

2285 Forest Drive Annapolis, MD 21401

Highly Visible Free-Standing Retail Building Space Available for LEASE



Photo of the Building Front Facing Forest Drive and the Annapolis Towne Centre



Aerial View of SITE and Surrounding Shopping Centers

PROPERTY DESCRIPTION & FEATURES

- Join Leisure Fitness and all of the surrounding retail
- 2,000 SF available in this 5,400 SF free-standing building that fronts Forest Drive
- Asking Rent: \$38.00/SF NNN
- Immediately available
- Surrounded by shopping centers including Annapolis Towne Centre at Parole, Forest Plaza Shopping Center, Festival at Riva Shopping Center, Annapolis Harbour Center and the Annapolis Mall
- Traffic Counts:
 - 16,200 VPD on Forest Drive
 - 23,175 VPD on Riva Road
 - 57,375 VPD on Solomans Island Road

AREA RETAILERS



DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	5,467	51,844	97,865
Households	1,955	21,977	39,145
Average Household Income	\$87,850	\$115,135	\$122,841
Daytime Employees	16,361	61,892	78,881

CONTACT

Mark Mueller
410.576.2477
mmueller@sierraus.com

www.SierraUS.com
921 East Fort Avenue • Suite 230
Baltimore, MD 21230
410.230.0320(fax) • 866.820.1345(toll-free)

2285 Forest Drive Annapolis, MD 21401
 Highly Visible Free-Standing Retail Building Space Available for LEASE



RETAILER AERIAL



Annapolis Mall

- macy's
- jcpenny
- NORDSTROM
- Sears

Annapolis Plaza

- TRADER JOE'S
- Marshalls

Gateway Village S/C

- SAFEWAY
- BEST BUY
- STAPLES
- PETSMART

Jennifer Square

- LA BOY GALLERY
- West Marine

SITE FOREST DR

Murphy's Mart

- KOHL'S
- SHOPPERS Food & More

Festival at Riva

- Panera
- Giant
- PETCO
- TJ-maxx
- FedEx Kinko's
- Michaels

Annapolis Towne Centre

- TARGET
- BED BATH & BEYOND
- PF. CHANG'S
- WHOLE FOODS MARKET
- BRIO
- RESTORATION HARDWARE

Village Greens of Annapolis

- CVS pharmacy
- Quiznos SUB
- CHEVY CHASE BANK

Annapolis Harbour

- THE FRESH MARKET
- BARNES & NOBLE BOOKSELLERS
- Office DEPOT
- OLD NAVY

Forest Plaza S/C

- THE HOME DEPOT
- OUTBACK
- Bertucci's
- DOLLAR TREE

Annapolis Marketplace

- SAFEWAY

2285 Forest Drive Annapolis, MD 21401

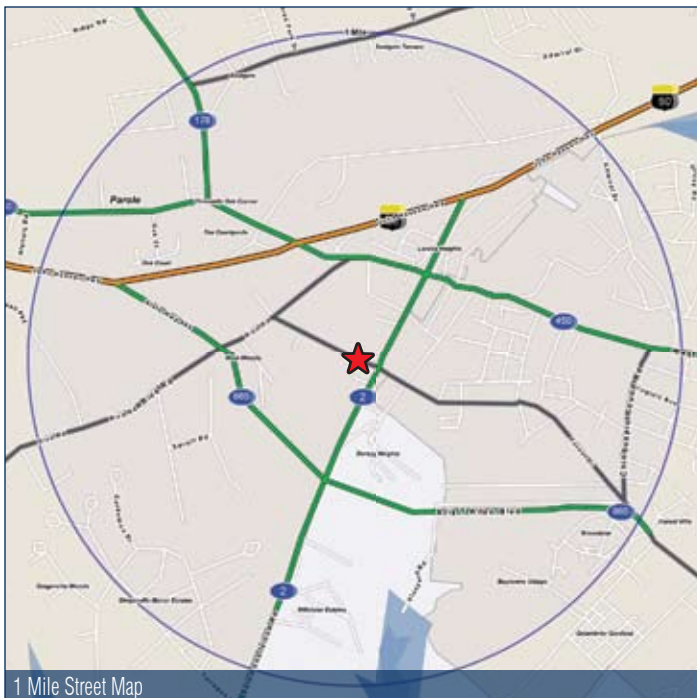
Highly Visible Free-Standing Retail Building Space Available for LEASE



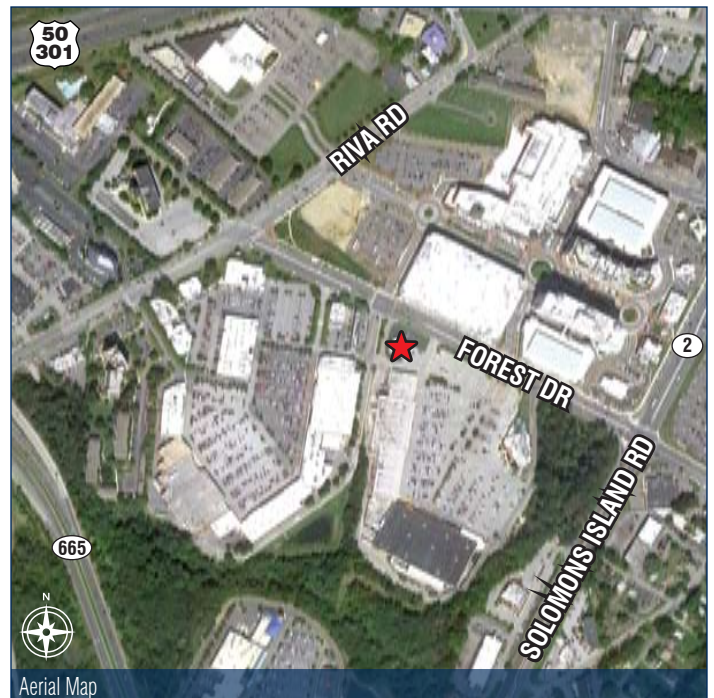
LOCATION STUDY



5 Mile Map



1 Mile Street Map



Aerial Map

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 38.97918/-76.54028

2285 Forest Drive		1 Mile	3 Miles	5 Miles
Annapolis, MD				
POPULATION	2010 Estimated Population	5,467	51,844	97,865
	2015 Projected Population	6,389	53,422	98,482
	2000 Census Population	4,795	48,560	93,491
	1990 Census Population	3,888	44,048	84,583
	Historical Annual Growth 1990 to 2010	2.0%	0.9%	0.8%
	Projected Annual Growth 2010 to 2015	3.4%	0.6%	0.1%
HOUSEHOLDS	2010 Est. Households	1,955	21,977	39,145
	2015 Proj. Households	2,313	22,831	39,880
	2000 Census Households	1,665	20,181	36,480
	1990 Census Households	1,317	16,803	30,953
	Historical Annual Growth 1990 to 2010	2.4%	1.5%	1.3%
	Projected Annual Growth 2010 to 2015	3.7%	0.8%	0.4%
AGE	2010 Est. Population 0 to 9 Years	12.8%	10.7%	11.0%
	2010 Est. Population 10 to 19 Years	13.4%	10.9%	11.8%
	2010 Est. Population 20 to 29 Years	13.1%	14.3%	14.0%
	2010 Est. Population 30 to 44 Years	17.7%	18.0%	18.1%
	2010 Est. Population 45 to 59 Years	21.2%	22.4%	23.2%
	2010 Est. Population 60 to 74 Years	14.4%	15.7%	15.0%
	2010 Est. Population 75 Years Plus	7.5%	8.0%	6.9%
	2010 Est. Median Age	38.2	40.6	40.5
MARITAL STATUS & SEX	2010 Est. Male Population	48.9%	48.5%	49.8%
	2010 Est. Female Population	51.1%	51.5%	50.2%
	2010 Est. Never Married	33.3%	30.6%	29.3%
	2010 Est. Now Married	40.1%	45.0%	49.3%
	2010 Est. Separated or Divorced	16.5%	16.2%	14.7%
	2010 Est. Widowed	10.2%	8.2%	6.7%
INCOME	2010 Est. HH Income \$200,000 or More	8.0%	10.7%	12.1%
	2010 Est. HH Income \$150,000 to \$199,999	8.7%	11.4%	11.9%
	2010 Est. HH Income \$100,000 to \$149,999	13.5%	18.3%	20.7%
	2010 Est. HH Income \$75,000 to \$99,999	10.1%	12.9%	13.4%
	2010 Est. HH Income \$50,000 to \$74,999	14.9%	16.4%	16.1%
	2010 Est. HH Income \$35,000 to \$49,999	9.4%	9.6%	8.8%
	2010 Est. HH Income \$25,000 to \$34,999	9.4%	6.5%	5.8%
	2010 Est. HH Income \$15,000 to \$24,999	9.8%	6.2%	5.1%
	2010 Est. HH Income \$0 to \$14,999	16.4%	8.1%	6.2%
	2010 Est. Average Household Income	\$87,850	\$115,135	\$122,841
	2010 Est. Median HH Income	\$70,262	\$83,232	\$91,429
2010 Est. Per Capita Income	\$33,978	\$50,259	\$51,214	
2010 Est. Number of Businesses	1,072	4,768	6,431	
2010 Est. Total Number of Employees	16,361	61,892	78,881	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 38.97918/-76.54028

2285 Forest Drive		1 Mile	3 Miles	5 Miles
Annapolis, MD				
RACE	2010 Est. White Population	41.8%	70.0%	77.4%
	2010 Est. Black Population	53.3%	25.1%	18.1%
	2010 Est. Asian & Pacific Islander	1.8%	2.4%	2.3%
	2010 Est. American Indian & Alaska Native	0.3%	0.2%	0.2%
	2010 Est. Other Races Population	2.9%	2.2%	1.9%
HISPANIC	2010 Est. Hispanic Population	742	4,911	6,914
	2010 Est. Hispanic Population Percent	13.6%	9.5%	7.1%
	2015 Proj. Hispanic Population Percent	17.4%	12.6%	9.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	3,653	36,903	67,903
	2010 Est. Elementary (0 to 8)	4.9%	3.2%	2.5%
	2010 Est. Some High School (9 to 11)	12.1%	7.0%	5.9%
	2010 Est. High School Graduate (12)	28.5%	21.4%	21.0%
	2010 Est. Some College (13 to 16)	15.9%	17.3%	17.4%
	2010 Est. Associate Degree Only	3.7%	6.1%	6.3%
	2010 Est. Bachelor Degree Only	18.1%	23.9%	25.2%
	2010 Est. Graduate Degree	16.8%	21.0%	21.7%
HOUSING	2010 Est. Total Housing Units	2,112	23,682	42,342
	2010 Est. Owner Occupied Percent	57.3%	59.8%	65.8%
	2010 Est. Renter Occupied Percent	35.3%	33.0%	26.7%
	2010 Est. Vacant Housing Percent	7.4%	7.2%	7.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.9%	2.2%	2.3%
	2000 Homes Built 1995 to 1998	7.9%	8.4%	8.0%
	2000 Homes Built 1990 to 1994	5.7%	8.5%	8.3%
	2000 Homes Built 1980 to 1989	16.3%	19.0%	21.1%
	2000 Homes Built 1970 to 1979	20.9%	18.6%	19.4%
	2000 Homes Built 1960 to 1969	20.1%	12.3%	13.4%
	2000 Homes Built 1950 to 1959	11.3%	10.3%	10.0%
	2000 Homes Built Before 1949	15.0%	20.7%	17.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	2.2%	1.3%	1.1%
	2000 Home Value \$500,000 to \$999,999	5.6%	6.1%	7.1%
	2000 Home Value \$400,000 to \$499,999	5.0%	5.2%	6.5%
	2000 Home Value \$300,000 to \$399,999	10.3%	10.0%	11.1%
	2000 Home Value \$200,000 to \$299,999	18.2%	23.9%	24.5%
	2000 Home Value \$150,000 to \$199,999	18.2%	23.9%	22.1%
	2000 Home Value \$100,000 to \$149,999	24.8%	20.7%	20.6%
	2000 Home Value \$50,000 to \$99,999	15.5%	8.3%	6.5%
	2000 Home Value \$25,000 to \$49,999	0.1%	0.3%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.1%
	2000 Median Home Value	\$197,974	\$210,601	\$223,349
	2000 Median Rent	\$396	\$680	\$715

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 38.97918/-76.54028

2285 Forest Drive		1 Mile	3 Miles	5 Miles
Annapolis, MD				
LABOR FORCE	2010 Est. Labor: Population Age 16+	4,353	43,196	80,914
	2010 Est. Civilian Employed	53.2%	60.0%	61.0%
	2010 Est. Civilian Unemployed	8.4%	5.1%	4.8%
	2010 Est. in Armed Forces	0.6%	1.1%	2.5%
	2010 Est. not in Labor Force	37.7%	33.8%	31.7%
	2010 Labor Force: Males	48.5%	47.9%	49.5%
	2010 Labor Force: Females	51.5%	52.1%	50.5%
OCCUPATION	2000 Occupation: Population Age 16+	2,013	24,791	46,995
	2000 Mgmt, Business, & Financial Operations	16.7%	19.4%	20.9%
	2000 Professional & Related	20.4%	25.6%	26.2%
	2000 Service	18.2%	15.6%	13.1%
	2000 Sales and Office	25.7%	25.3%	26.0%
	2000 Farming, Fishing, and Forestry	0.4%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	7.5%	7.1%	7.4%
	2000 Production, Transport, & Material Moving	11.1%	6.7%	6.3%
	2000 Percent White Collar Workers	62.8%	70.3%	73.1%
2000 Percent Blue Collar Workers	37.2%	29.7%	26.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	69.2%	72.4%	72.8%
	2000 Drive to Work in Carpool	17.1%	10.9%	9.5%
	2000 Travel to Work by Public Transportation	7.1%	5.5%	4.0%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.1%
	2000 Walk or Bicycle to Work	3.2%	5.8%	7.6%
	2000 Other Means	0.9%	0.6%	0.7%
	2000 Work at Home	2.4%	4.6%	5.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	32.1%	34.4%	32.4%
	2000 Travel to Work in 15 to 29 Minutes	26.4%	25.8%	26.3%
	2000 Travel to Work in 30 to 59 Minutes	31.5%	27.9%	28.8%
	2000 Travel to Work in 60 Minutes or More	10.0%	11.9%	12.4%
	2000 Average Travel Time to Work	25.0	25.3	25.6
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$124 M	\$1.72 B	\$3.20 B
	2010 Est. Apparel	\$6.01 M	\$83.0 M	\$155 M
	2010 Est. Contributions & Gifts	\$8.91 M	\$127 M	\$240 M
	2010 Est. Education & Reading	\$3.85 M	\$54.4 M	\$103 M
	2010 Est. Entertainment	\$6.99 M	\$97.2 M	\$182 M
	2010 Est. Food, Beverages & Tobacco	\$19.1 M	\$261 M	\$484 M
	2010 Est. Furnishings & Equipment	\$5.62 M	\$79.1 M	\$149 M
	2010 Est. Health Care & Insurance	\$8.60 M	\$118 M	\$218 M
	2010 Est. Household Operations & Shelter & Utilities	\$37.3 M	\$516 M	\$962 M
	2010 Est. Miscellaneous Expenses	\$1.99 M	\$27.6 M	\$51.1 M
	2010 Est. Personal Care	\$1.78 M	\$24.6 M	\$45.7 M
	2010 Est. Transportation	\$23.8 M	\$330 M	\$615 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.