



178

MAIN STREET

ANNAPOLIS, MD

FOR LEASE

**MAIN STREET RETAIL
SPACE AVAILABLE**

Historic Downtown Annapolis



178 MAIN STREET

ANNAPOLIS, MD

178 Main St. is a well known retail storefront located on the most prominent street in Historic Annapolis, MD. This property gives way to excellent exposure on Main Street. The 1,754 RSF +/- retail storefront has been used as a high end clothing boutique for the last decade and is perfect for any retail establishment use.

PROPERTY HIGHLIGHTS

- » **Prime Commercial/Retail Space:** 1,754 RSF +/- with outstanding visibility on Main Street.
- » **Unique Opportunity:** A+ storefront opportunity in the premier stretch of Main Street in Historic Annapolis. Situated just steps from the new Hillman Garage.
- » **Nearby Amenities:** An abundance of restaurants, coffee shops, and other amenities, including the scenic waterfront at City Dock.
- » **Asking Rent:** Please contact broker.

PLEASE DO NOT DISTURB EXISTING BUSINESS/ TENANT. ALL CONTACT FOR APPOINTMENTS SHOULD GO THROUGH THE BROKER!



LOCATION OVERVIEW



2 MILE

5 MILE

10 MILE

Total Population 2024

41,204 110,528 225,669

Households 2024

17,392 44,803 86,409

Average Household Income

\$124,308 \$144,366 \$154,685

TOURISM - 5 MILES

Visitors to Annapolis

2.2 Million

Consumer Spending 2024

\$1.8 Billion

Total Food & Alcohol Spending 2024

\$452 Million

TRAFFIC COUNT

Annual Average Daily

+/- 13,676 vehicles per day
via Main Street

To BWI Airport

35 minutes / 24.6 miles

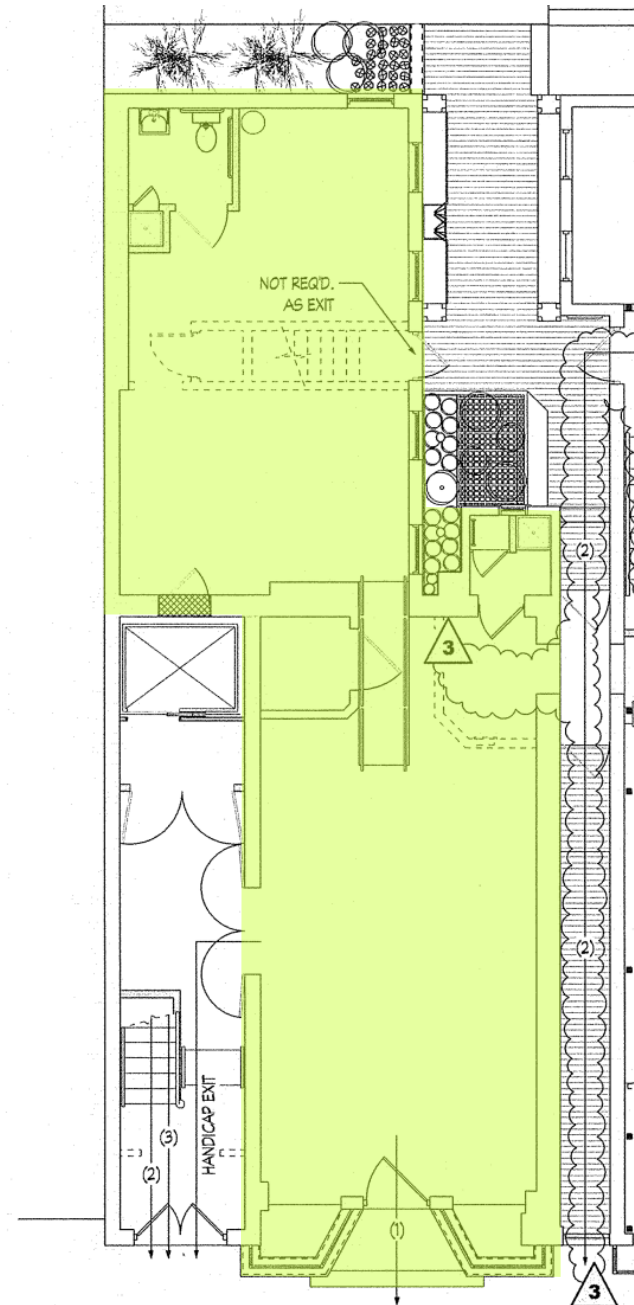
To Reagan National Airport

55 minutes / 36.4 miles

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ANNAPOLIS, MD

FLOOR PLAN



**UNIQUE COMMERCIAL
OPPORTUNITY LOCATED
IN THE HEART OF
HISTORIC ANNAPOLIS.**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

MOVING COMMERCIAL REAL ESTATE GOALS **FORWARD.**

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Ryan Brassel SIOR
ryan@rossocre.com
C | 410.507.3144

John A. Rosso SIOR
john@rossocre.com
C | 410.802.1909



One Annapolis Street | Suite 101 | Annapolis, MD 21401 | www.RossoCRE.com

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