

FOR LEASE OFFICE BUILDING

203-205 RIDGELY AVENUE

Annapolis, MD 21401



OFFERING SUMMARY

Available SF:	5,840 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	0.6 Acres
Year Built:	1981
Building Size:	11,640
Zoning:	PM

PROPERTY OVERVIEW

Located just minutes away from downtown Annapolis and Route 50, this property is an ideal location for businesses looking to be in a prime, high-traffic area. Boasting a generous 5,840 square feet, the space can be divided. The property uses are versatile and can include medical office, physical therapy, health and wellness, professional office, and quasi retail-office. Ample parking with 13 spaces in the back of the building plus street parking.

PROPERTY HIGHLIGHTS

- 5,840 SF Space Can Be Divided
- Ample Parking with 13 spaces plus street parking
- Close to Downtown Annapolis & Route 50
- Versatile Uses

Presented By:

Scott Douglas

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431-C FOURTH STREET, ANNAPOLIS, MD 21403

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,840 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
105A & 105B	Available	5,840 SF	NNN	\$25.00 SF/yr	-

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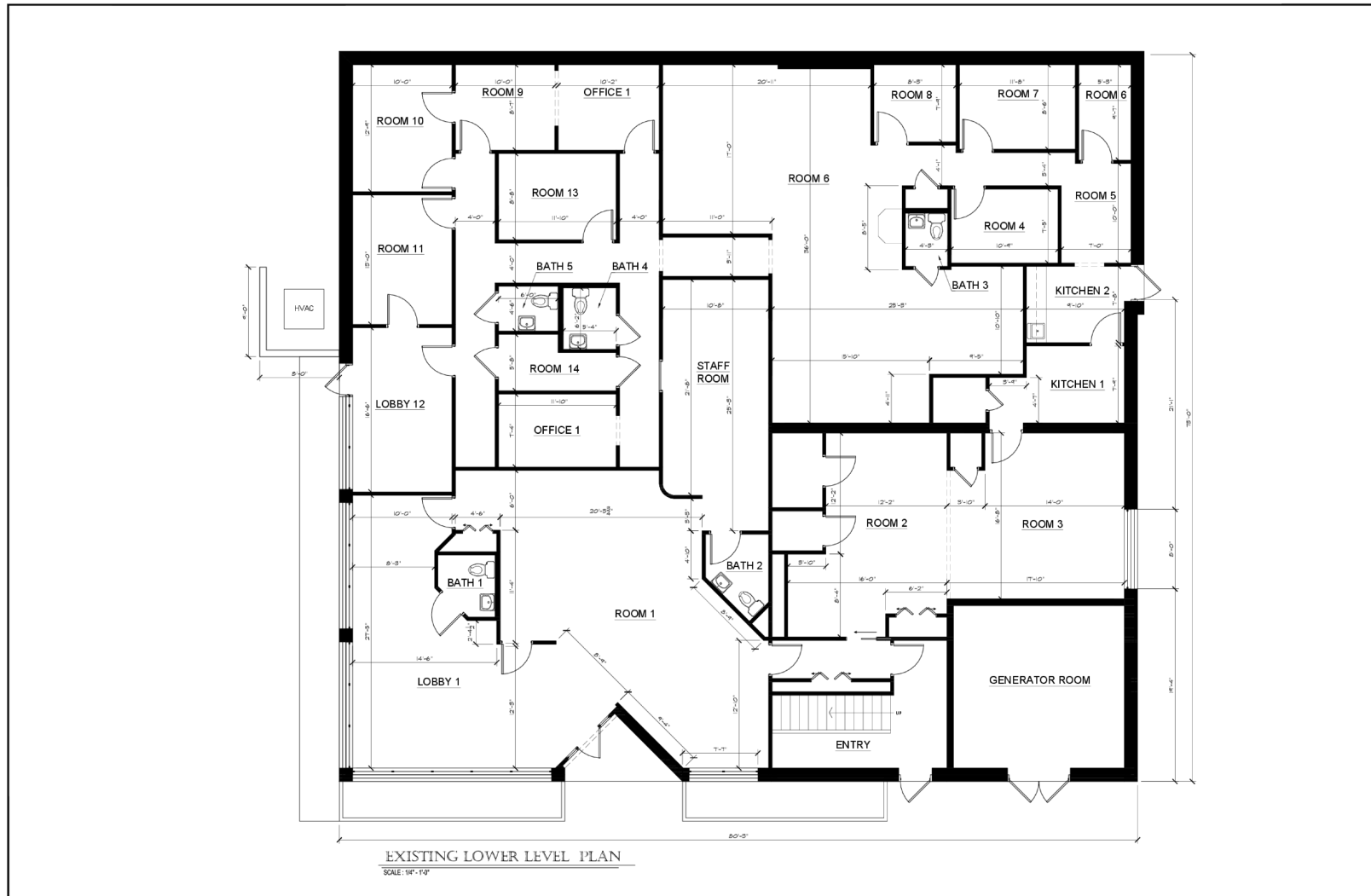
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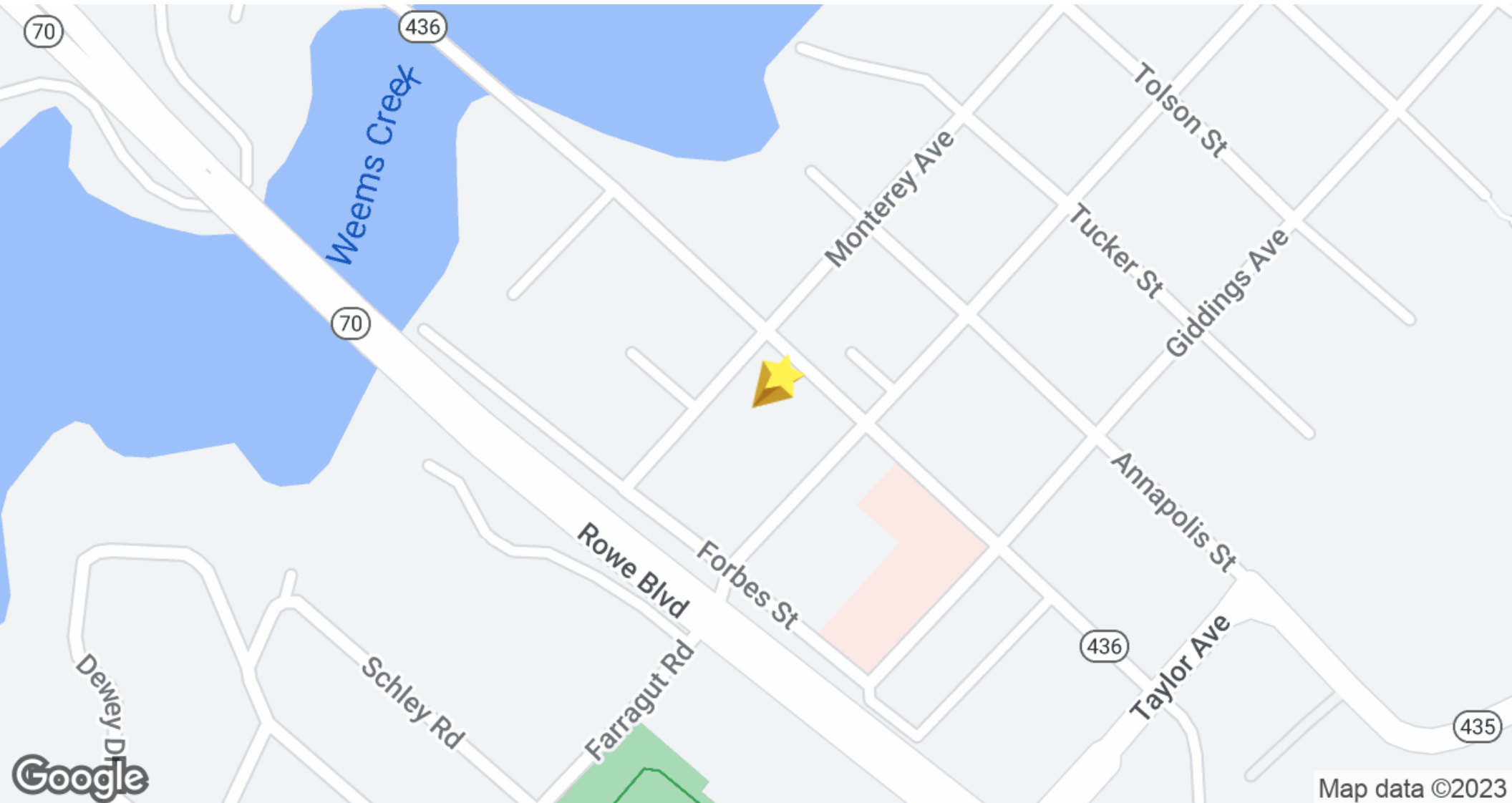
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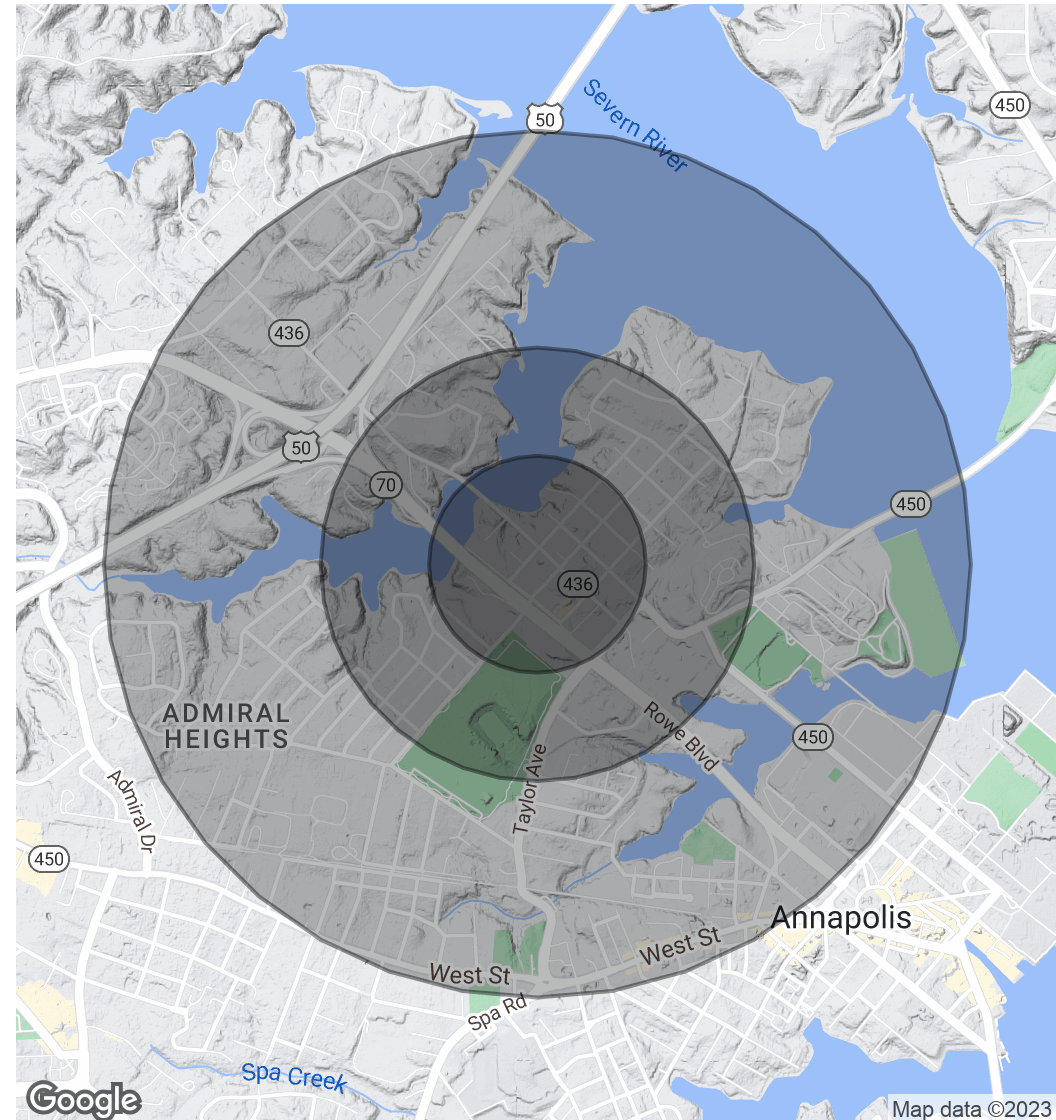
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	514	2,322	10,531
Average Age	43.7	38.1	35.1
Average Age (Male)	47.2	39.7	34.4
Average Age (Female)	43.1	37.9	35.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	858	3,766
# of Persons per HH	2.2	2.7	2.8
Average HH Income	\$139,313	\$135,297	\$125,152
Average House Value	\$540,145	\$467,663	\$426,137

* Demographic data derived from 2020 ACS - US Census



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