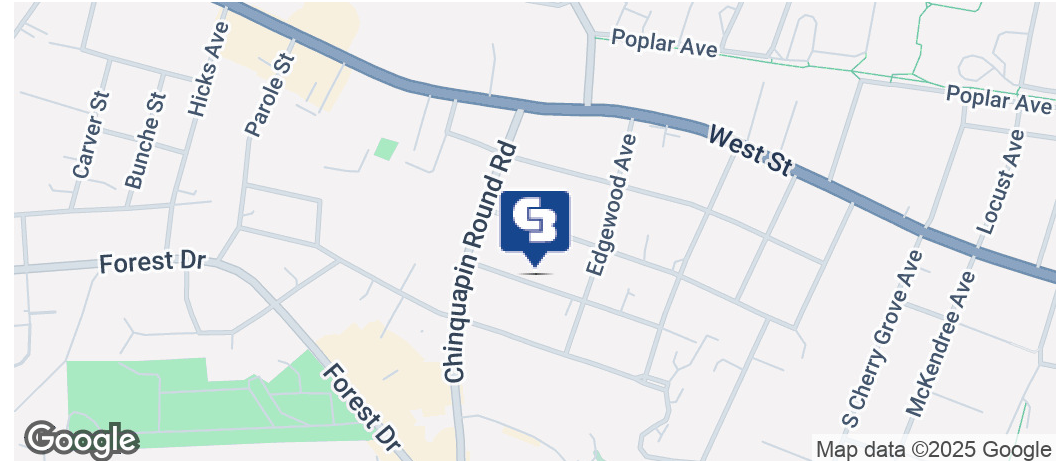




## 1840 MARGARET AVENUE

Annapolis, MD 21401

LEASE



### OFFERING SUMMARY

Available SF: 3,000 SF

Lease Rate: \$4,000 per Month  
+ Utilities

Lease Rate PSF: \$16.00 PSF/YR

Year Built: 1950

Zoning: I1

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### PROPERTY OVERVIEW

Annapolis Warehouse Space for Lease in Design & Auto Districts

### PROPERTY HIGHLIGHTS

- Margaret Avenue Frontage with Signage Available
- High Density Location just Minutes from Rte 2, West Street, Rte 50 and I-97.
- Two Offices, Warehouse & Interior Bathroom
- Drive-In Loading/Unloading
- Located Just off Chinquapin Round Rd
- See Attached Floor Plan



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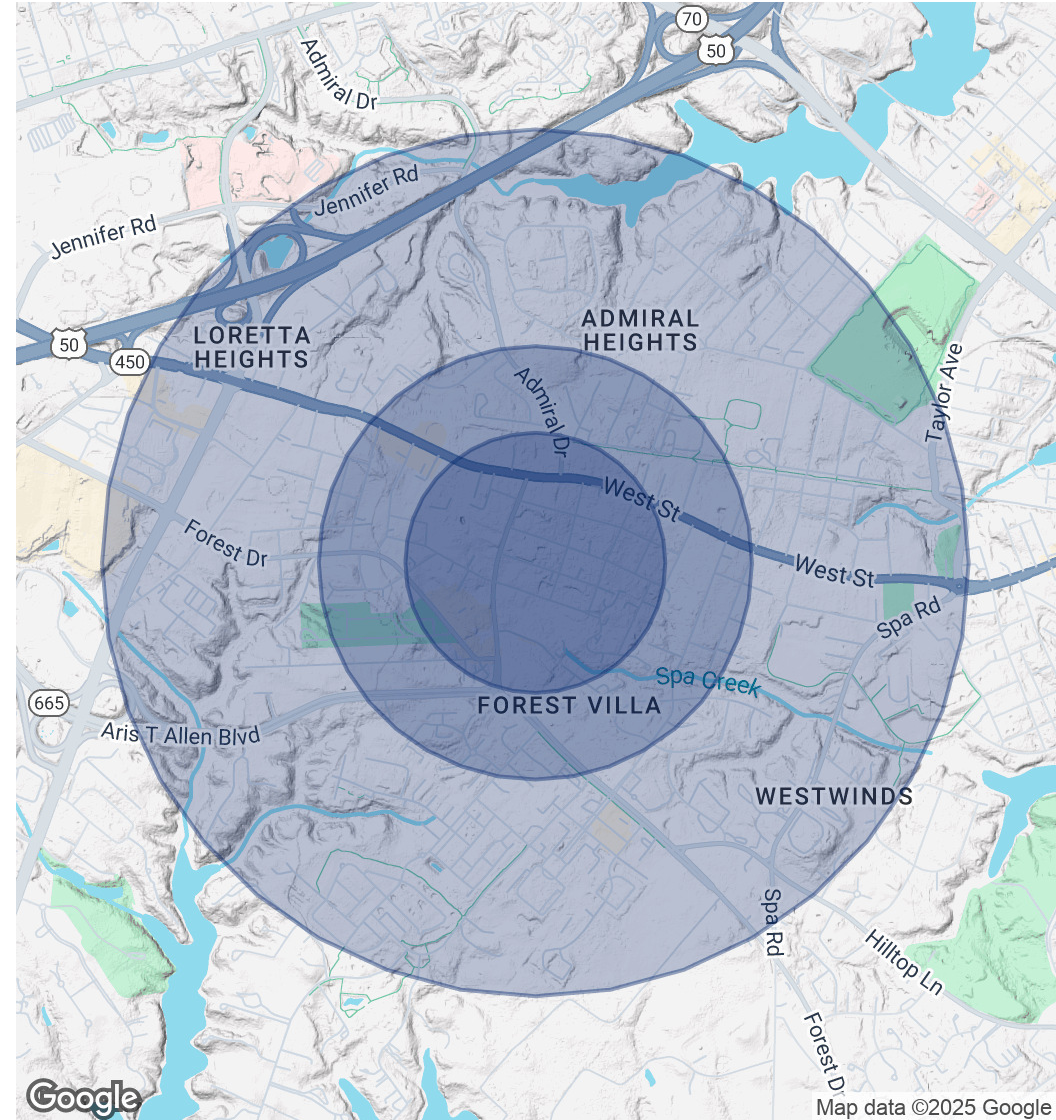
## 1840 MARGARET AVENUE

Annapolis, MD 21401

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	715	3,694	15,451
Average age	39	38	39
Average age (Male)	38	36	37
Average age (Female)	40	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	302	1,404	6,027
# of persons per HH	2.4	2.6	2.6
Average HH income	\$117,883	\$125,069	\$145,971
Average house value	\$454,062	\$517,261	\$608,633

\* Demographic data derived from 2020 ACS - US Census



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