

Neighborhood Retail + Office With
Signage - Executive Offices Available

FOR LEASE

8 *Minute Drive Time* to Major Highway Systems (Rt. 50/I-97)

EXECUTIVE OFFICES @
Gp **PLAZA**

914
GEORGETOWN PLAZA

ANNAPOLIS FAMILY DENTISTRY	MAIN & MARKET CATERING CAFE BAKERY
ONE. PHYSICAL THERAPY	FLOWERS BY DONNA
HOLLAND LAW GROUP	BOYD & BOYD DENTISTRY
Domino's	THE FITNESS STUDIO OF ANNAPOLIS
DRIVING SCHOOL 410-224-2603 443-926-2038	
BOUDREAU INSURANCE	
THE BARBER SHOP	
<i>NapTown Nails</i>	



GEORGETOWN PLAZA

914 Bay Ridge Road | Annapolis, MD 21043

Convenience, Connection & Community on Bay Ridge Road



www.RossoCRE.com

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

EXECUTIVE SUMMARY

914 Bay Ridge Road (Georgetown Plaza) is exceptionally well positioned along one of Annapolis' strongest commercial corridors, offering unmatched visibility, established co-tenancy, and flexible office options that cater to today's professional users. Fronting Bay Ridge Road—an approximately 30,000+ cars-per-day corridor—the property benefits from prominent building and pylon signage, direct signalized access, and strong daily exposure within a dense, affluent trade area serving the Annapolis Neck and Bay Ridge Peninsula.

The two-story, elevator-served mixed-use building has been a cornerstone of the market for decades, supported by a complementary mix of neighborhood retail, medical, and service users that drive consistent foot traffic and long-term stability. Its proximity to Historic Annapolis, Eastport, Quiet Waters Park, and Route 50/I-97 further reinforces its appeal to both employees and clients.

On the office side, second-floor executive offices are currently available, providing turnkey, full-service solutions ideal for professionals seeking a polished presence without the overhead of a traditional suite. These private offices offer flexible lease terms, shared amenities, and an efficient layout well suited for legal, financial, medical, consulting, and boutique professional users.

PROPERTY HIGHLIGHTS

» Competitive Asking Rents

RETAIL

- 1st Floor (Retail): FULLY LEASED

OFFICE + EXECUTIVE OFFICES

- 2nd Floor Office: \$22/psf, MG (w/ Base Year)
1,450 SF - 1,605 SF +/- available
- 2nd Floor Executive Offices: \$650-\$850/month, Full Service
Professional office solution without long-term commitment or costs

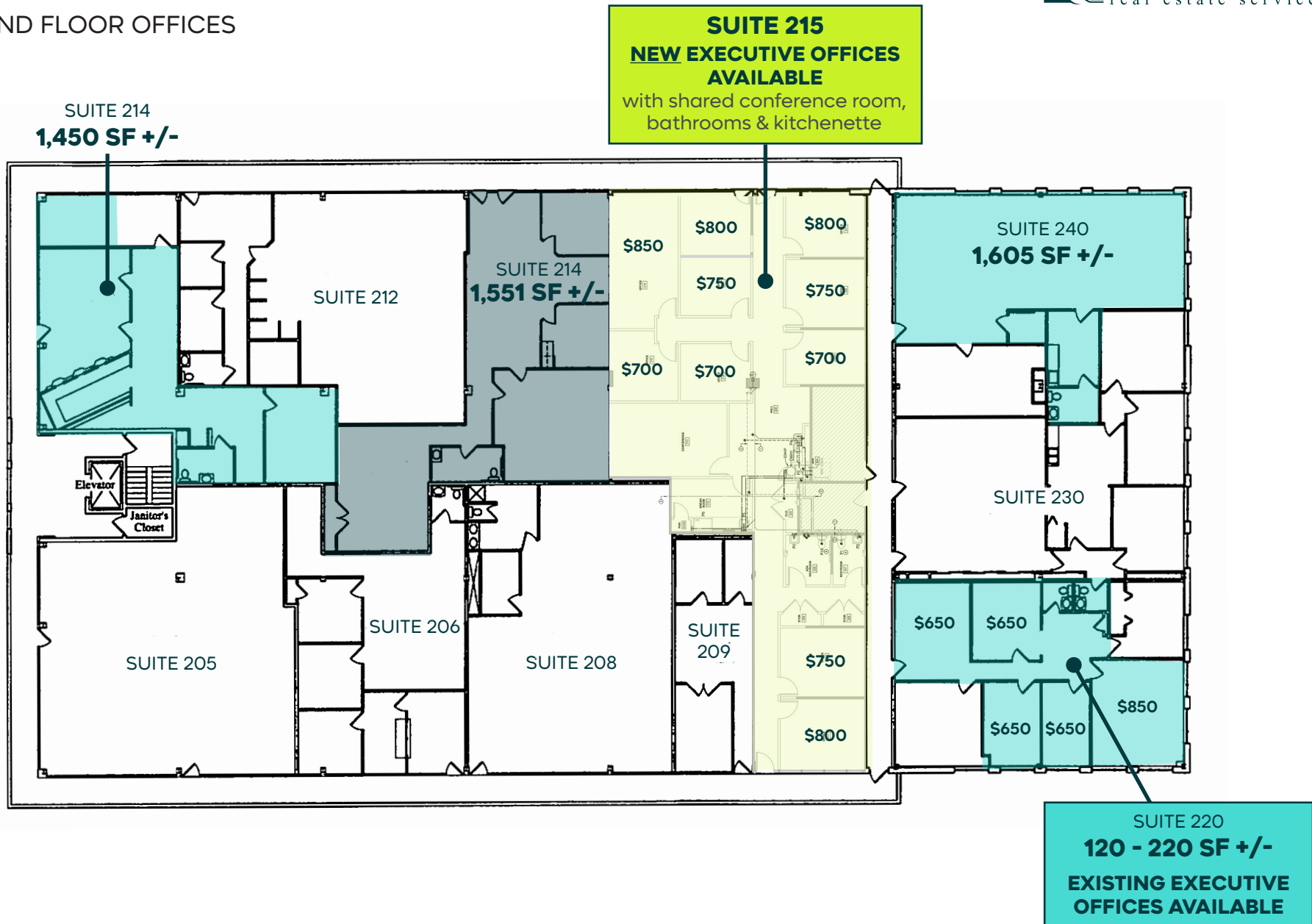
- » Elevator Served
- » On-site Dining Options (Main & Market, Dominos) + additional nearby amenities and shops.
- » Building + Pylon Signage, subject to availability
- » Ability to serve the highly dense, local community along the Annapolis Neck
- » Bike to Work: Bike rack on-site | On-Site Gym (available with membership)
- » Minutes from Historic Annapolis and neighborhood of Eastport
- » Zoned B2 for the City of Annapolis - allows for a wide range of retail and office use



Direct Signalized Access to Quiet Waters Park
32K CARS/DAY CORRIDOR

FLOOR PLANS

SECOND FLOOR OFFICES



LOCATION OVERVIEW



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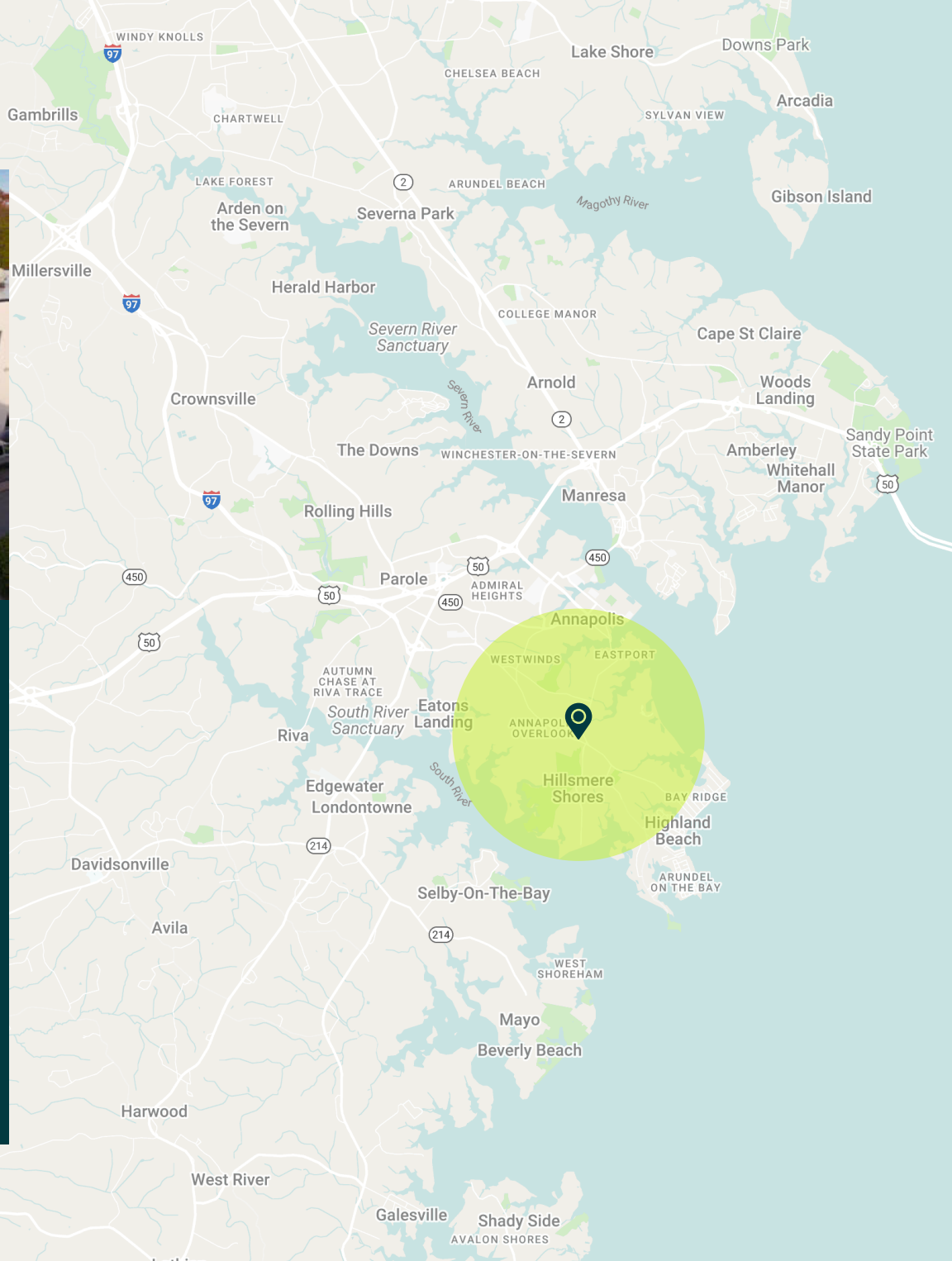


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AREA DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
Population	35,284	94,497	195,352
Households	14,966	38,729	76,216
Median Household Income	\$101,930	\$115,475	\$125,182
Traffic Counts		29,682	



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