



GATEWAY VILLAGE

2639 HOUSLEY ROAD | ANNAPOLIS, MD 21401



1,590-3,320 SF Space Available



GATEWAY VILLAGE

SAFeway BEST BUY
 DICK'S SPORTING GOODS Staples
 PETSMART

WESTFIELD ANNAPOLIS

★ macy's amc THEATRES
 JCPenney CLOSING Apple Onelife FITNESS PLANNED
 The Container Store

ANNAPOLIS PLAZA

TRADER JOE'S
 CVS HomeGoods JOANN Marshalls
 HOMESENSE

sam's club

JENNIFER SQUARE

LAZBOY West Marine

WEST ANNAPOLIS SHOPPING CENTER

Graul's

BEACON SQUARE

PLANNED GROCEER ARHAUS RELO

ANNAPOLIS TOWNE CENTRE AT PAROLE

TARGET WHOLE FOODS RH LIFETIME POTTERY BARN

RIVA SHOPS AT TOWN CENTER

LIDL KOHL'S

FESTIVAL AT RIVA

Giant TJ-maxx PartyCity Michaels five BELOW

Office DEPOT

FOREST PLAZA

THE HOME DEPOT

ANNAPOLIS HARBOUR CENTER

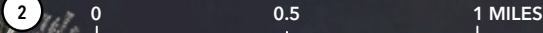
THE FRESH MARKET BARNES & NOBLE DSW
 OLD NAVY Rack ULTA

ANNAPOLIS MARKETPLACE

SAFeway

PROPERTY HIGHLIGHTS

- Located at the intersection of Defense Highway and Housley Road in Annapolis, MD.
- Strong performing anchors including:
 SAFeway BEST BUY DICK'S SPORTING GOODS PETSMART Staples
- Average Household Income of over \$170K.





M.D.
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

DEFENSE HWY

7,143 AAWDT

PLYON

450



COUNTRY

LEVEL 2

- 4 AMANDA RITCHEY BRIDAL 2,977 SF
- 5 AVAILABLE 3,320 SF
- 6 Symmetry 6,400 SF

- 10 LEMONGRASS 2,000 SF
- 9 PAPA JOHN'S 1,600 SF
- 8 EGGCELLENCE 2,905 SF
- 7 SAKURA 4,600 SF

- 2 DENTAL ONE ASSOCIATES 8,239 SF

- 17 AVAILABLE 1,590 SF

- 3 3,342 SF

Staples
24,491 SF

SAFeway
53,000 SF

DICK'S
SPORTING GOODS
68,887 SF

BEST BUY
58,000 SF

PETSMART
25,416 SF

- 15 CHANGETHEORY 3,975 SF
- 16 LUBRAX 1,500 SF
- 14 GATEWAY VILLAGE WINE & SPIRITS 1,500 SF

HOUSLEY RD

TO GENERALS HIGHWAY

HOUSLEY RD

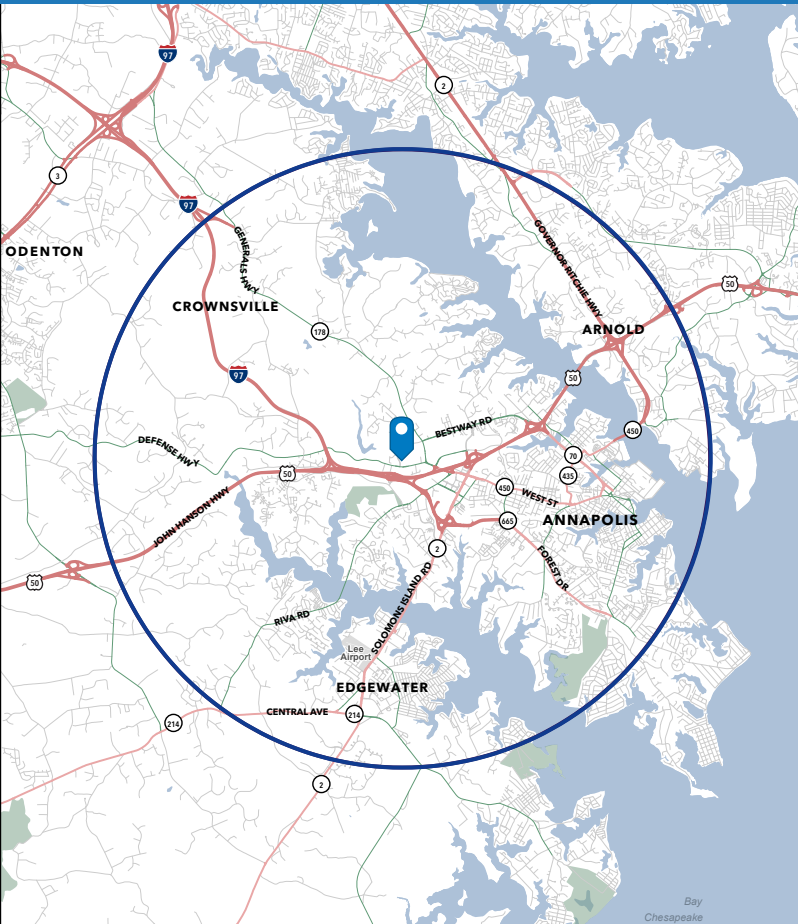




ANNAPOLIS, MD

DEMOGRAPHIC PROFILE (2023)

Gateway Village
5 mile ring



KEY FACTS

101,974

Population

44.2

Median Age

42,037

Households

EDUCATION



14%

High School Diploma



29%

Bachelor's Degree



26%

Graduate/Professional Degree

INCOME



\$116,163

Median Household Income

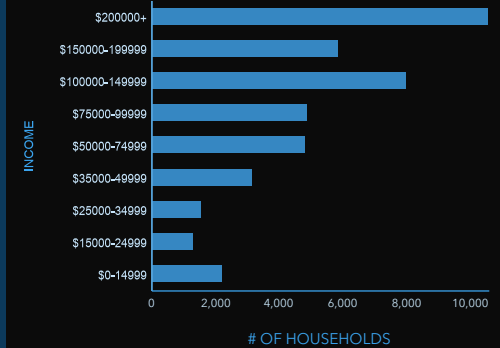


\$71,086

Per Capita Income

\$172,374

AVERAGE HH INCOME (\$)



BUSINESS



7,226

Total Businesses



149,397

Daytime Population



395

Food Srv & Drinking Places

TAPESTRY SEGMENTS



1E

Exurbanites

6,088 (14.5%) of households

Ten years later, Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- Exurbanites residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.



1A

Top Tier

5,010 (11.9%) of households

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.
- Socially responsible consumers who aim for a balanced lifestyle, they are goal oriented and hardworking but make time for their kids or grandkids and maintain a close-knit group of friends.
- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.
- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.



2A

Urban Chic

4,342 (10.3%) of households

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

- Residents are employed in white collar occupations—in managerial, technical, and legal positions.
- Over 40% of households receive income from investments.
- Environmentally aware, residents actively recycle and maintain a "green" lifestyle.
- These busy, tech-savvy residents use PCs extensively for an array of activities such as shopping, banking, and staying current—a top market for Apple computers.



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