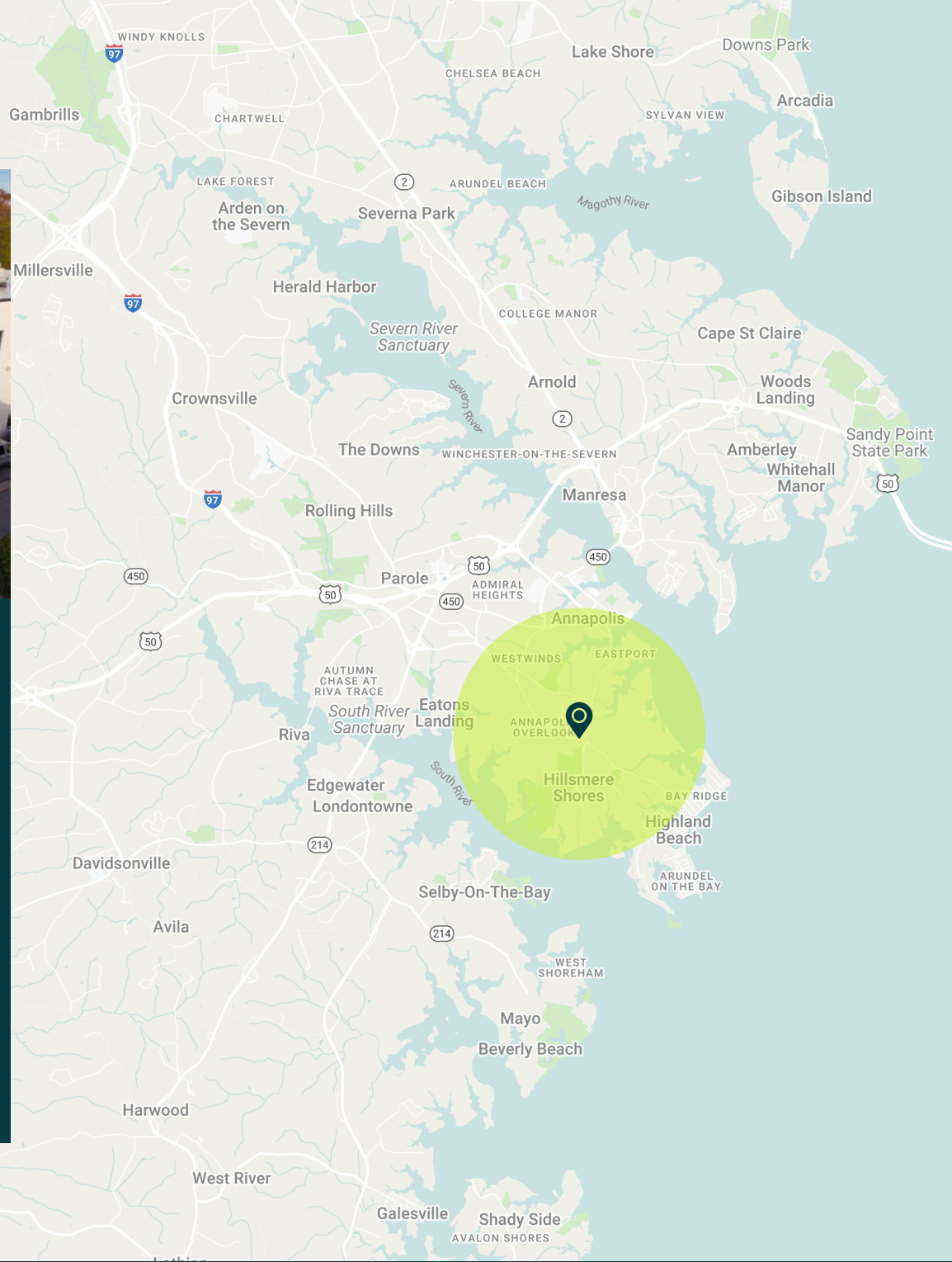


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AREA DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
 Population	35,284	94,497	195,352
 Households	14,966	38,729	76,216
 Median Household Income	\$101,930	\$115,475	\$125,182
 Traffic Counts		29,682	



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