

FOREST DRIVE EXECUTIVE CENTER

1419 FOREST DRIVE | ANNAPOLIS, MD

HIGHLY VISIBLE OFFICE-RETAIL PROPERTY
LOCATED ALONG FOREST DRIVE CORRIDOR



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MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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PROPERTY HIGHLIGHTS:

- Highly Visible Office-Retail Property located along Forest Drive corridor
- **Space Size Available:** 1,000 SF
- **Asking Rent:** \$20/psf FS
- Pylon Signage Available facing Forest Drive (36,000 CPD)
- **Zoning:** B2 (City of Annapolis)
- Ample surface parking
- Easy access off of Forest Drive & Spa Road
- Minutes to Rt. 50/I-97 & downtown Annapolis



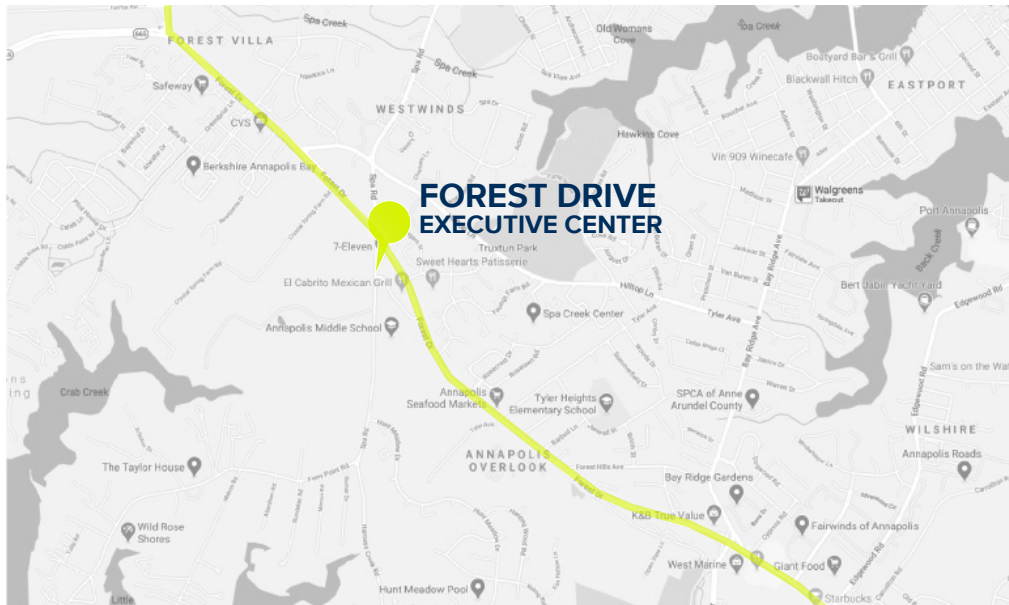
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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024 Population	16,358	68,521	106,574
2024 Households	6,093	28,832	43,824
Average Household Income	\$119,678	\$133,784	\$143,950



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ANNAPOLIS TOWN CENTER

CAVA WILLIAMS SONOMA WHOLE FOODS MARKET AT&T

P.F. CHANG'S SEPHORA J. ALEXANDER'S RESTAURANT

Toastique Tatte

ANTHROPOLOGIE POTTERY BARN TARGET TRUE FOOD KITCHEN

ROSSO COMMERCIAL
real estate services

ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET STARBUCKS POTBELLY ROBESK

FRIDAYS BARNES & NOBLE OLD NAVY

pure barre CaliBurger

Audi TACO BELL HONDA

STARBUCKS LUMBER

YOGA FACTORY

Miss Shirley's CARPACCIO

seasalt VARUNA

DOWNTOWN ANNAPOLIS

ARIST. ALLEN BLVD.

SAFeway

CVS Life pizza

Celebree SCHOOL

FOREST DRIVE
EXECUTIVE CENTER

TRUXTON PARK

BROOKS FARM

EL CABRITO MEXICAN GRILL

ECO EXPRESS CAR WASH

CLOCK TOWER PLACE

CAVALIERE'S calico

B&B DOG

WINE CELLARS

LEVIN'S GUTTER MARVEL

BEADRISE CRAFTS

ANNAPOLIS MIDDLE SCHOOL

WASHINGTON, DC
30 MILES

BALTIMORE
28 MILES

ROUTE 50
5 MILES

ROUTE 97
4 MILES

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