



ANNAPOLIS MALL
(JC PENNEY REDEVELOPMENT)
HOBBY LOBBY onelife
LOBBY FITNESS

ANNAPOLIS PLAZA
TRADER JOE'S
CVS HomeGoods
Marshalls
HOMESENSE
WORLD MARKET
COMING SOON

ANNAPOLIS MALL
★ macys apple amc
The Container Store ZARA
Crate&Barrel FOREVER 21
PLANNED
HOUSE OF SPORT
MAVE
PRIMARK TESLA

JENNIFER SQUARE
LABOY

BEACON SQUARE
ARHAUS

THE SHOP AT RIVA
ALDI

ANNAPOLIS TOWN CENTER
TARGET
ETHAN ALLEN
RH
WHOLE FOODS MARKET
LIFETIME Bassett

FESTIVAL AT RIVA
Giant
TJ-maxx
petco
Michaels

FOREST PLAZA
THE HOME DEPOT

Office DEPOT

KOHL'S
LIDL

2349 SOLOMONS ISLAND RD ANNAPOLIS, MD

1.6 Acres RARE GROUND LEASE OPPORTUNITY



Close proximity to Annapolis Town Center fronting Solomons Island Road with access from West Street and Jennifer Road exits

- ANNAPOLIS TOWN CENTER**
- TARGET
 - ETHAN ALLEN
 - WHOLE FOODS MARKET
 - LIFETIME Bassett
 - SEPHORA
 - POTTERY BARN
 - GABBY SUMMER CLASSICS
 - WARBY PARKER
 - THE SOUTH SHORE STORE
 - moon under ANTHROPOLOGIE
 - PNC
 - Tatte
 - TRUIST
 - PF. CHANG'S
 - BANK OF AMERICA

MISSION BBQ
snap fitness

POPEYES

Double Diner

Capital One

Patient First

Melting Pot

ADVANCE AUTO PARTS

2349 SOLOMONS ISLAND RD

Chick-fil-e

KOHL'S
LIDL
M&T Bank

FOREST PLAZA
THE HOME DEPOT

Office DEPOT

- From Rt. 50 West bound
- From Rt. 50 East bound
- From West St. south bound
- Rt. 2 from Forest Dr. north bound
- Old Solomons Island Rd. from Forest Dr. north bound





THE PROJECT:

- Rare ground lease opportunity at one of the most prominent intersections in the greater Annapolis market
- Zoned TC which allows for all permitted uses in the C3 zone
- Full movement intersection fronting the site
- Location of full movement access point into the site to be determined

THE MARKET:

(3 MILE)



Total Population

57,071



Daytime Population

108,227



Total Businesses

5,673



Average HH Income

\$162,647



Bachelor's/Grad/Prof Degree

58.5%



2349
**SOLOMONS
 ISLAND RD**
 ANNAPOLIS, MD



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