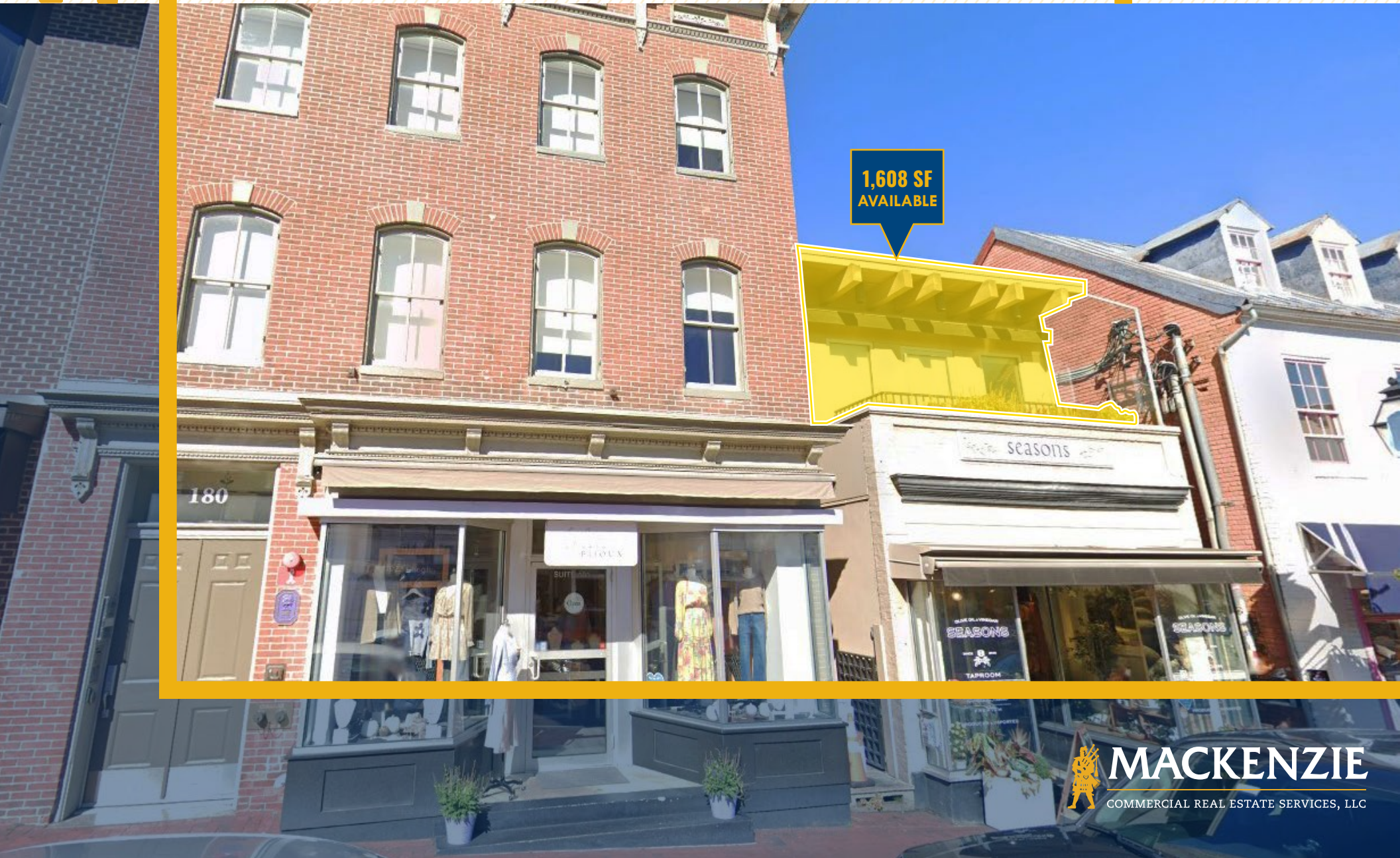




180 MAIN STREET

ANNAPOLIS, MARYLAND 21401

FOR
LEASE



1,608 SF
AVAILABLE

180

seasons



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Fully furnished office
- 2 balconies overlooking Main Street and State Circle
- Elevator served
- Tenant courtyard
- Walkable amenities on Main Street and Downtown Annapolis
 - Maryland State House
 - House & Senate Buildings
 - City Dock
 - Red Red Wine Bar & Restaurant
 - Aqua AI 2 Restaurant
 - The Choptank Restaurant
 - Bitty & Beau's Coffee Shop
 - Rams Head Stage

AVAILABLE:

UNIT E: 1,608 SF ±

BUILDING SIZE:

7,416 SF ±

ZONING:

C-2 (COMMERCIAL)

RENTAL RATE:

WITHHELD



Courtyard View

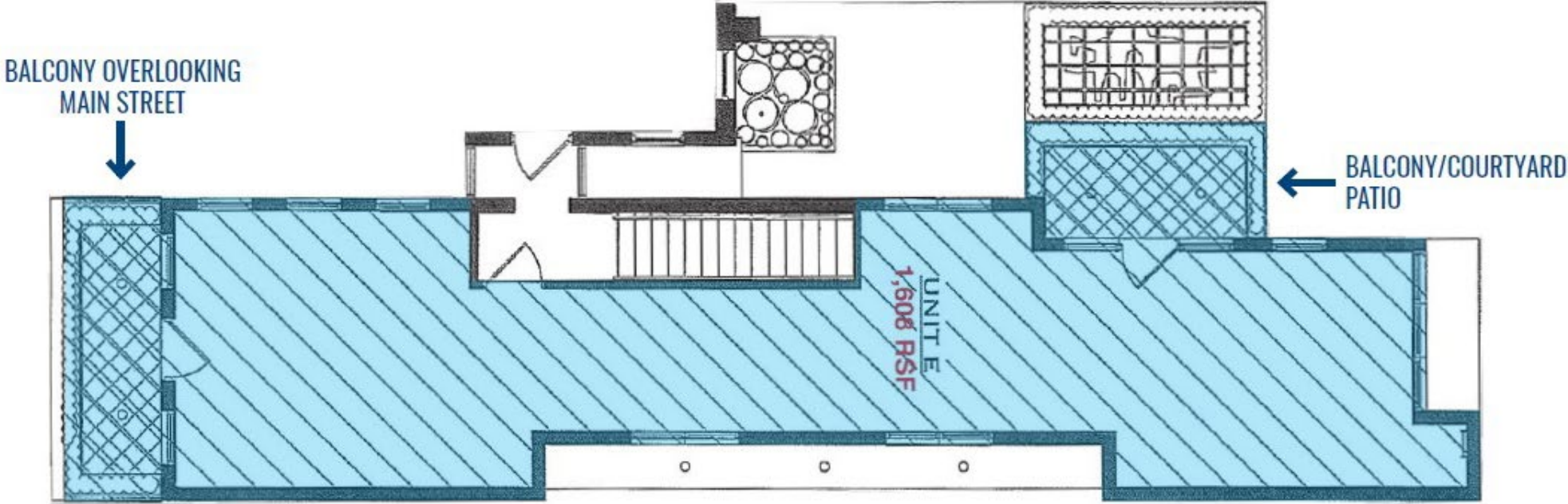


Balcony overlooking Main Street



GOOGLE STREET VIEW

FLOOR PLAN - UNIT E



INTERIOR PHOTOS



LOCAL BIRDSEYE



MARYLAND STATE HOUSE



ANNAPOLIS ICE CREAM COMPANY



NANO ASIAN DINING



SITE



SEA DOG PET BOUTIQUE

OSTERIA 177



MARKET AERIAL

Field Annapolis Mall

- JCPenney
- H&M
- Crate&Barrel
- LOFT
- cake factory
- BOW-TIE CINEMAS
- Red Robin
- Nando's
- california PIZZA KITCHEN

Annapolis Plaza

- TRADER JOE'S
- Marshalls
- JOANN
- HomeGoods
- Reico
- HOMESENSE

Annapolis Towne Centre

- TARGET
- 24 FITNESS
- WHOLE FOODS MARKET
- ETHAN ALLEN
- Coldwater Creek
- BED BATH & BEYOND
- P.F. CHANG'S
- Bassett
- Gordon Biersch
- Qdoba

Festival at Riva

- Giant
- petco
- Michael's
- TJ-MAXX
- BUFFALO WILD WINGS
- CHUCK E. CHEESE'S
- five BELOW

Annapolis Harbour Center

- THE FRESH MARKET
- BARNES & NOBLE
- DSW
- STARBUCKS
- OLD NAVY
- NORDSTROM
- rack
- CULTA
- FRIDAYS
- POTBELLY
- BOW-TIE CINEMAS

NAVY-MARINE CORPS MEMORIAL STADIUM

sjc

St. John's College

USNA
UNITED STATES NAVAL ACADEMY

SITE

THE CHOPTANK ANNAPOLIS

PUSSEY'S
CARIBBEAN GRILLE

METROPOLITAN KITCHEN & LOUNGE

RAMS HEAD
On Stage

ANNAPOLIS YACHT CLUB

2 MILES

1 MILE



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,627

58,235

109,374

DAYTIME POPULATION



29,458

89,758

151,187

AVERAGE HOUSEHOLD INCOME



\$173,114

\$158,411

\$170,642

NUMBER OF HOUSEHOLDS



5,478

24,379

44,638

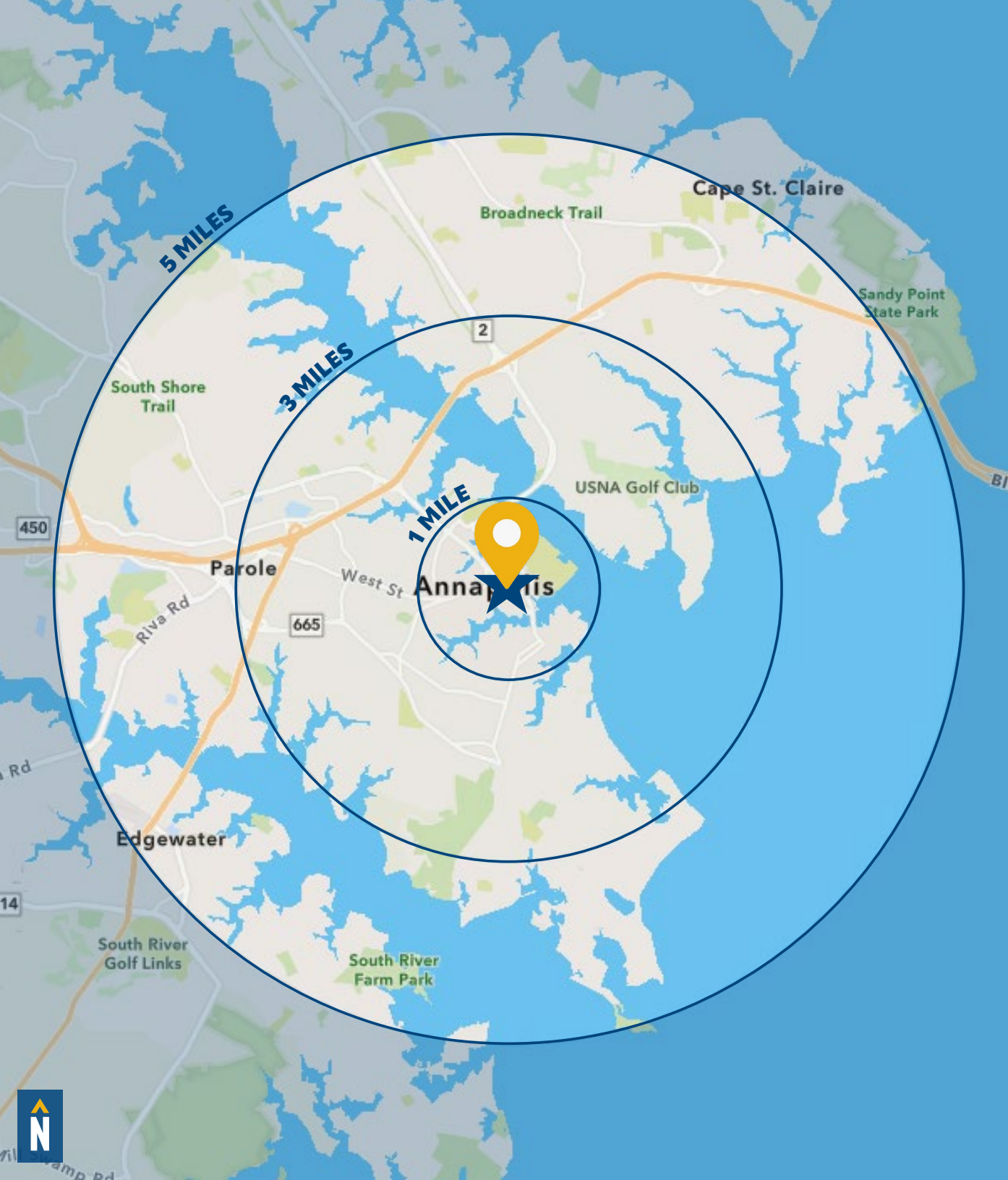
MEDIAN AGE



43.4

39.5

41.6



FOR MORE INFO **CONTACT:**



MORGAN WIMBROW

VICE PRESIDENT

410.494.4846

MWIMBROW@mackenziecommercial.com



DAVID MCCLATCHY

SENIOR VICE PRESIDENT & PRINCIPAL

410.953.0366

DMCCLATCHY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-974-9336

410 Severn Avenue

Annapolis, MD 21403

OFFICES IN: **ANNAPOLIS, MD** **BALTIMORE, MD** **BEL AIR, MD** **COLUMBIA, MD** **LUTHERVILLE, MD** **CHARLOTTESVILLE, VA**

www.MACKENZIECOMMERCIAL.com

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