

# FOR LEASE

1841 Saint Margarets Rd, Annapolis, MD 21409



**2nd Generation  
Deli for Lease**

**Judith Neighoff**  
410.260.6545  
jneighoff@hyattcommercial.com

**Shane Denman**  
410.260.6549  
sdenman@hyattcommercial.com

## PROPERTY DESCRIPTION

Built out 2nd generation deli. All equipment, existing infrastructure, and most furnishings can all be included.

## HIGHLIGHTS

- ±1750 SF retail
- Public Water/Sewer
- On-site Parking
- Zoned C1A
- Existing Grease Trap

## OFFERING



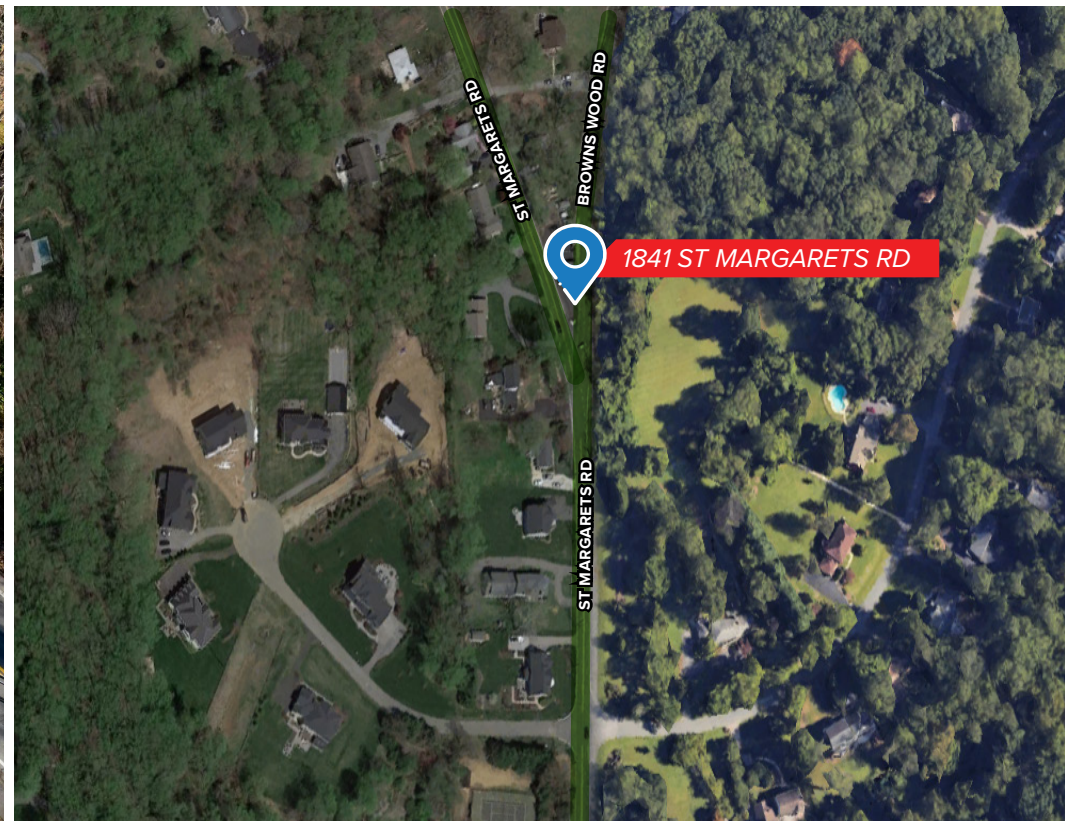
## FOR LEASE

### MIXED-USED BUILDING

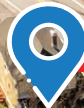
Lease Price ----- Withheld

Property Type ----- Retail

Space Size ----- 1,750 SF



# AERIAL VIEW



1841 ST MARGARETS RD



ARNOLD'S AREA (BAY HILLS SHOPPING CENTER)



Rise Up Coffee



O'Loughlin's Restaurant



Green Valley



Spizzico



Senor Chile Cantina



Red, Hot and Blue



84 Lumber



Cantler's Riverside Inn



The Choptank

SUBJECT



WEST ANNAPOLIS



RAR Brewing



Agave Mexican Resto and Tequila Bar



Always Ice Cream



BeanRush Cafe



Graul's Market



Navy Exchange (NEX)



Naval Golf Course



United States Naval Academy







# DEMOGRAPHICS



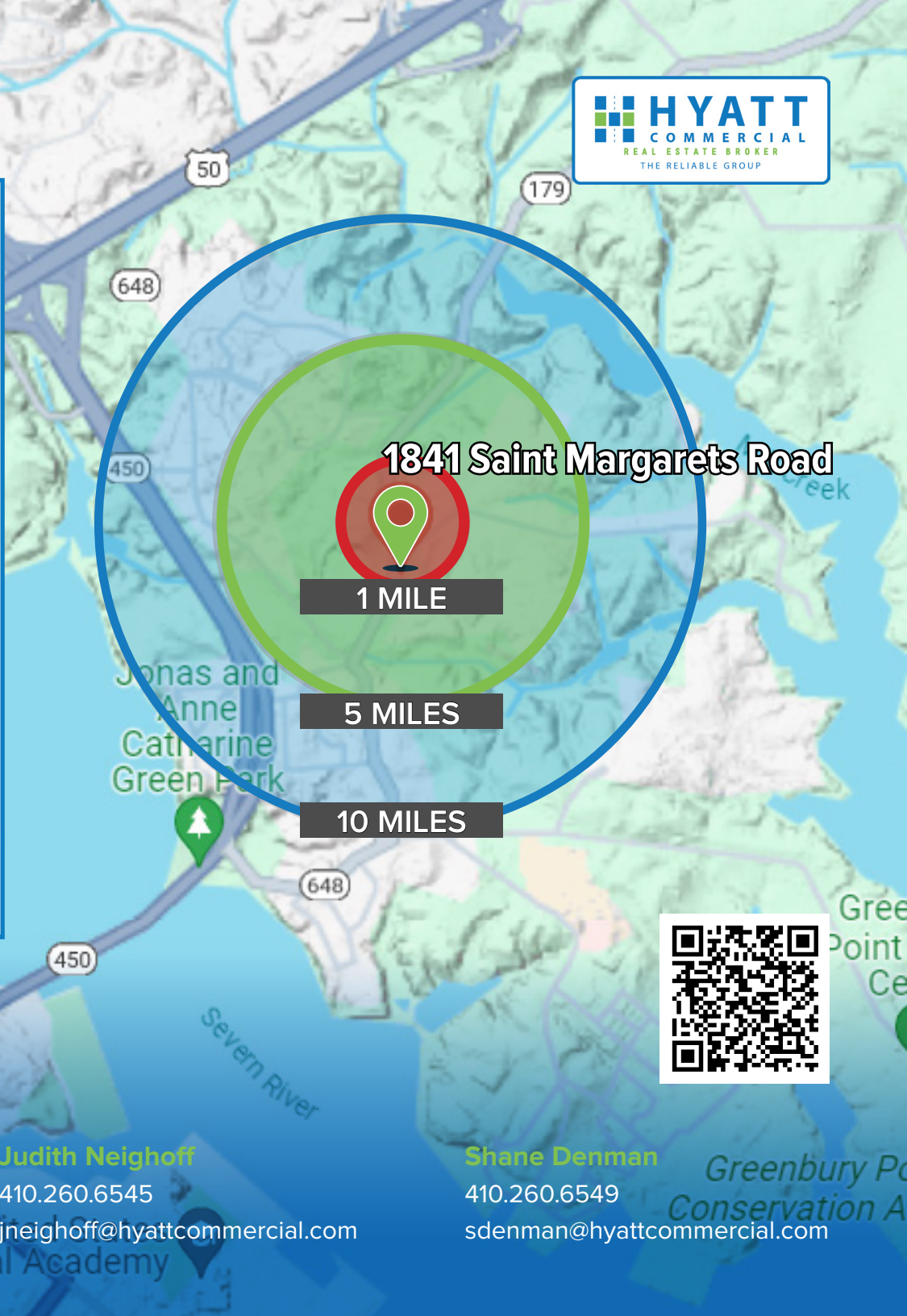
2023 SUMMARY	1 MILE	5 MILES	10 MILES
Population	2,337	108,680	247,954
Households	841	43,377	94,649
Families	660	26,791	64,730
Average Household Size	2.73	2.47	2.59
Owner Occupied Housing Units	729	30,438	75,833
Renter Occupied Housing Units	112	12,939	18,816
Median Age	46.4	42.1	44.2
Median Household Income	\$195,481	\$121,517	\$127,368
Average Household Income	\$272,147	\$174,190	\$180,777

 <b>247,954</b> Population	 <b>2.59</b> Average HH Size	 <b>44.2</b> Median Age	 <b>\$127,368</b> Median HH Income
---	---	--	---

[VIEW FULL REPORT](#)



**1841 Saint Margarets Road**

**1 MILE**

**5 MILES**

**10 MILES**



## CONTACT

**HYATT COMMERCIAL**  
ADAMIRAL HEIGHTS  
410-266-8800  
2568A Riva Rd., Annapolis, MD 21401

**Judith Neighoff**  
410.260.6545  
jneighoff@hyattcommercial.com  
United States Naval Academy

**Shane Denman**  
410.260.6549  
sdenman@hyattcommercial.com  
Greenbury Point Conservation Area