

COMING SOON FOR LEASE

THE BREAKWATER



2019-2027 WEST STREET, ANNAPOLIS, MD 21401

Expected Delivery By: 12/31/2026



**Shopping
Center
For Lease**

John Sindler
410.260.6538
jsindler@hyattcommercial.com

John Kauffman
443.584.4496
jkauffman@hyattcommercial.com

Cecil Cummins
410.260.6536
ccummins@hyattcommercial.com

PROPERTY DESCRIPTION

Prior the recent ground lease of 2019-2027 West Street by the now current landlord, the center began to age. In spite of aging infrastructure the center maintained high levels of visitors. According to Placer.AI, in 2025, the center had 233,333 visits a year, 19,400 a month and 650 per day. **The Advanced Auto Parts was the 2nd highest ranked store for visits in the State of Maryland and 12th in the Nation showcasing that this center maintained high levels of traffic.** Offering visibility along West Street to **34,510 AAWDT**.

The Property is receiving a comprehensive update to deliver a modern, high-quality retail destination, featuring floor-to-ceiling glass storefronts and upgraded exterior finishes. Fully repaved and restriped parking, energy-efficient site lighting, additional signage and refreshed landscaping round out the site improvements. Ideally situated in Annapolis, one of Maryland's most desirable communities, the Property offers strong visibility, steady traffic, and access to an affluent customer base.

The new retail at The Breakwater is an exceptional opportunity to occupy Annapolis', Maryland's most prominent and refreshed retail destination. Situated in Parole, this center benefits from residents shopping the surrounding retail developments to office commuters grabbing a bite to eat on a break or running an errand afterwork. With ample parking, prominent signage, and easy access from Route 50 and Maryland Route 2, the center draws a broad regional customer base. The Breakwater is the crossroads of Annapolis bringing locals and transients together to meet, dine and shop.

OFFERING



FOR LEASE

SHOPPING CENTER

Building Size	44,883 SF
Price	Contact Broker for Pricing
Zoning	TC County BCE City
West Street Traffic Counts	35,321 AADT
Solomon Island Rd Traffic Counts	34,150 AADT

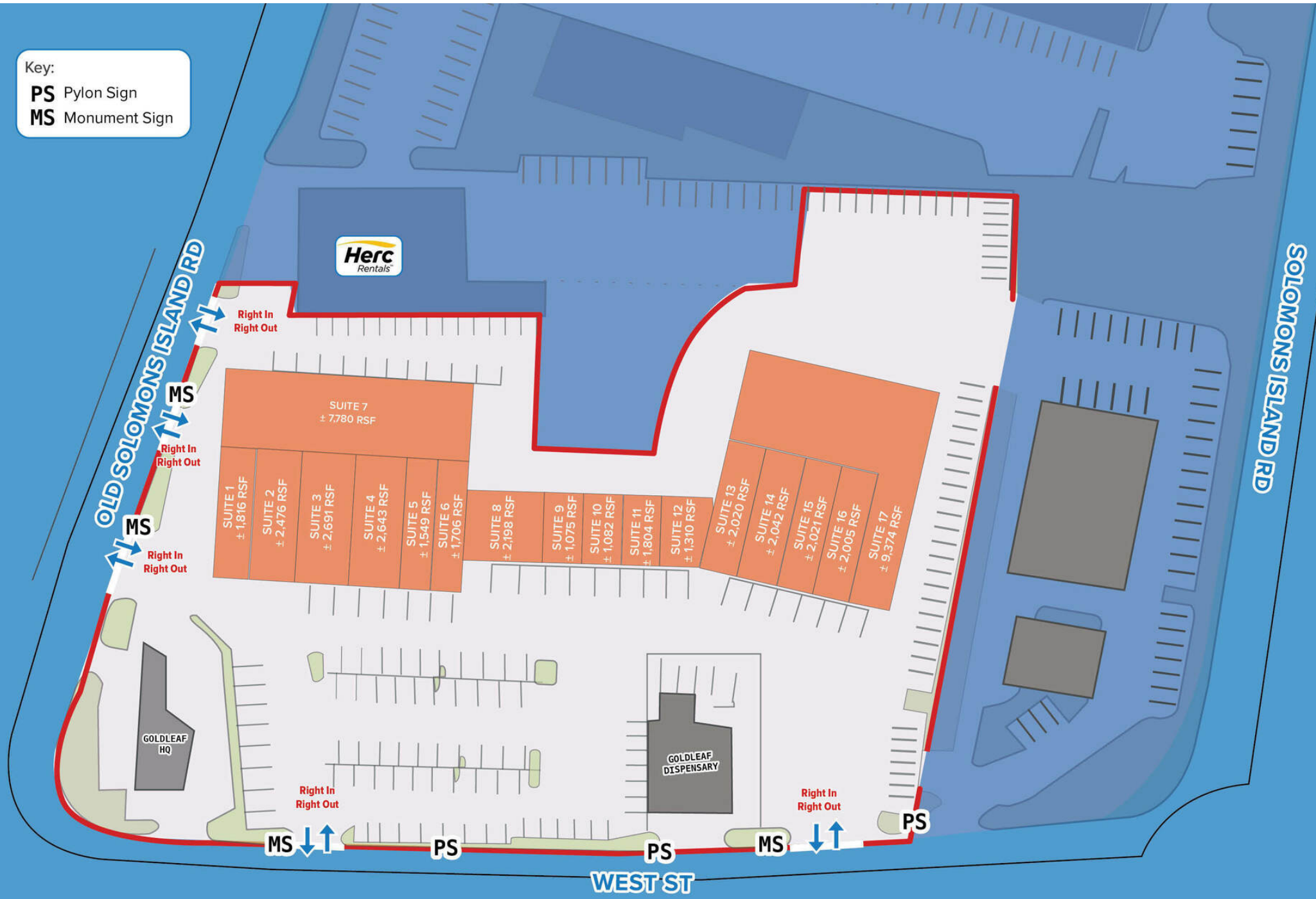
AVAILABLE SPACES	SPACE SIZE	ZONING
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Suite 1	1,816 SF	BCE Zoning (City)
Suite 2	2,476 SF	BCE Zoning (City)
Suite 3	2,691 SF	BCE Zoning (City)
Suite 4	2,643 SF	BCE Zoning (City)
Suite 5	1,549 SF	BCE Zoning (City)
Suite 6	1,706 SF	BCE Zoning (City)
Suite 7	7,780 SF	BCE Zoning (City)
Suite 8	2,198 SF	BCE Zoning (City)
Suite 9	1,075 SF	BCE Zoning (City)
Suite 10	1,082 SF	BCE Zoning (City)
Suite 11	1,804 SF	BCE Zoning (City)
Suite 12	1,310 SF	BCE Zoning (City)
Suite 13	2,020 SF	TC Zoning (County)
Suite 14	2,042 SF	TC Zoning (County)
Suite 15	2,021 SF	TC Zoning (County)
Suite 16	2,005 SF	TC Zoning (County)
Suite 17	9,374 SF	TC Zoning (County)



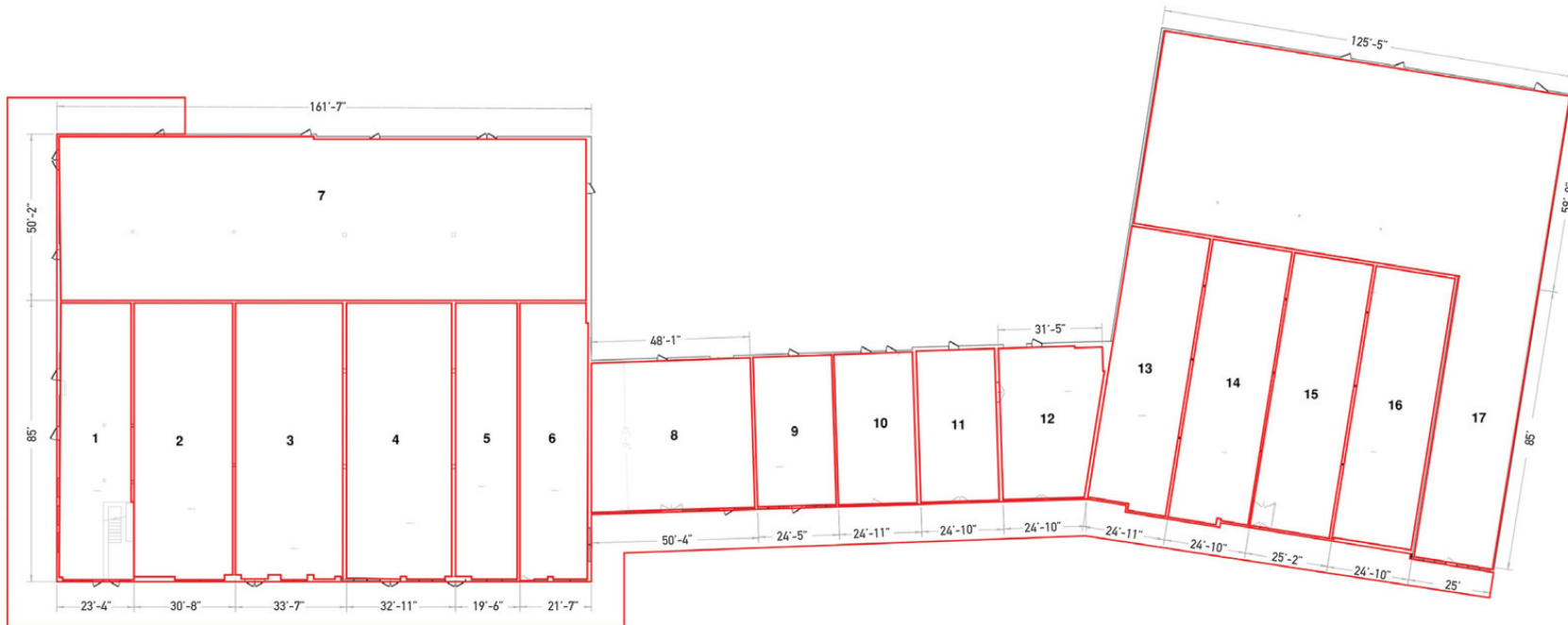
SITE PLAN

Key:
PS Pylon Sign
MS Monument Sign



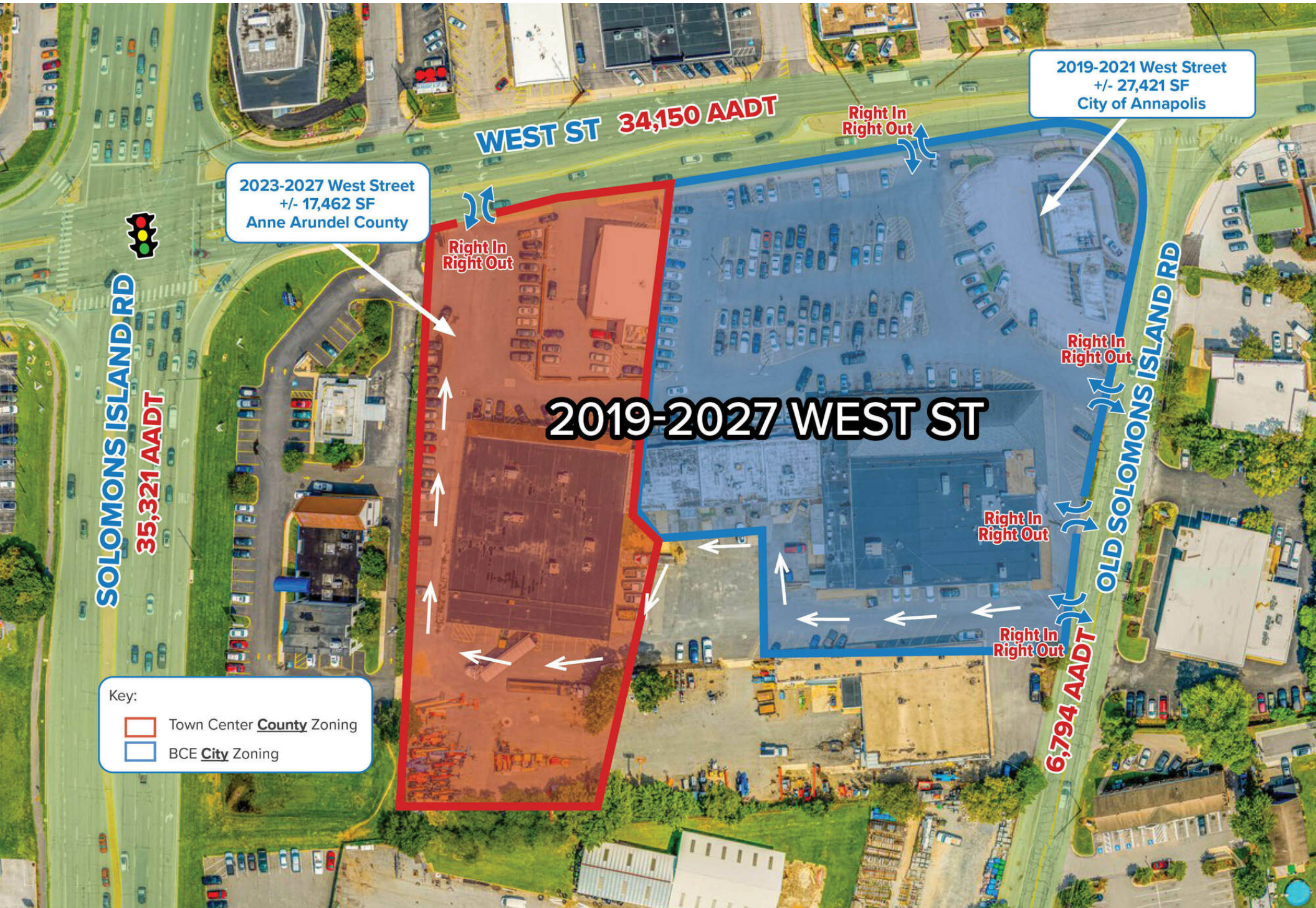
Disclaimer: Site plan and stripes spaces are approximate, suite sizes are accurate

FLOOR PLAN



Suite #	Space Size
1	±1816 SF
2	±2476 SF
3	±2691 SF
4	±2643 SF
5	±1549 SF
6	±1706 SF
7	±7780 SF
8	±2198 SF
9	±1075 SF
10	±1082 SF
11	±1804 SF
12	±1310 SF
13	±2020 SF
14	±2042 SF
15	±2021 SF
16	±2005 SF
17	±9374 SF

COUNTY VS CITY ZONING



2019-2021 West Street
+/- 27,421 SF
City of Annapolis

2023-2027 West Street
+/- 17,462 SF
Anne Arundel County

WEST ST 34,150 AADT

Right In
Right Out

Right In
Right Out

Right In
Right Out

2019-2027 WEST ST

Right In
Right Out

Right In
Right Out

6,794 AADT

OLD SOLOMONS ISLAND RD



SOLOMONS ISLAND RD
35,321 AADT

Key:
Town Center County Zoning
BCE City Zoning

TO BE DELIVERED CONCEPTUALS



ADDITIONAL CONCEPTUAL PHOTOS



Disclaimer: Signage rendering subject to municipal approval

THE BREAKWATER — ANNAPOLIS —

A DESTINATION WITHOUT EQUAL.

Inspired by the horizon.
Defined by craftsmanship.
Created for timeless experiences.
The Breakwater is Annapolis at its finest.

SIGNAGE CONCEPTS



3. BLADE SIGN



2. DIRECTORY SIGN



4. PARKING IDENTIFICATION



5. PEDESTRIAN DIRECTIONAL



ANNE ARUNDEL COUNTY AND ANNAPOLIS LOCATION OVERVIEW



590,000

Anne Arundel County
Population

60,911

Anne Arundel County
Businesses

40,812

City of Annapolis
Population

5,426

City of Annapolis
Businesses

With deep historical roots, Annapolis has thrived for over 300 years. Ideally located east of I-95 and between Washington, D.C. and Baltimore, it's home to a diverse range of public and private employers in industries such as government, technology, defense, and services. Recent expansion of Class A multifamily housing has transformed Annapolis from a bedroom community for executives into a prime location for employees seeking a suburban-urban lifestyle along the Chesapeake Bay. Anne Arundel County is Maryland's fourth-largest jurisdiction and ranks 115th in size nationwide.

It's home to several key assets including the State Capitol, BWI Thurgood Marshall Airport, Anne Arundel Community College, St. John's College, the U.S. Naval Academy, and Luminis Health Hospital. With over 500 miles of shoreline, the county is known for outdoor activities like boating, fishing, crabbing, water skiing, sailing, and swimming. Nature lovers enjoy two state parks, over 120 county parks, and multiple nature preserves. The 13-mile Baltimore and Annapolis Trail is popular with walkers, runners, cyclists, and equestrians. In 2014, Annapolis was named one of Travel and Leisure magazine's Most Romantic Towns.

According to Anne Arundel County's comprehensive plan for 2040, the county's population is projected to grow by 94,000 people and 28,000 households by 2035 (source: Woods & Poole). Growth is expected to continue in Town Centers, although limited land supply will restrict expansion.

The hospitality and tourism sector in the Annapolis and Anne Arundel County area has experienced generally steady revenue growth over the past 5-10 years, driven by strong leisure demand and increasing visitor spending, with Anne Arundel County welcoming over 7.2 million visitors in 2024, generating \$4.3 billion in economic impact. Visitor spending, especially in food and beverages, has remained robust: in Anne Arundel County, visitor spending grew from approximately \$3.5 billion in 2019 to \$4.3 billion in 2024, a total increase of 22.8% over five years despite the pandemic interruption. In the overall Annapolis area, there are about 2500 hotel rooms, that see on average 60%-70% occupancy - after accounting for seasonal cycles. Revenue Per Available Room (RevPAR) typically ranges from \$55 to over \$220, heavily influenced by property tier and seasonal demand. While the 2025 citywide average RevPAR is approximately \$103, high-tier properties significantly outperform the market average with Luxury Hotels seeing RevPar within range of \$190-\$220+.

RETAILER MAP



KEY:

- 1 Festival at Riva Shopping Center**
- CHOPT
 - TJ Maxx
 - Michael's
 - Men's Wearhouse
 - Giant
 - First Watch
 - Carter's
 - Petco
 - Five Below
 - MOD Pizza
 - Mission BBQ
 - Sport Clips
 - FedEx
 - Uncharted

- 2 Annapolis Town Center**
- CAVA
 - Bassett Furniture
 - Pottery Barn
 - Williams Sonoma
 - Anthropologie
 - Free People
 - AT&T
 - Sephora
 - Paper Source
 - Kendra Scott
 - Bank of America
 - Neo Pizza
 - SECU

- 3 Annapolis Harbour Center**
- Ulta
 - DSW
 - Nordstrom Rack
 - Old Navy
 - LOFT
 - Chico's
 - Verizon
 - GAP
 - Barnes & Noble
 - Starbucks
 - Fleet Feet
 - The Fresh Market

- 4 Beacon Square**
- Jersey Mike's
 - Visionworks / Visual Comfort
 - Wonder
 - Cold Stone
 - Creamery
 - Firebirds

- 5 Forest Plaza**
- Sally Beauty
 - Dollar Tree
 - Home Depot
 - Johnson Fitness

- 6 Gateway Village**
- Best Buy
 - Dicks Sporting Goods
 - Safeway
 - Staples
 - Petsmart

- Other Retailers**
- 7. The Home Depot
 - 8. Office Depot
 - 9. Kohl's
 - 10. Lidl / Chick-fil-A
 - 11. ALDI
 - 12. Denny's
 - 13. Mission BBQ / Wingstop / Einstein Bros Bagels
 - 14. Snap Fitness Area
 - 15. DoubleTree Hotel
 - 16. M&T Bank / Meineke
 - 17. Nissan/Ford
 - 18. Annapolis Mall

DEMOGRAPHICS



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	9,500	58,758	106,938
Households	4,124	25,312	44,745
Average Household Size	2.3	2.3	2.4
Owner Occupied Households	1,760	14,881	31,367
Renter Occupied Households	3,027	11,435	15,288
Average Age	39.70	42.10	42.80
Average Household Income	\$129,250	\$145,945	\$155,366
Median Household Income	\$100,719	\$113,700	\$121,001



106,938

Population



2.4

Average HH Size



45.0

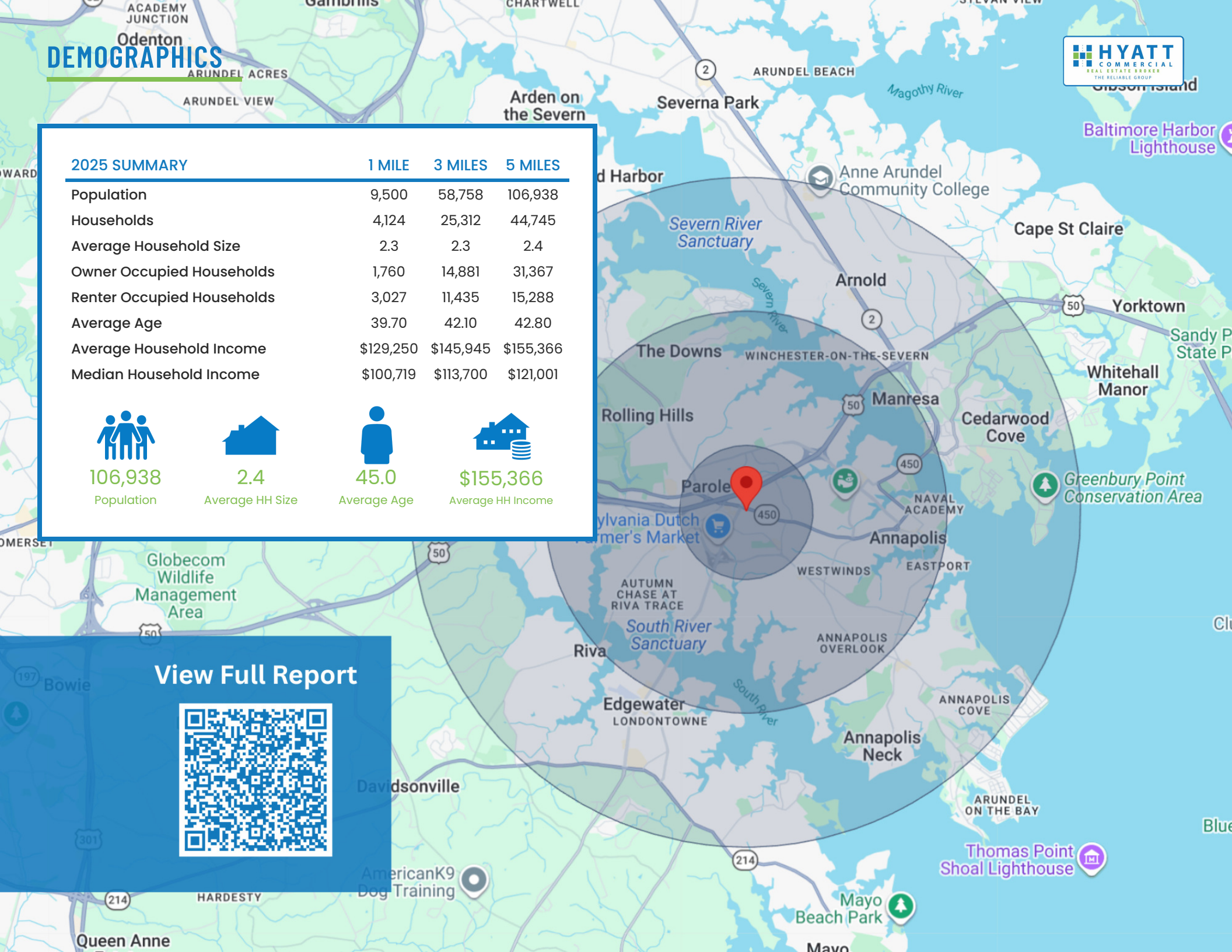
Average Age



\$155,366

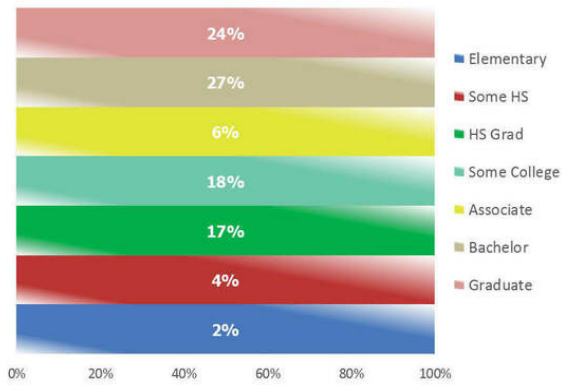
Average HH Income

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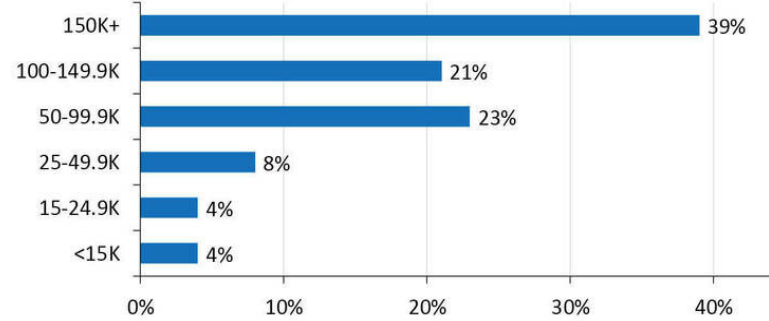


DEMOGRAPHICS CONTINUED

EDUCATIONAL ATTAINMENT

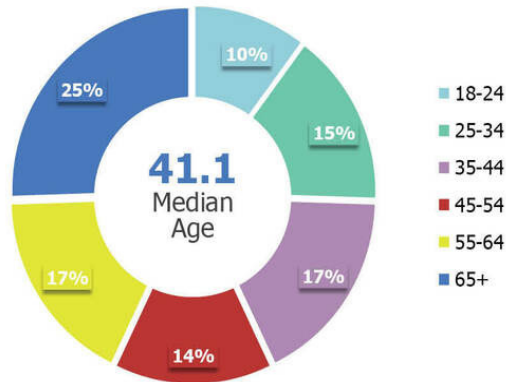


HOUSEHOLD INCOME OF VISITORS

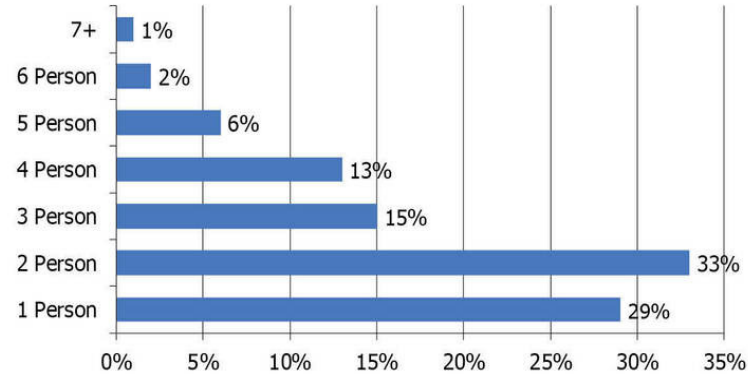


222,200
Visits per year

AGE DISTRIBUTION

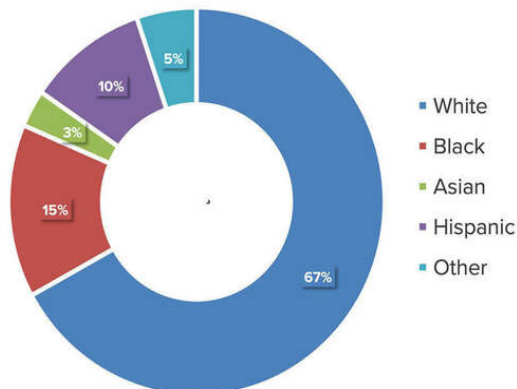


HOUSEHOLD SIZE OF VISITORS

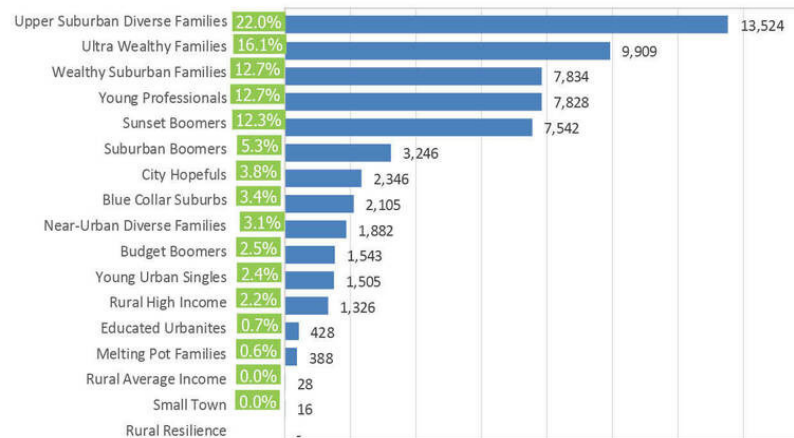


75,400
Visitors per year

ETHNICITY



VISITOR SEGMENT GROUPS

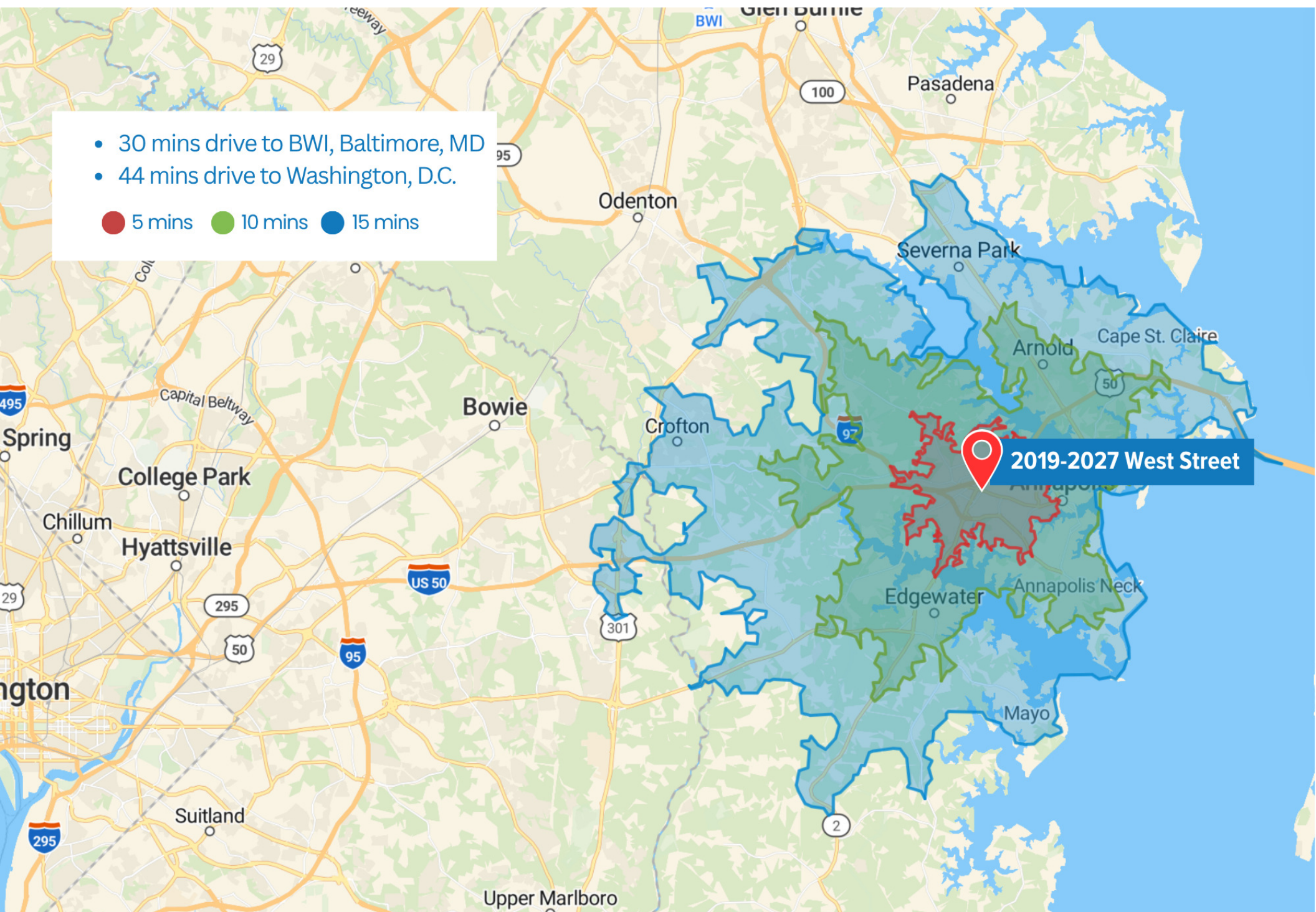


2.95
Visit Frequency per year

DRIVETIME MAP

- 30 mins drive to BWI, Baltimore, MD
- 44 mins drive to Washington, D.C.

● 5 mins ● 10 mins ● 15 mins





CONTACT

HYATT COMMERCIAL

410.266.8800

2568A Riva Rd, Suite 300, Annapolis, MD 21401

John Sindler

410.260.6538

jsindler@hyattcommercial.com

John Kauffman

443.584.4496

jkauffman@hyattcommercial.com

Cecil Cummins

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