

CONSTRUCTION READY B2 LAND FOR SALE



1503 FOREST DR

ANNAPOLIS, MD 21401

Property Description

± 1.07 acres Retail/Office Site next to Annapolis Middle School Fully approved, PERMIT READY-TO-BE-BUILT 3 story office building
Approved plans in-hand for up to 22,000 SF Office / Retail Building
± 2,400 SF up to ± 22,600 SF
± 3,780 SF first floor retail
All permits & plans in-hand
Retail/ office/ medical
± 70 planned surface spaces

Property Highlights

- Good for office, day care, food, retail and medical
- Excellent frontage on both Forest Drive and Spa Road
- Entry & exit to traffic signal at Forest Drive & Spa Road
- Easy access to Route 50 & I-97
- Minutes away from Historic Downtown Annapolis



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SITE PLAN

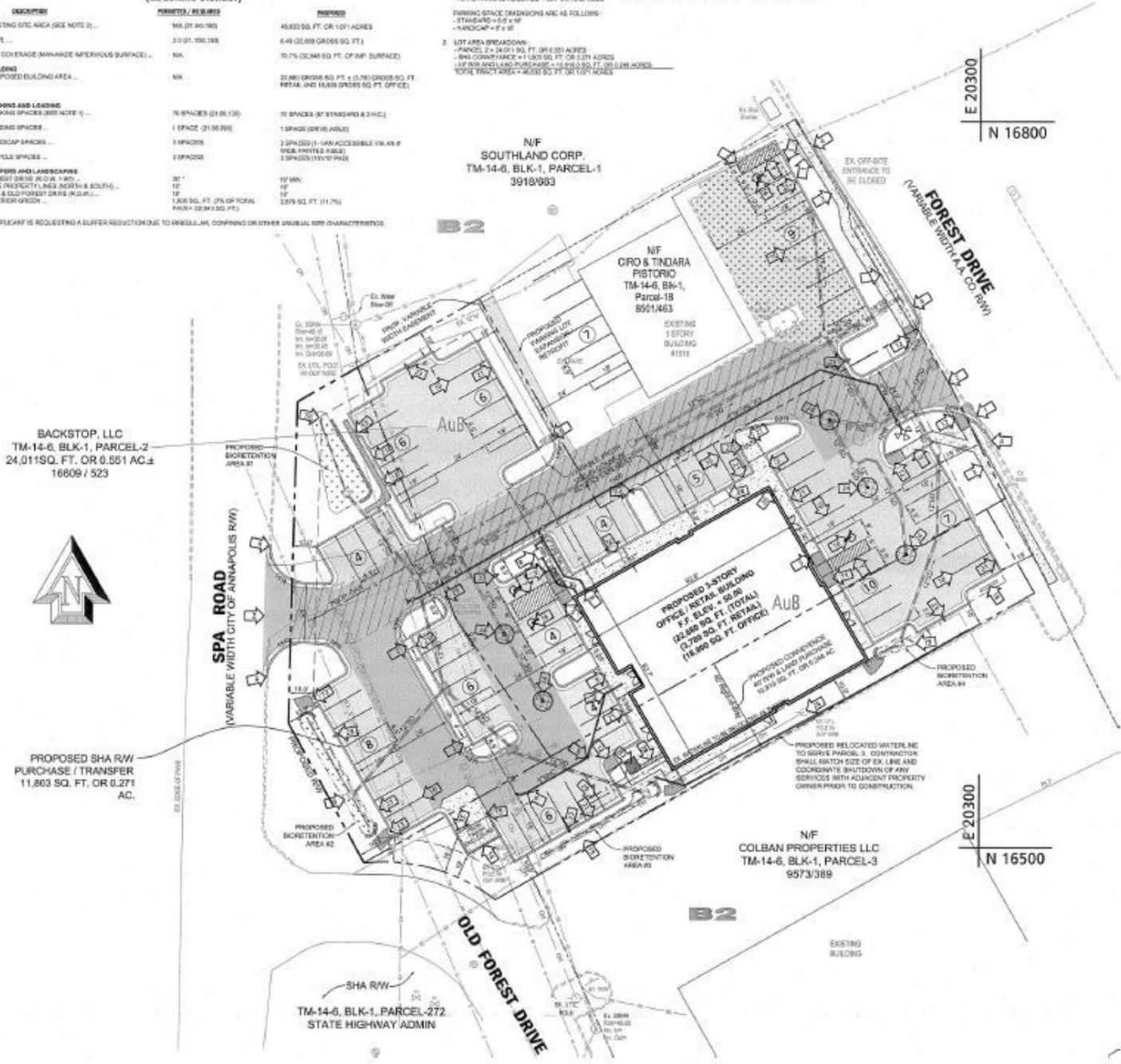
PROJECT SUMMARY (B2 ZONING DISTRICT)

DESCRIPTION	PERMITTED / REQUIRED	PROPOSED
EXISTING SITE AREA (SEE NOTE 2) ...	56,000 SQ. FT. (1.27 ACRES)	45,800 SQ. FT. OR 1.04 ACRES
F.A.R. ...	2.0 (1,106,100)	6.48 (2,609,000 SQ. FT.)
LOT COVERAGE (MINIMUM REQUIRED SURFACE) ...	NA	30.7% (13,940 SQ. FT. OF IMP. SURFACE)
BUILDING PROPOSED BUILDING AREA ...	NA	22,400 GROSS SQ. FT. ± (5,700 GROSS SQ. FT. RETAIL AND 16,700 GROSS SQ. FT. OFFICE)
PARKING AND LOADING PARKING SPACES (SEE NOTE 1) ...	70 SPACES (21 BY 130)	70 SPACES (21 STANDARD & 21 HC)
LOADING SPACES ...	1 SPACE (21 BY 300)	1 SPACE (21 BY 300)
HANDICAP SPACES ...	3 SPACES	3 SPACES (1 - UNACCESSIBLE VEHICLE SPACE PRINTS AVAILABLE)
BICYCLE SPACES ...	2 SPACES	2 SPACES (13'x17' PAD)
SETBACKS AND LANDSCAPING FOREST DR (SOUTH SIDE) ...	30'	15' MIN.
SPA ROAD (NORTH & SOUTH) ...	15'	15'
SPA & OLD FOREST DRIVE (EAST) ...	15'	15'
INTERIOR GREEN ...	1,800 SQ. FT. (4% OF TOTAL AREA) ± (28,000 SQ. FT.)	2,078 SQ. FT. (4.5%)

* APPLICANT IS REQUESTING A BUFFER REDUCTION DUE TO PREVIOUSLY EXISTING OR OTHER UNUSUAL SITE CHARACTERISTICS

NOTES

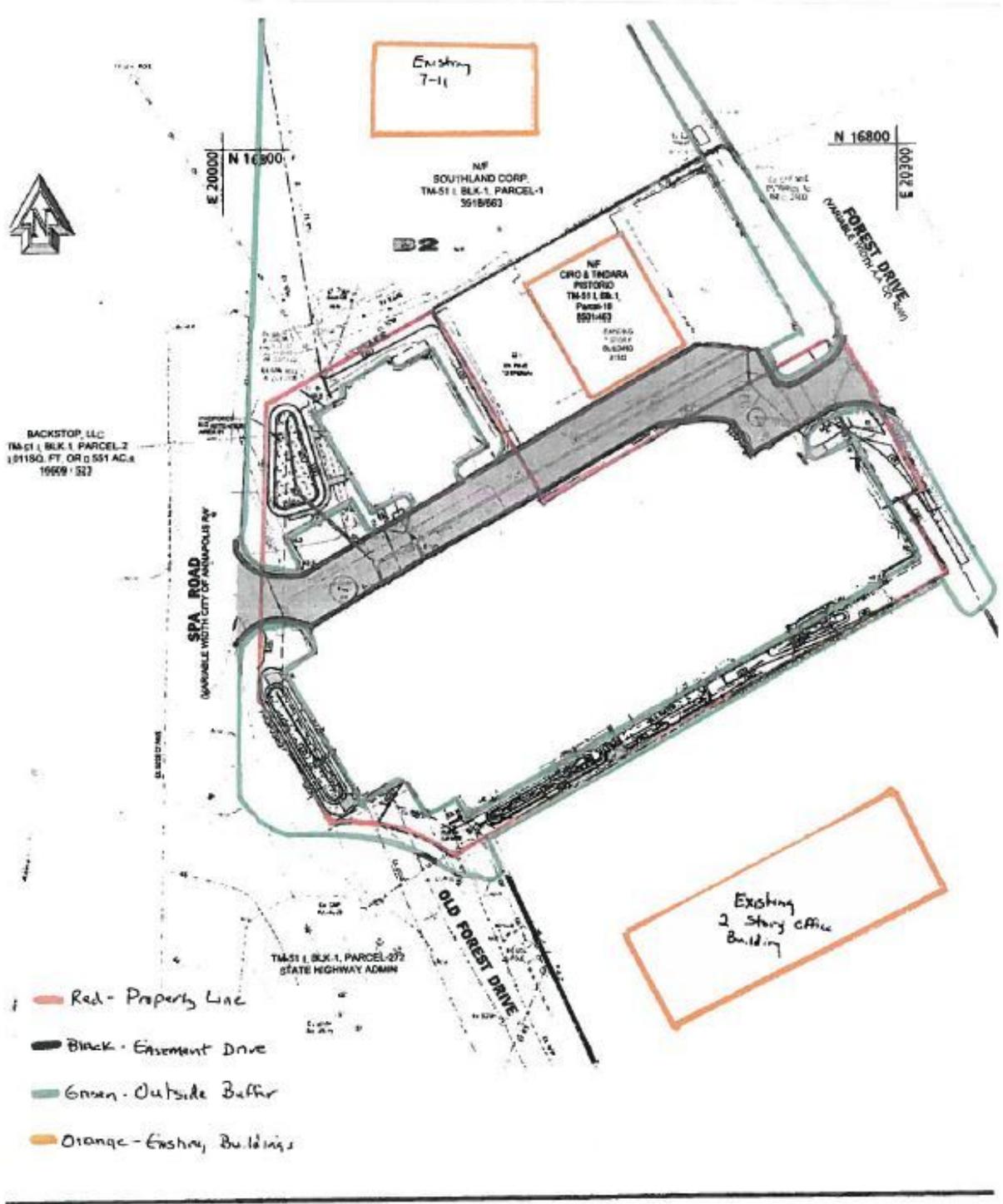
- REQUIRED PARKING IS BASED ON THE CODE BOOK REFINED (2016.100) AS FOLLOWS:
 - 1ST FLOOR RETAIL = 3,700 SQ. FT. ± 88% NET FACTOR = 1 SPACE / 209 SQ. FT. = 18.1 SPACES
 - 2ND FLOOR RETAIL = 1,300 SQ. FT. ± 88% NET FACTOR = 1 SPACE / 209 SQ. FT. = 6.2 SPACES
 - 2ND FLOOR OFFICE = 16,700 SQ. FT. ± 55% NET FACTOR = 1 SPACE / 300 SQ. FT. = 55.7 SPACES
 - TOTAL PARKING REQUIRED = 69.7 OR 70 SPACES
- LOADING SPACE DIMENSIONS ARE AS FOLLOWS:
 - STANDARD = 6'0" x 30'
 - HANDICAP = 8'0" x 18'
- LOT AREA BREAKDOWN:
 - PARCEL 2 = 24,011 SQ. FT. OR 0.551 ACRES
 - SHA COVERAGE = 1,800 SQ. FT. OR 0.041 ACRES
 - LOT AREA AND LANDSCAPING = 18,210 SQ. FT. OR 0.416 ACRES
 - TOTAL TRACT AREA = 45,800 SQ. FT. OR 1.041 ACRES



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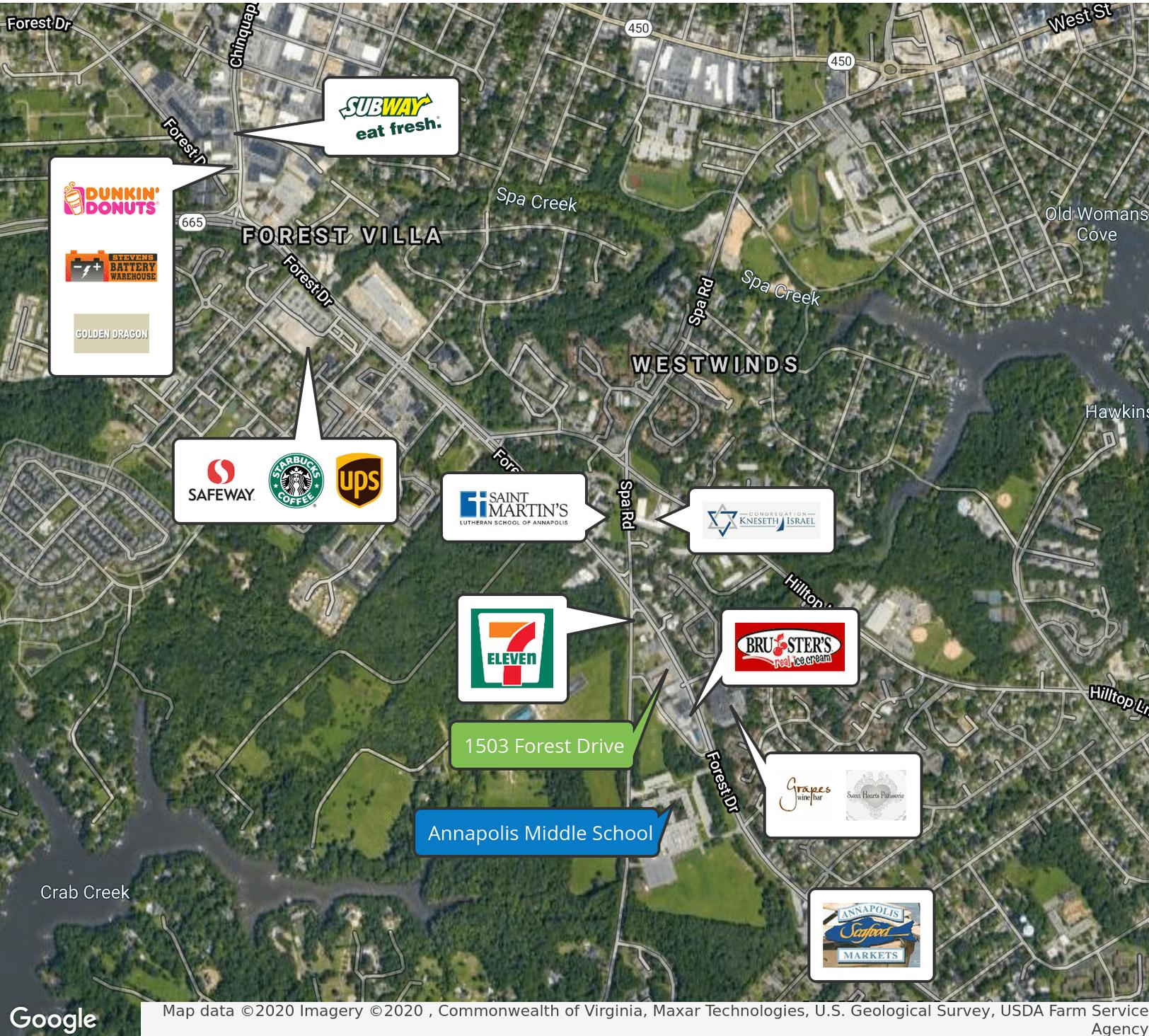
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RETAILER MAP



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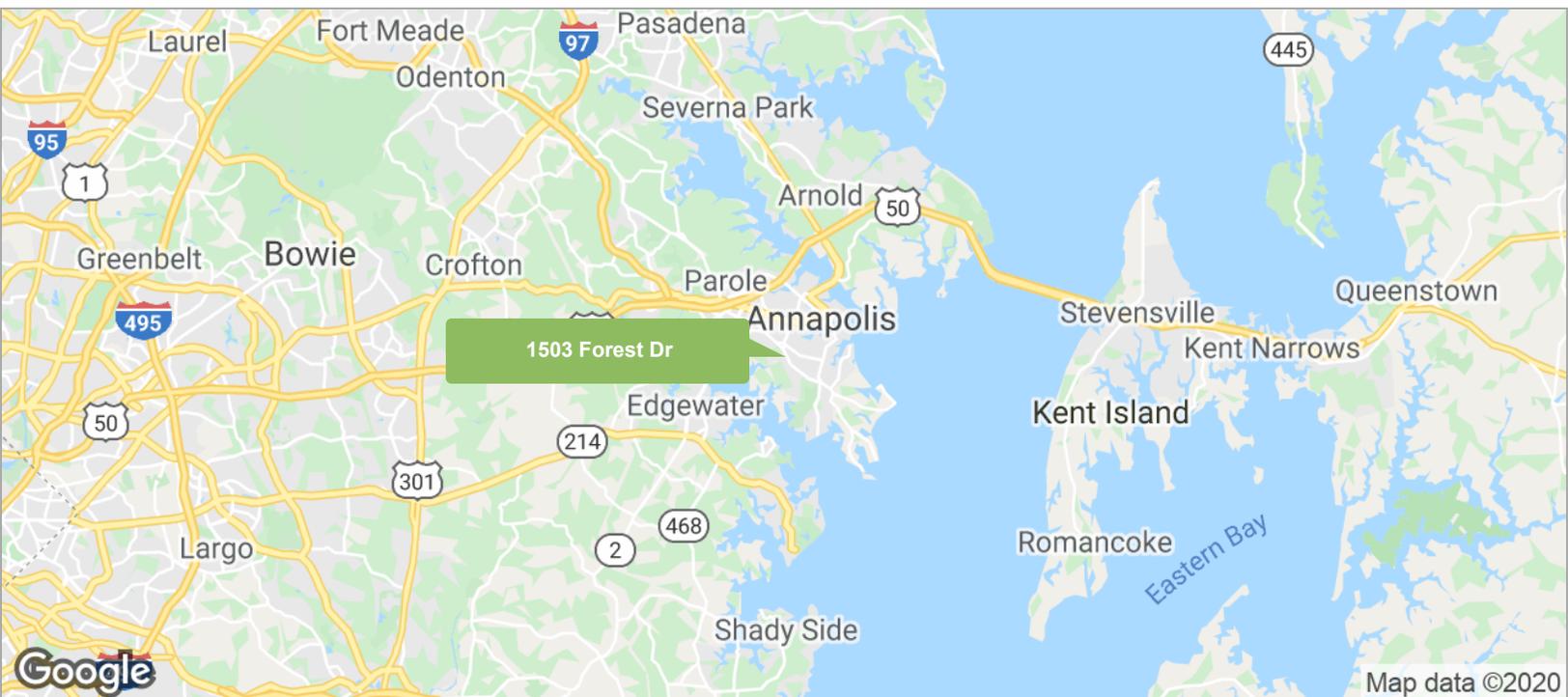
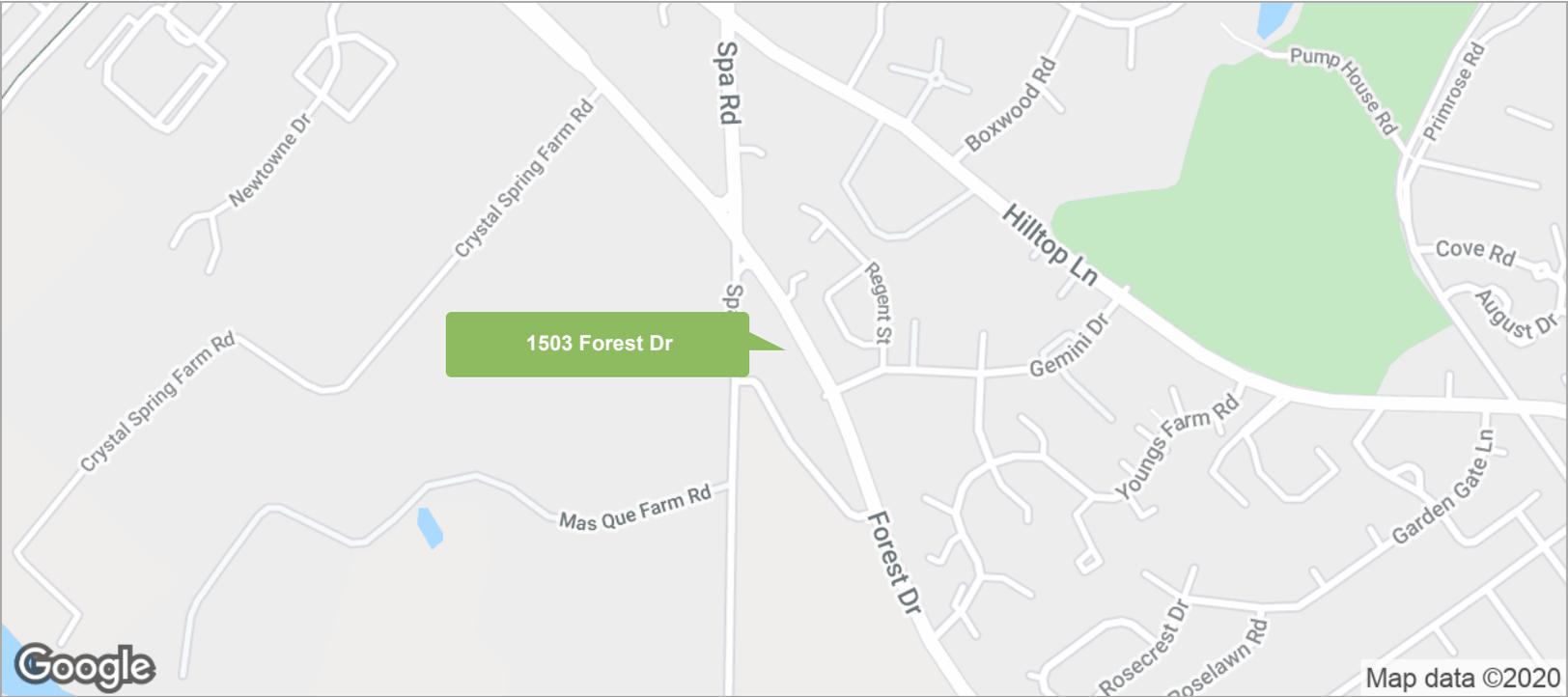
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LOCATION MAPS



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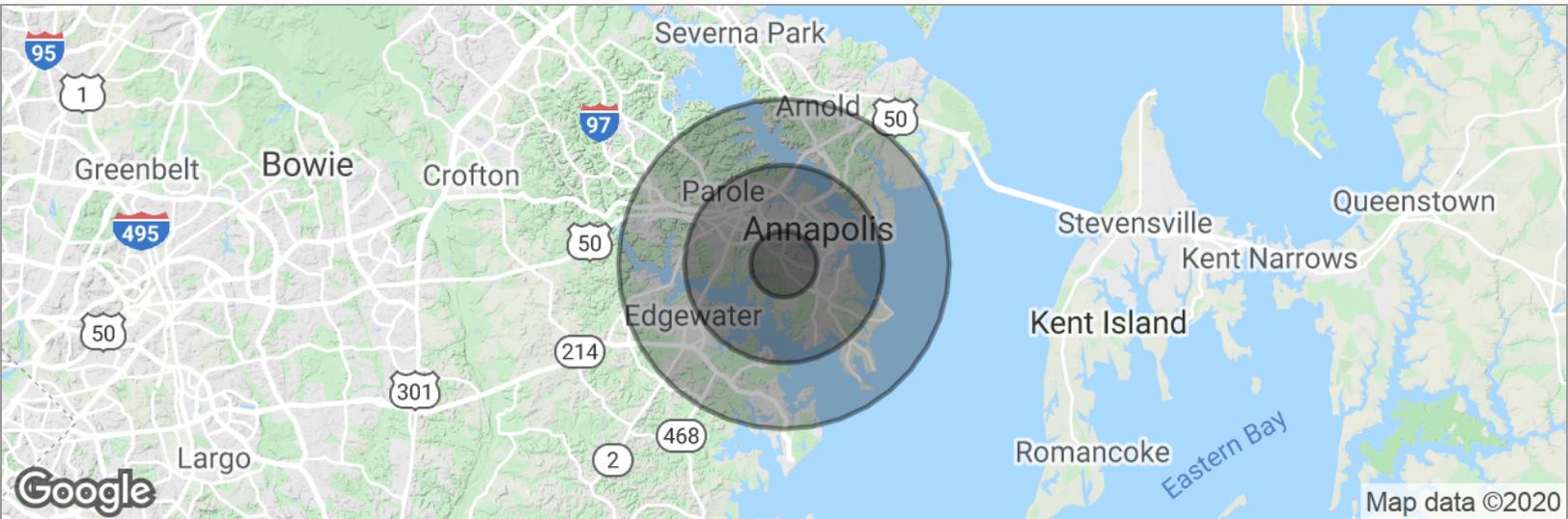
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,878	65,453	113,611
Median age	37.6	38.8	40.9
Median age (Male)	34.1	35.6	38.6
Median age (Female)	40.3	41.7	43.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,506	25,887	45,185
# of persons per HH	2.5	2.5	2.5
Average HH income	\$104,677	\$104,335	\$112,411
Average house value		\$552,298	\$598,020

* Demographic data derived from 2010 US Census

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