



1040 Annapolis Mall Road

Annapolis, MD 21401

Existing Sears & Auto Center Available

Space

Sears (One Level): 128,146 SF
Sears Auto Center: 19,777 SF

Zoning

TC (Town Center)

Control

Leased

Possession

To Be Arranged

Pricing

Available Upon Request

Comments

- Well positioned anchor location at a super-regional mall on the I-97 Corridor which serves both the Greater Baltimore and Washington, DC market.
- Exceptional access given its proximity to both Route 50 and Interstate 97.
- Bestgate Road and Generals Highway also provide convenient access to this site and connect it to the rest of the Annapolis trade area. The freestanding Sears Auto Center is positioned right at this hard corner and has unparalleled visibility.
- The State Capital has a strong submarket with local drivers including the United States Naval Academy and Anne Arundel Medical Center.
- Westfield Annapolis Mall sales are estimated at \$610/psf

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DEMOGRAPHICS

Distance	'23 Pop	Avg. HHI	Households
1 Mile	7,179	\$149,199	3,663
3 Mile	48,285	\$163,191	20,992
5 Mile	104,634	\$171,533	42,856
10 Mile	296,181	\$178,507	110,248

Co-Tenants:



Nearby:



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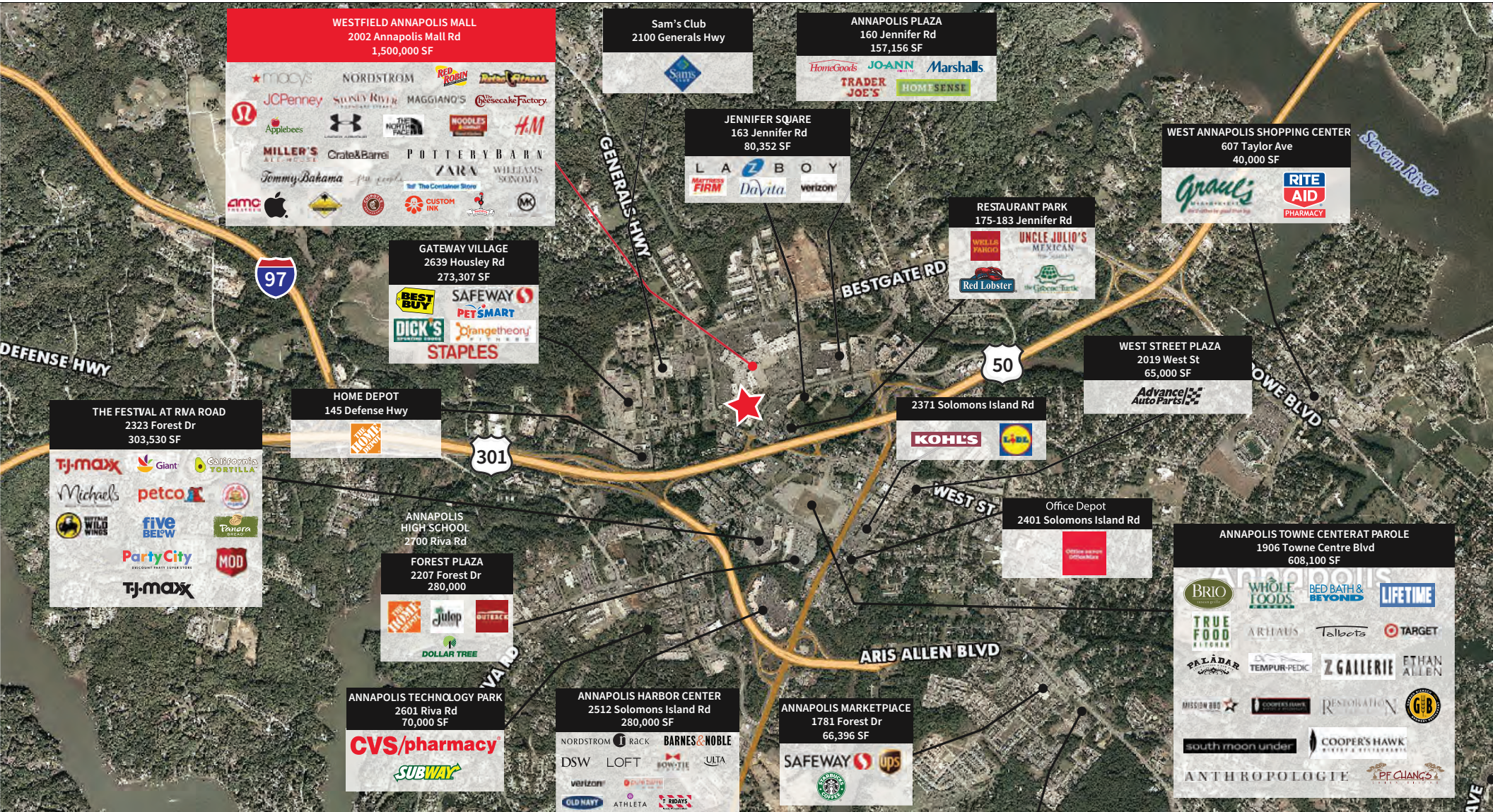
Close Up Aerial



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Market Aerial



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Area Retailers



Westfields Annapolis Shopping Mall

Anne Arundel Medical Center

Annapolis Plaza

- HOMESENSE
- HomeGoods
- JOANN
- Marshall's
- charles SCHWAB
- M&T Bank

Jennifers Square

- Yves Delorme
- MATTRESS FIRM
- new balance
- LA BOY FURNITURE GALLERY

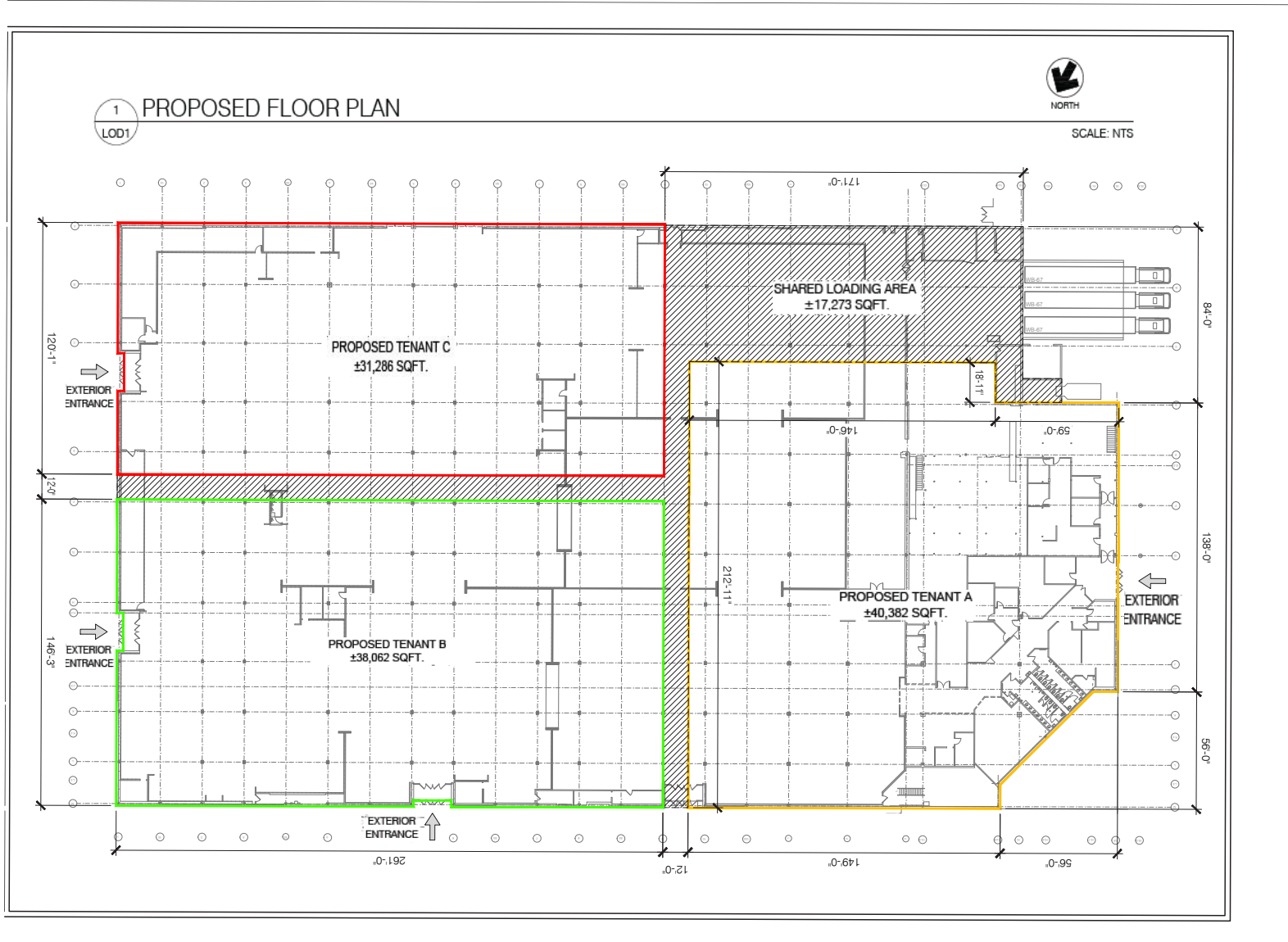
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Proposed Floor Plan



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