

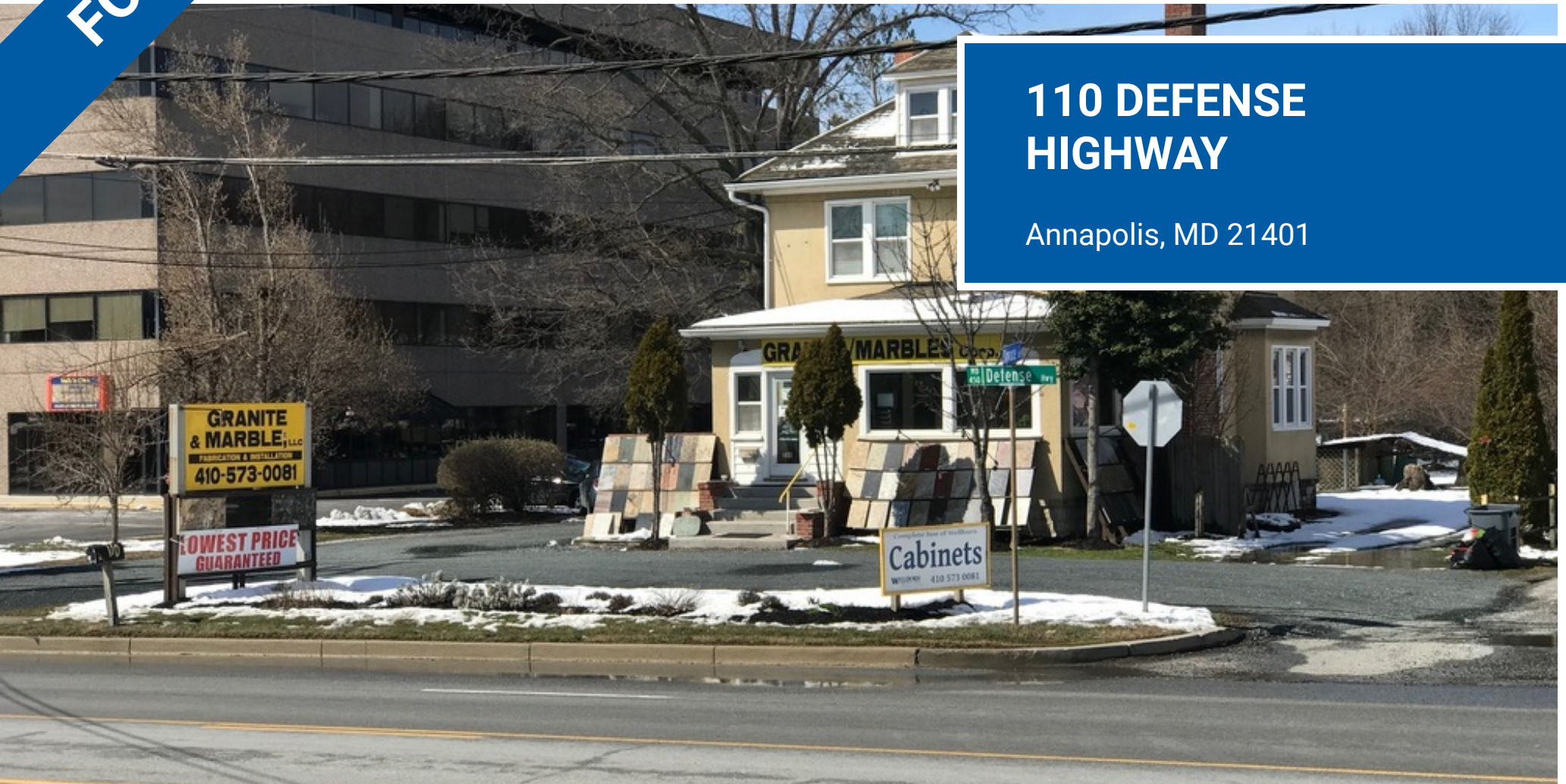
FOR SALE

**DOUGLAS
COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

110 DEFENSE HIGHWAY

Annapolis, MD 21401



Presented By:

Scott Douglas

301.655.8253

sdouglas@douglascommercial.com

FOR SALE MIXED USE PROPERTY

110 DEFENSE HIGHWAY

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.58 Acres
Building Size:	1,794
Zoning:	C2
Price / SF:	\$668.90

PROPERTY OVERVIEW

Nestled in the beating heart of Parole Town Center and across the street from Westfield Annapolis, this 1,794 square foot Mixed Use Building presents an incredible opportunity for businesses seeking a prime location. Priced attractively at \$1,200,000, this property boasts accessibility with seamless connections to Route 50 and 97.

PROPERTY HIGHLIGHTS

- Just under 100 feet of frontage on Defense Highway
- Opportunity for redevelopment
- Easy access to Route 50 and I-97
- C2 Zoning
- First Floor Show Room
- Second Floor Apartment

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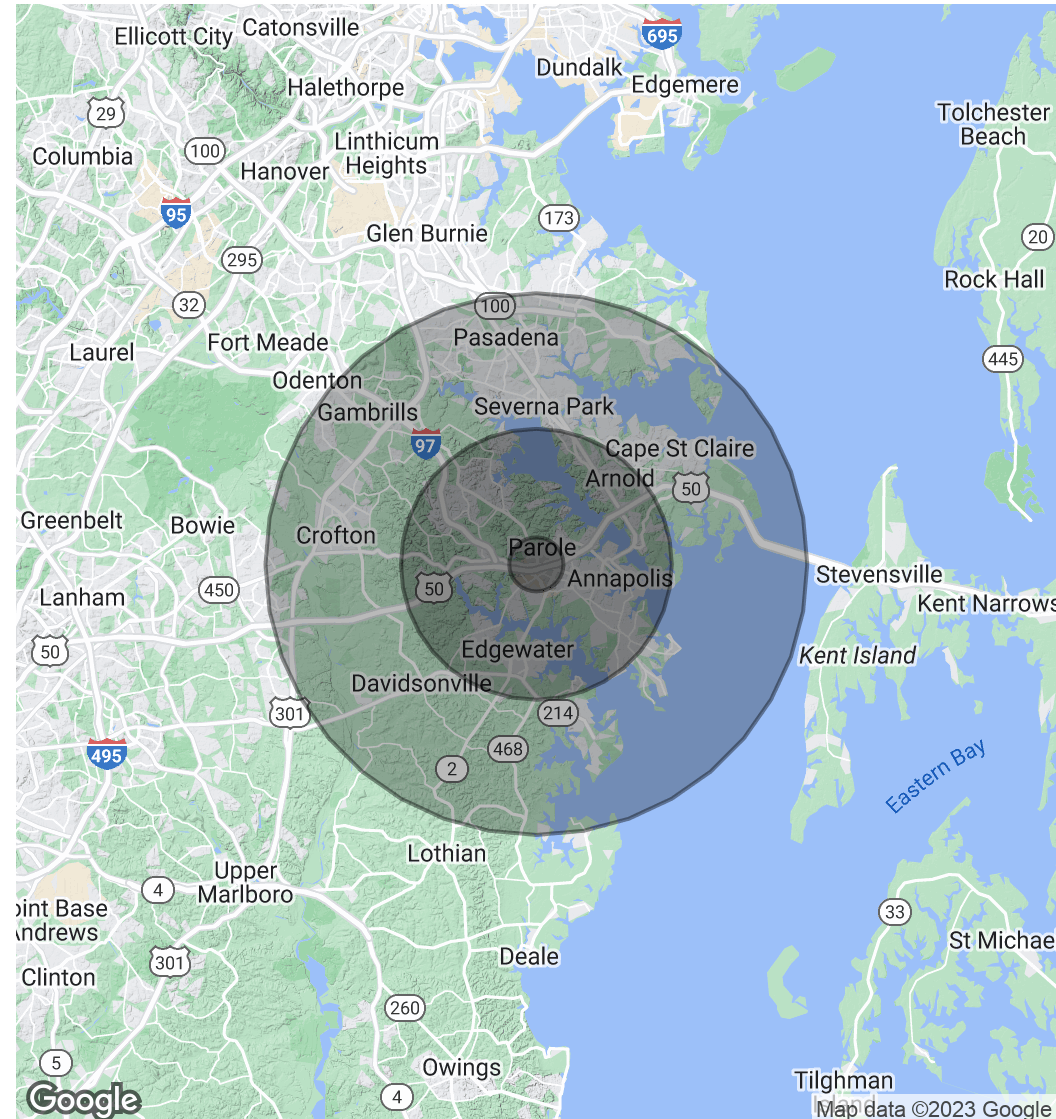
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,536	106,630	295,553
Average Age	45.6	41.7	41.3
Average Age (Male)	42.6	39.2	40.0
Average Age (Female)	49.5	44.1	42.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,698	42,432	111,710
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$123,742	\$112,814	\$118,856
Average House Value	\$541,268	\$574,122	\$543,665

* Demographic data derived from 2020 ACS - US Census



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