

JC PENNEY REDEVELOPMENT

1695 ANNAPOLIS MALL | ANNAPOLIS, MD 21401



WESTFIELD ANNAPOLIS





JC PENNEY REDEVELOPMENT

ANNAPOLIS, MD

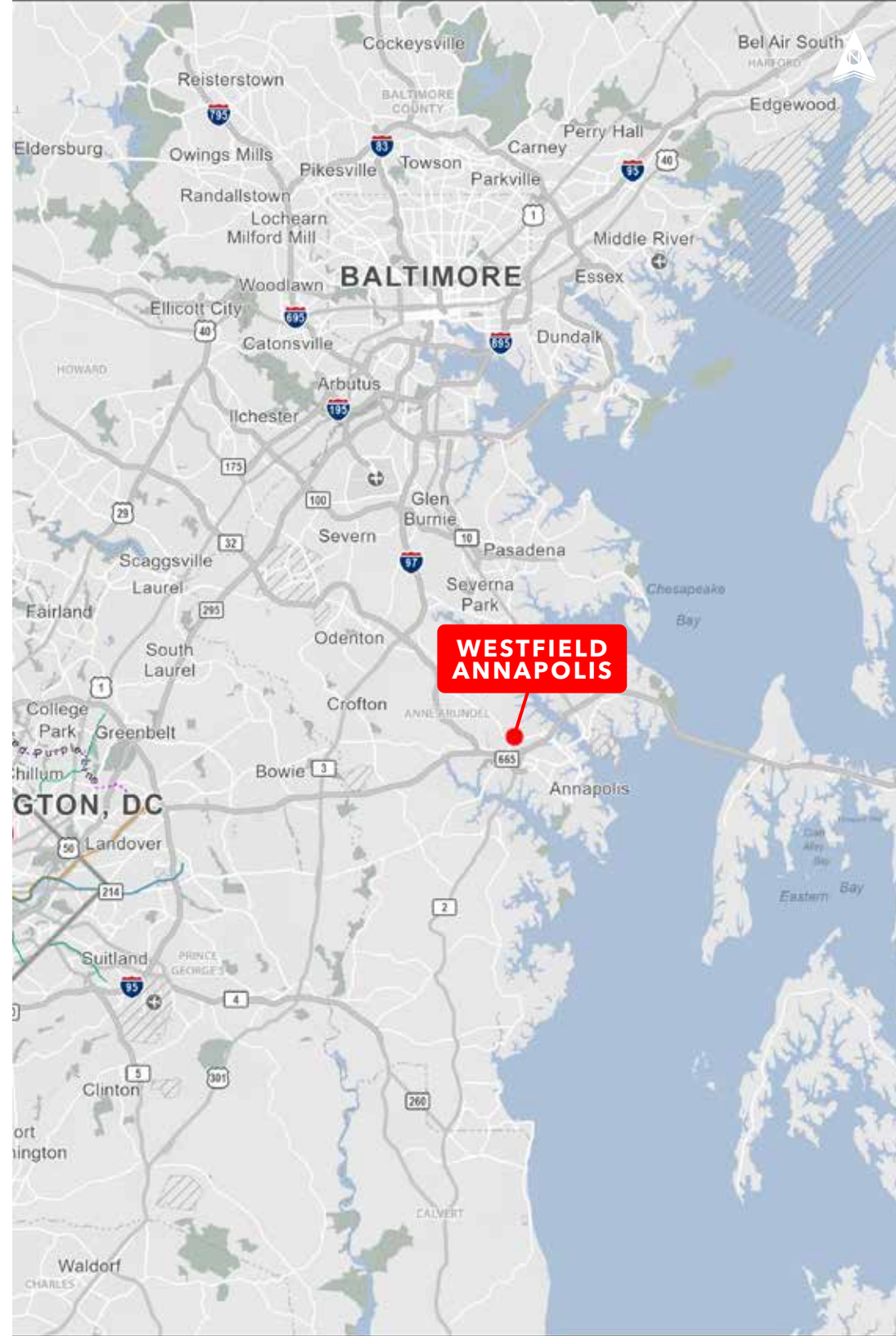
HIGHLIGHTS

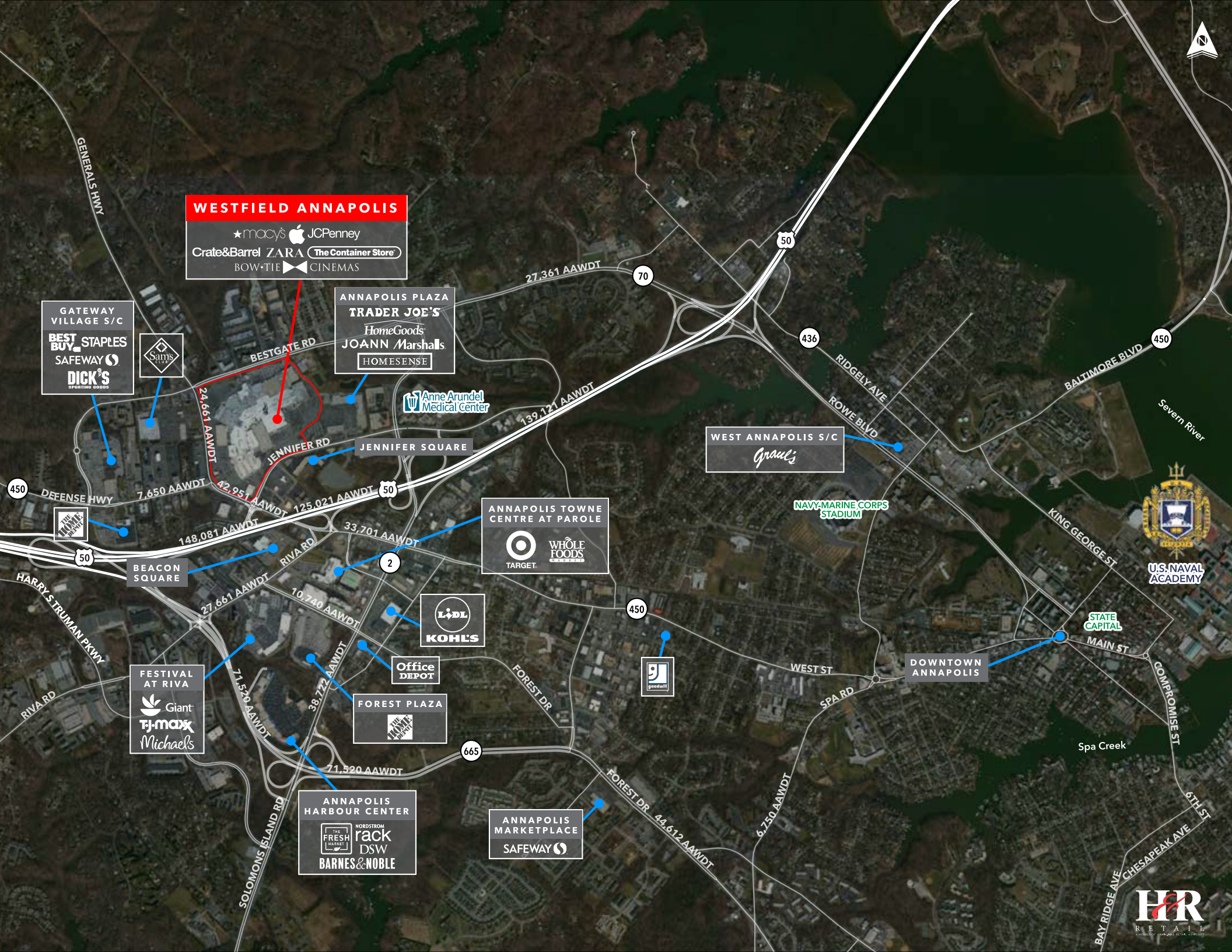
- 127,534 sf on one level
- Land area - 6.9 acres
- Loading - 3 full-size truck bays at grade
- Ceiling heights - 18 ½' clear
- Parking - shared, surface front and side parking at grade with adjacent 3-level structured garage
- Westfield Annapolis is a 1.45M sf Class A regional mall anchored by Macy's, Crate & Barrel, Container Store, Apple, and Bow Tie Cinemas

DEMOGRAPHICS

	1 MILE (2021) ¹	3 MILES (2021) ¹	5 MILES (2021) ¹	Trade Area (2019) ²
 Total Population	6,414	45,767	112,063	599,857
 Daytime Population	17,875	68,202	134,865	N/A
 Median HH Income	\$105,853	\$104,879	\$107,216	\$93,847
 Bachelor's/Advanced Degree	50%	53%	53%	43%

SOURCE: 1. Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup, U.S. Census 2. Placer Ai 60% Traffic Volume True Trade Area





WESTFIELD ANNAPOLIS

★ macy's JCPenney

Crate&Barrel ZARA The Container Store

BOW-TIE CINEMAS

GATEWAY VILLAGE S/C

BEST BUY STAPLES

SAFEWAY

DICK'S SPORTING GOODS

Sams Club

ANNAPOLIS PLAZA

TRADER JOE'S

HomeGoods

JOANN Marshalls

HOMESENSE

Anne Arundel Medical Center

JENNIFER SQUARE

WEST ANNAPOLIS S/C

Graul's

ANNAPOLIS TOWNE CENTRE AT PAROLE

TARGET

WHOLE FOODS

NAVY-MARINE CORPS STADIUM



U.S. NAVAL ACADEMY

STATE CAPITAL

DOWNTOWN ANNAPOLIS

FESTIVAL AT RIVA

Giant

TJ-maxx

Michaels

L+L

KOHL'S

Office DEPOT

FOREST PLAZA

THE FRESH MARKET

ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET

NORDSTROM

rack

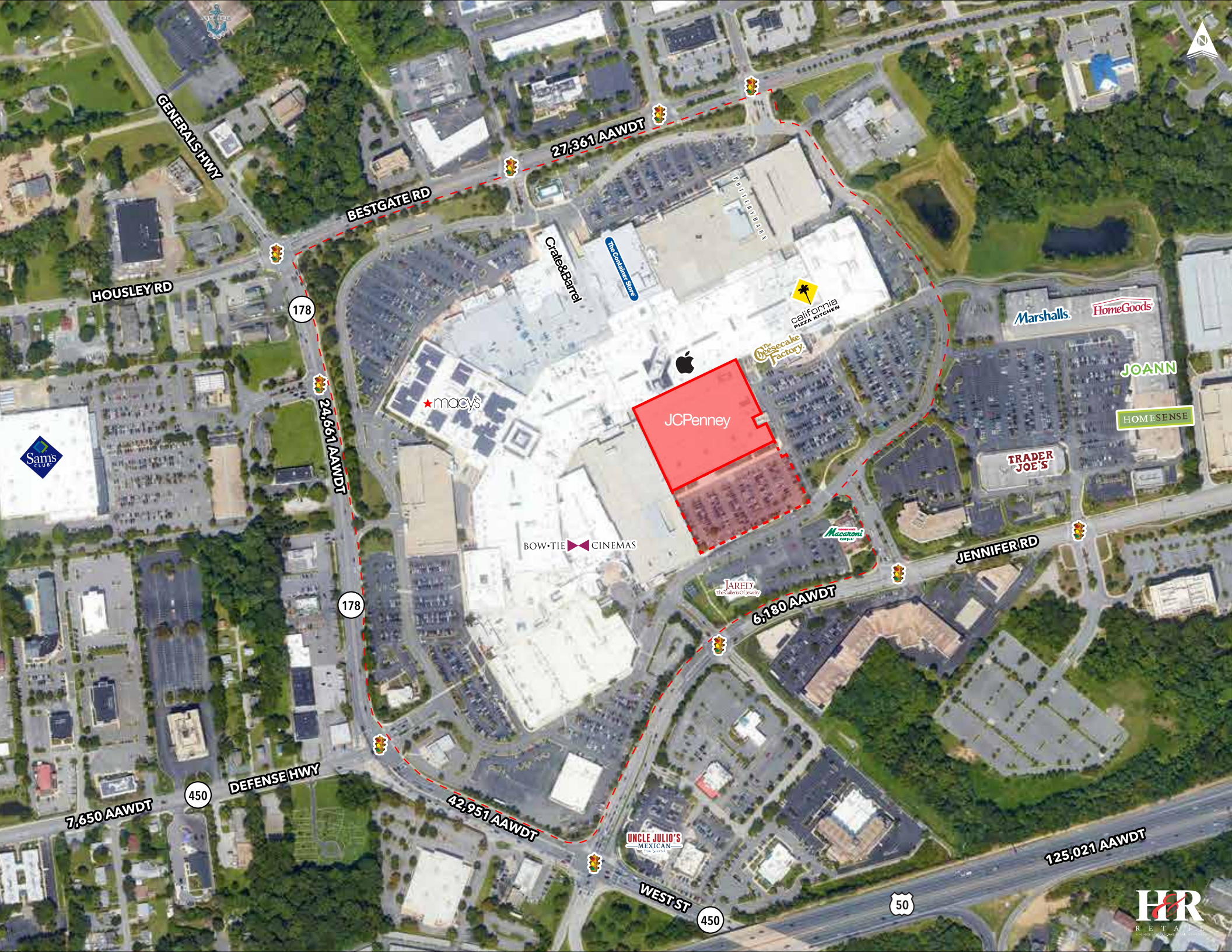
DSW

BARNES & NOBLE

ANNAPOLIS MARKETPLACE

SAFEWAY





GENERAL'S HWY

HOUSLEY RD

BESTGATER RD

27,361 AAWDT

178

24,661 AAWDT

178

DEFENSE HWY

450

7,650 AAWDT

42,951 AAWDT

WEST ST

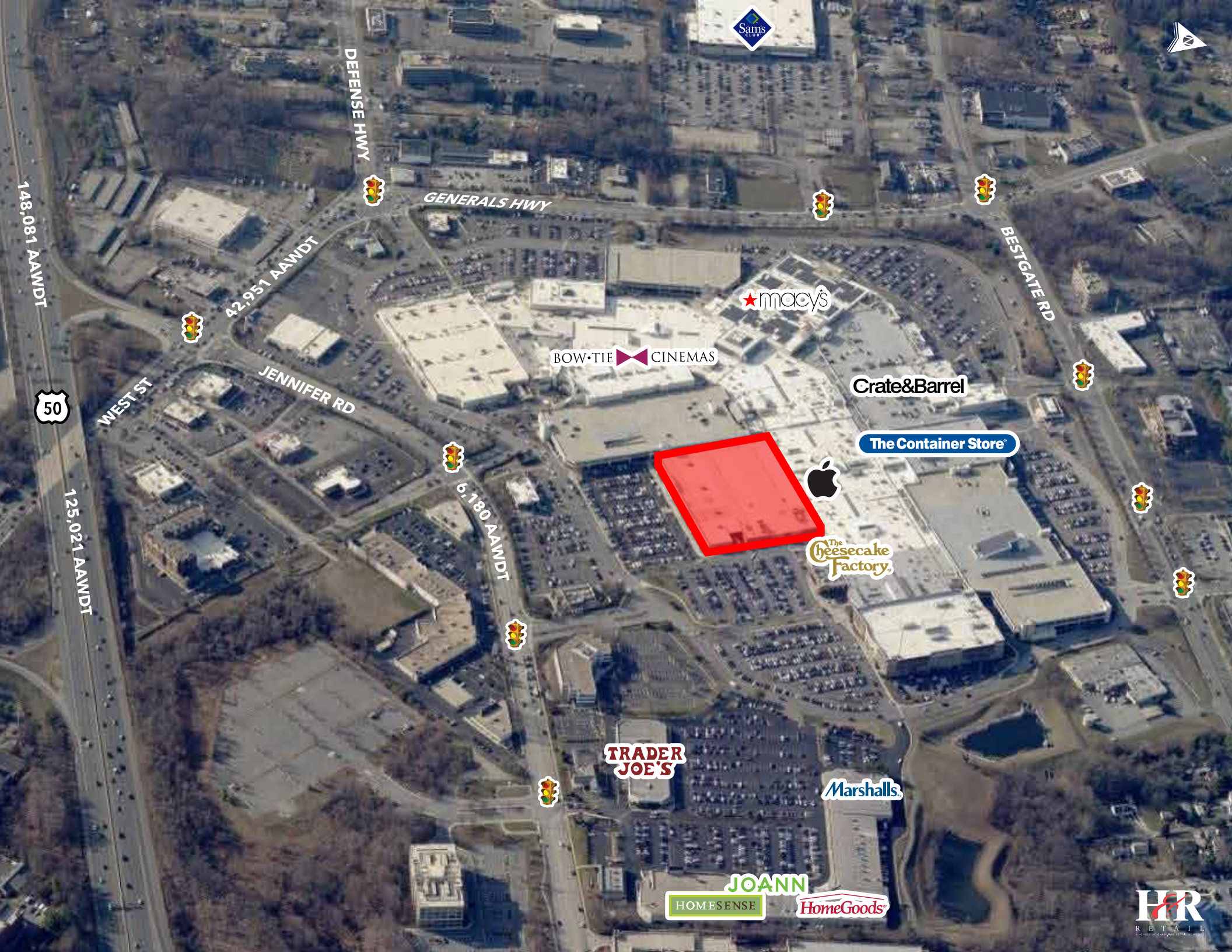
450

6,180 AAWDT

JENNIFER RD

125,021 AAWDT

50



DEFENSE HWY

GENERALS HWY

BESTGATE RD

42,951 AAWDT

148,081 AAWDT



125,021 AAWDT

WEST ST

JENNIFER RD

6,180 AAWDT



BOW-TIE CINEMAS

Crate&Barrel

The Container Store



The Cheesecake Factory

TRADER JOE'S

Marshalls

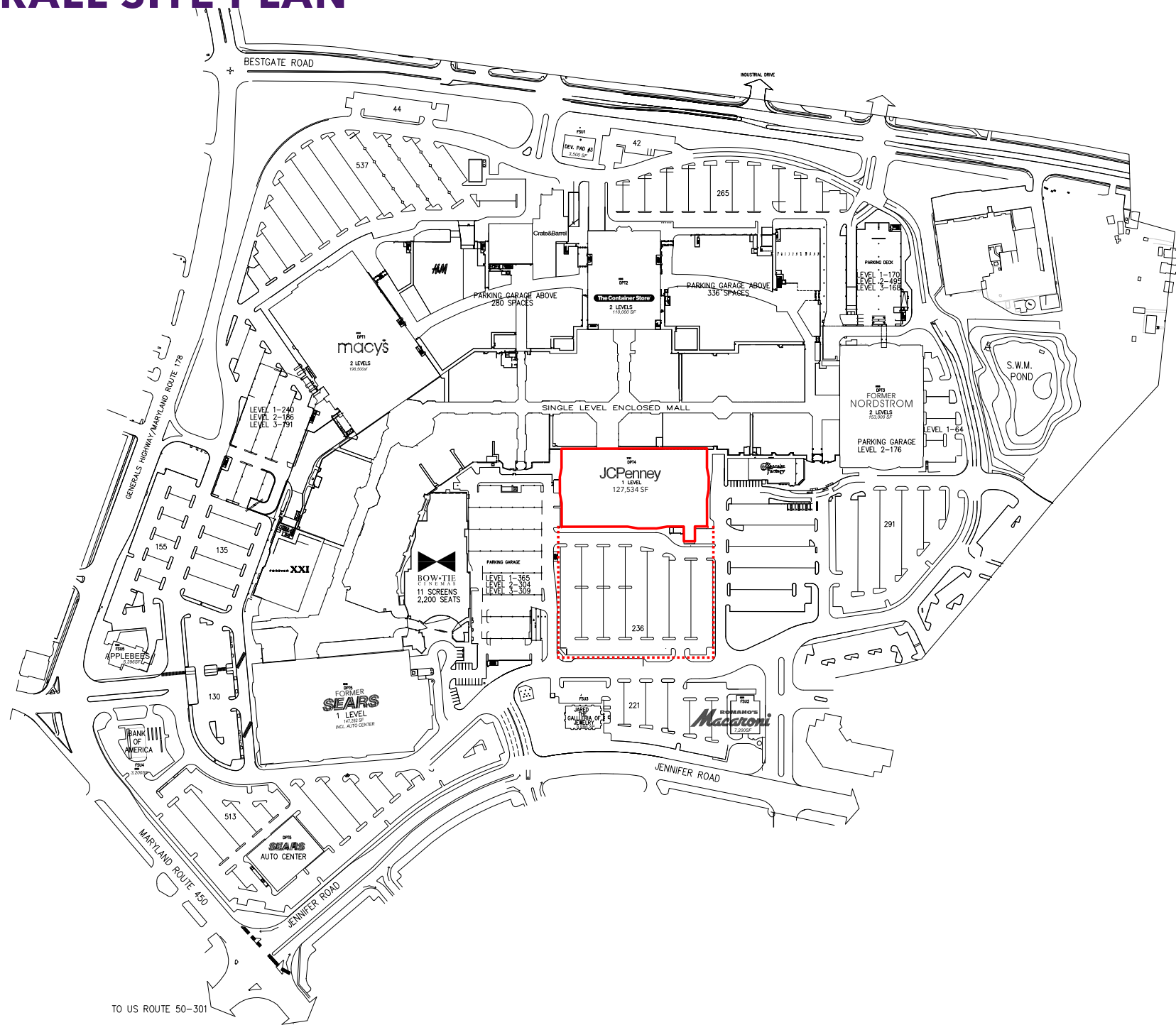
JOANN

HOMESENSE

HomeGoods



WESTFIELD ANNAPOLIS OVERALL SITE PLAN



JC PENNEY EXISTING BUILDING

ACCT NO 90042470
LANDS N/F
ANNAPOLIS MALL LIMITED PARTNERSHIP
D.B. 3281 PG. 216

PARCEL 1
(PENNEY PARCEL)
ACCT NO 90042471
LANDS N/F
J.C. PENNEY PROPERTIES, LLC
D.B. 3791 PG. 5
1695 ANNAPOLIS MALL

Property Footprint
300,626 sf
6.9014 ac
1 story masonry building

Building Size
127,534 sf

LINE	BEARING	DISTANCE
L1	N24°19'41"E	54.13
L2	N4°14'53"E	6.33
L3	N14°20'00"W	8.00
L4	N62°43'07"E	14.60
L5	N64°14'53"E	37.92

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.29	75.00	39°56'48"	N45°42'00"W	51.23

LEGEND OF SYMBOLS & ABBREVIATIONS

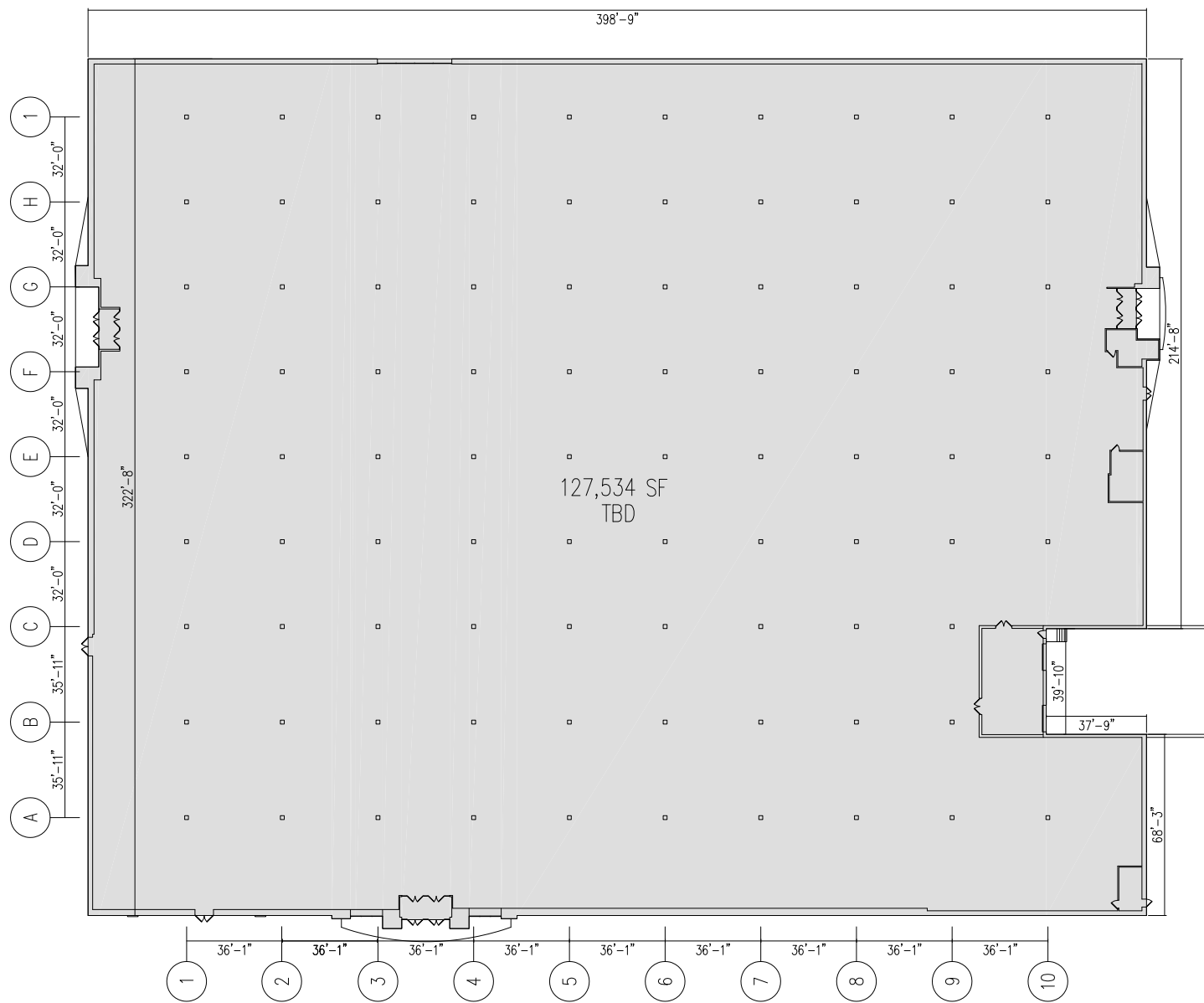
(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- MONUMENT FOUND
- MONUMENT TO BE SET
- BENCHMARK TOPO
- RECORD DATA
- SURVEY DATA
- R/W RIGHT OF WAY
- SET BACK LINE
- ROP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- OP CAST IRON PIPE
- OP DUCTILE IRON PIPE
- L/S LANDSCAPING
- U.G. UNDER GROUND
- X FENCELINE
- C CABLE TELEVISION LINE
- E ELECTRICAL LINE
- G GAS LINE
- T TELEPHONE LINE
- W WATER LINE
- OH OVERHEAD ELECTRIC WIRE
- GLIDERAIL
- TREELINE
- SPOT LIGHT
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- ELEC. MANHOLE
- ELECTRIC METER
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- ROUND STORM INLET
- DECIDUOUS TREE
- EVERGREEN TREE
- UNKNOWN MANHOLE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT / FDC
- GAS MANHOLE
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- TELEPHONE MANHOLE
- TELEPHONE BOX
- UNDERGROUND TELEPHONE MARKER
- FLAG POLE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- MAIL SIGN
- METAL TANK COVER
- AIR COMPRESSOR
- ADA PARKING

Surveyor's Signature
Jack W. Shennel
Professional Land Surveyor 21043, exp. 1/22/2022
In the State of Maryland
Date of Survey: November 12, 2020
Date of Last Revision: December 5, 2020
Network Project No. 202002860-072 CAS
Survey Performed By:
flint Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone 610-365-2907
Fax 610-365-2958
Email: jshennel@flintorderllc.com
Project No. 7714-72

SCALE: 1" = 40'
0 20 40 60

JC PENNEY LOD







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