

# FOR SALE

1831 Forest Drive, Annapolis, MD 21401



Annapolis Office Condo  
Units for Sale

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## HIGHLIGHTS

- Two second floor condo units for sale
- Unit B 991 SF
- Unit D 1302 SF
- Sold together or separate
- Convenient location with quick access to I-97 & US-50 via Aris T. Allen Blvd
- Within short distance of Downtown Annapolis and numerous retail and dining options
- Professionally managed within quiet office park with abundant parking
- Great opportunity for Owner/User

## OFFERING



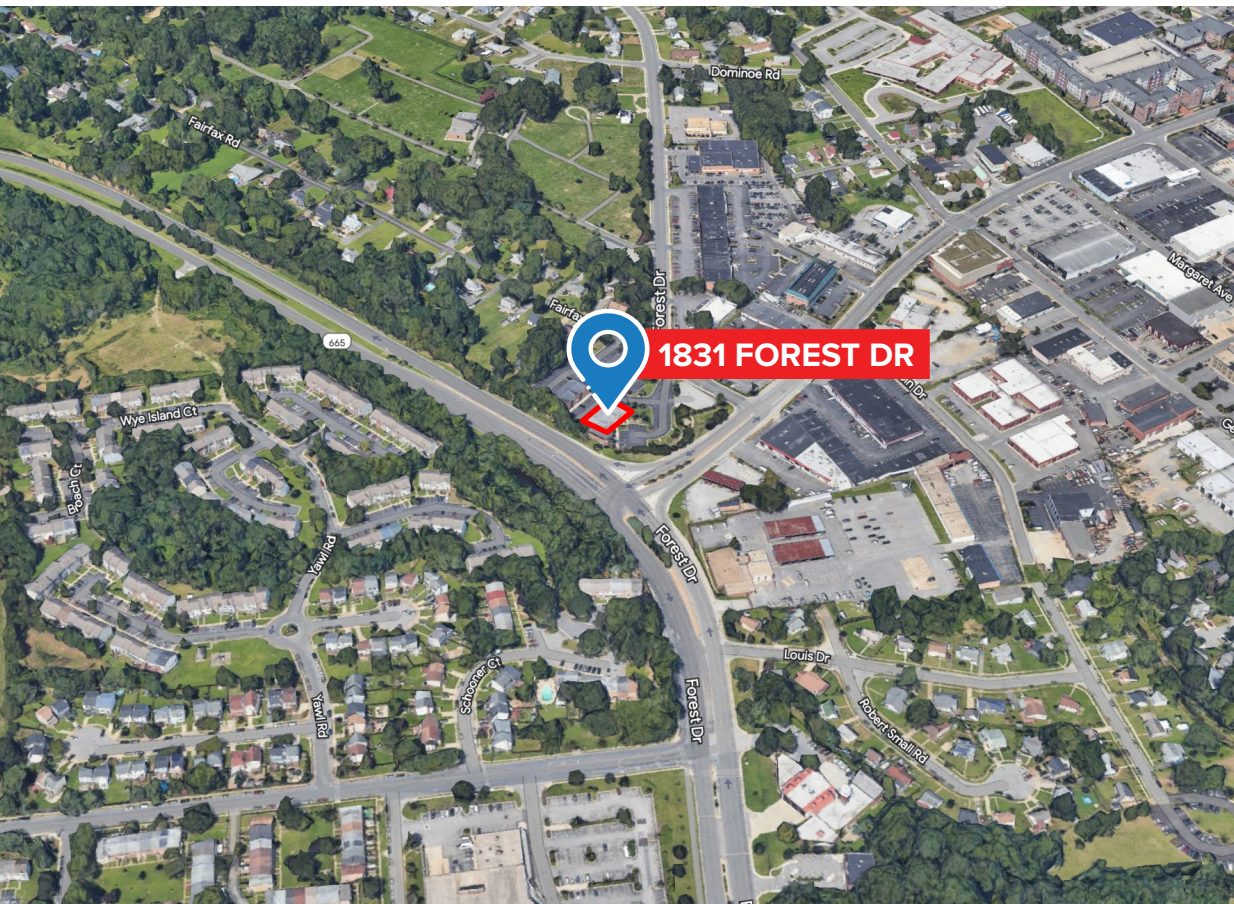
## FOR SALE

### OFFICE SPACE

Sale Price: ..... Subject To Offer

Property Type: ..... Office

Building Size: ..... 2,293 SF







450



2



Walter S. Mills-Parole Elementary School

CHINGUAPIN ROUND RD



1831 FOREST DRIVE



665



FOREST DR

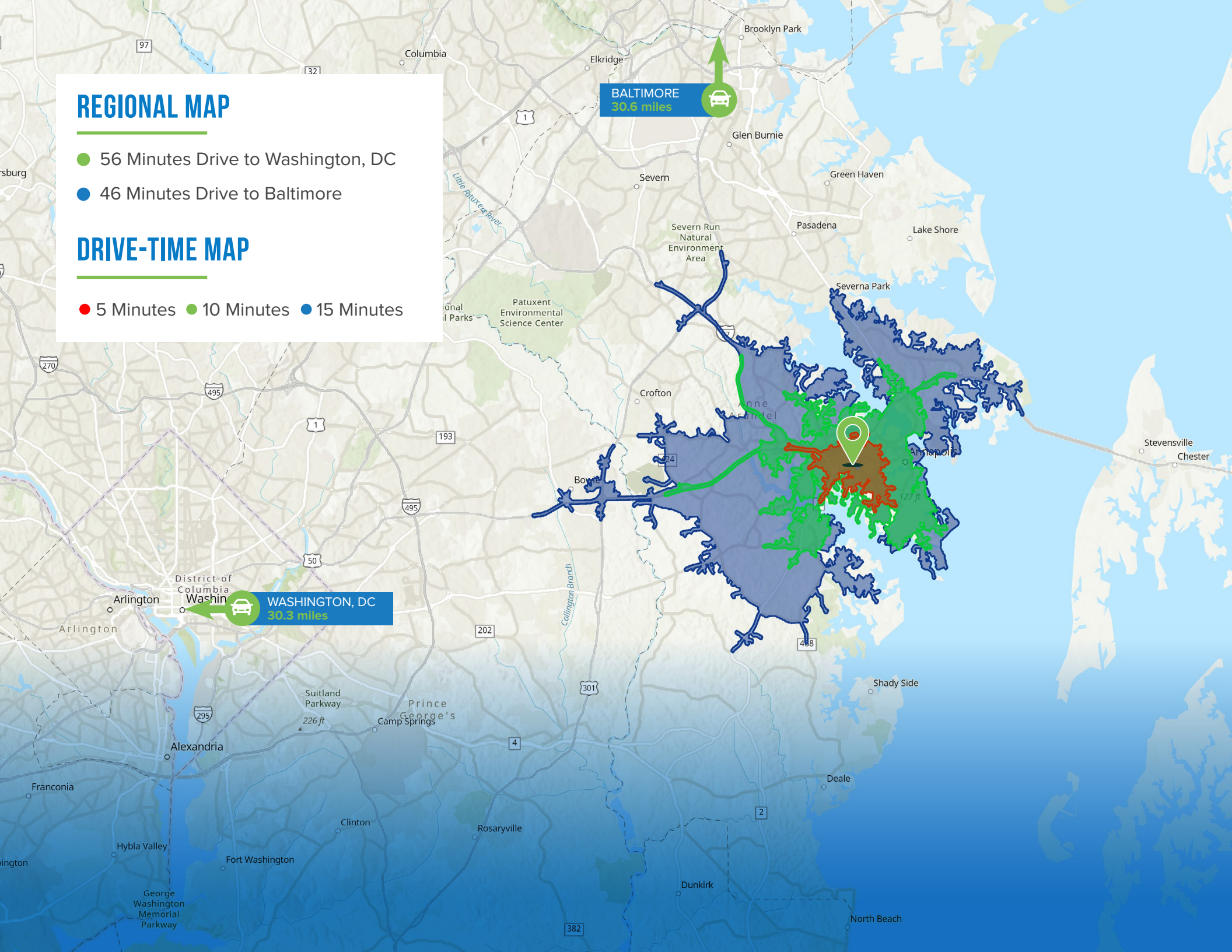


## REGIONAL MAP

- 56 Minutes Drive to Washington, DC
- 46 Minutes Drive to Baltimore

## DRIVE-TIME MAP

- 5 Minutes
- 10 Minutes
- 15 Minutes





## 2023 SUMMARY

|                               | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 14,219    | 64,527    | 107,356   |
| Households                    | 5,535     | 27,782    | 44,133    |
| Families                      | 3,277     | 14,767    | 26,410    |
| Average Household Size        | 2.54      | 2.27      | 2.39      |
| Owner Occupied Housing Units  | 2,780     | 16,362    | 30,930    |
| Renter Occupied Housing Units | 2,755     | 11,420    | 13,203    |
| Median Age                    | 35.9      | 41.7      | 44.0      |
| Median Household Income       | \$102,708 | \$107,106 | \$117,472 |
| Average Household Income      | \$139,820 | \$156,980 | \$173,378 |



**107,356**  
Population



**2.39**  
Average HH Size



**44.0**  
Median Age



**\$117,472**  
Median HH Income



## CONTACT

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