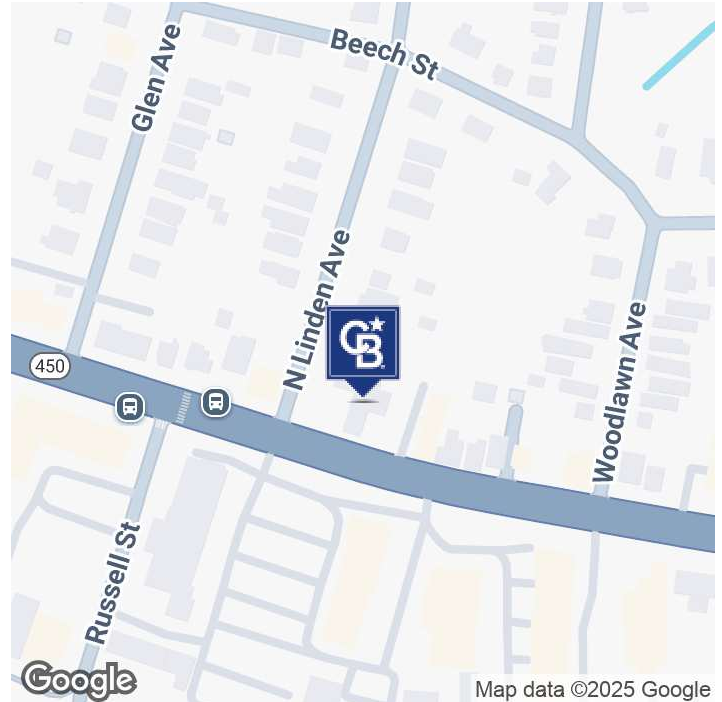


LEASE

1028-1032 WEST STREET

Annapolis, MD 21401



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,596 SF
Lot Size:	0.67 Acres
Number of Units:	1
Year Built:	1960
Zoning:	PM

PROPERTY OVERVIEW

First time this property has been available in decades!!!

PROPERTY HIGHLIGHTS

- Many uses - see zoning chart
- Corner lot on major street with 158' of frontage on West Street
- Currently has 9 parking spaces
- Long Term Lease Available

Robin Maisel
(410) 271-1150



COLDWELL BANKER
COMMERCIAL
REALTY

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1028-1032 WEST STREET
Annapolis, MD 21401



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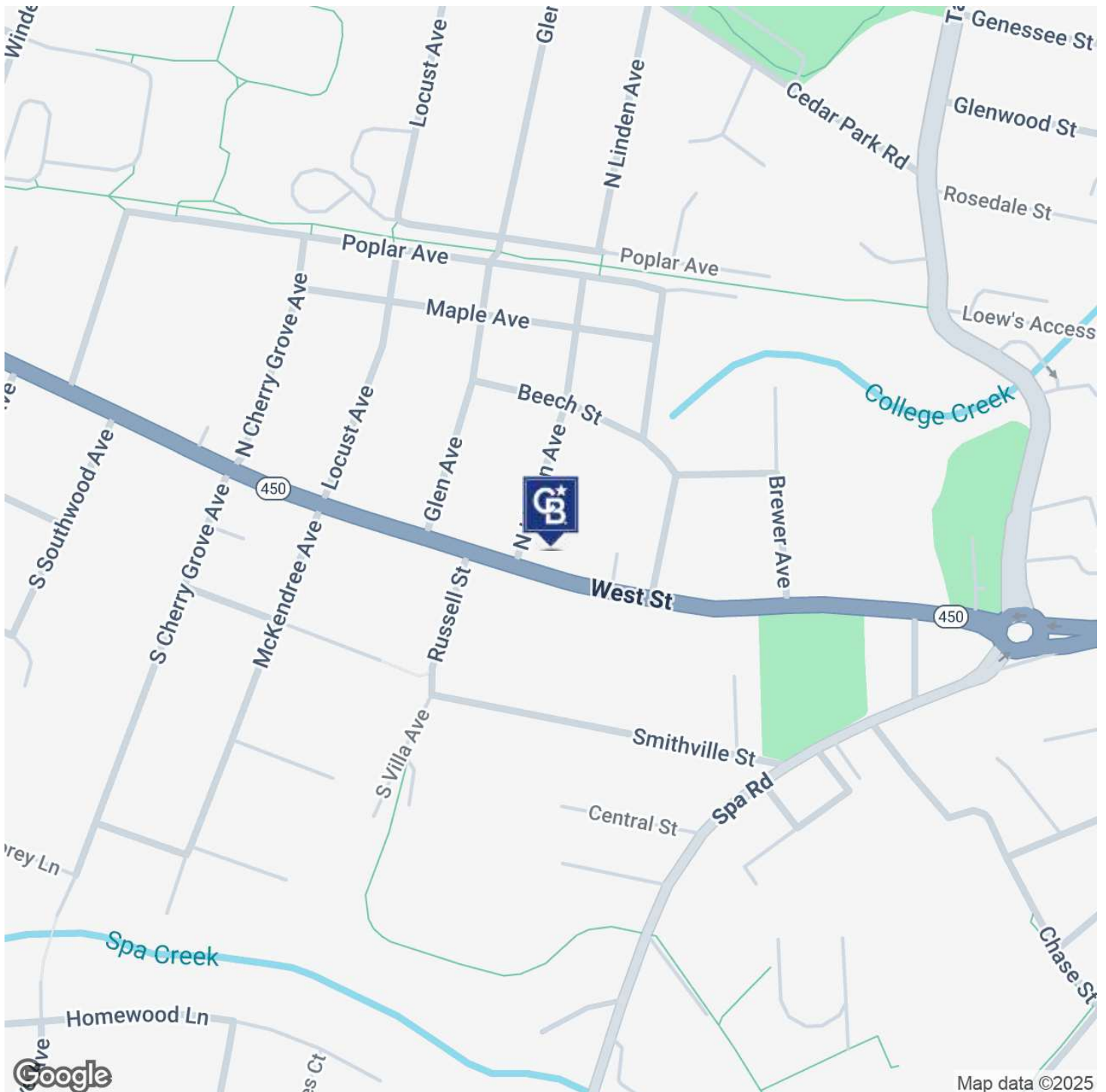


COLDWELL BANKER
COMMERCIAL
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LEASE

1028-1032 WEST STREET

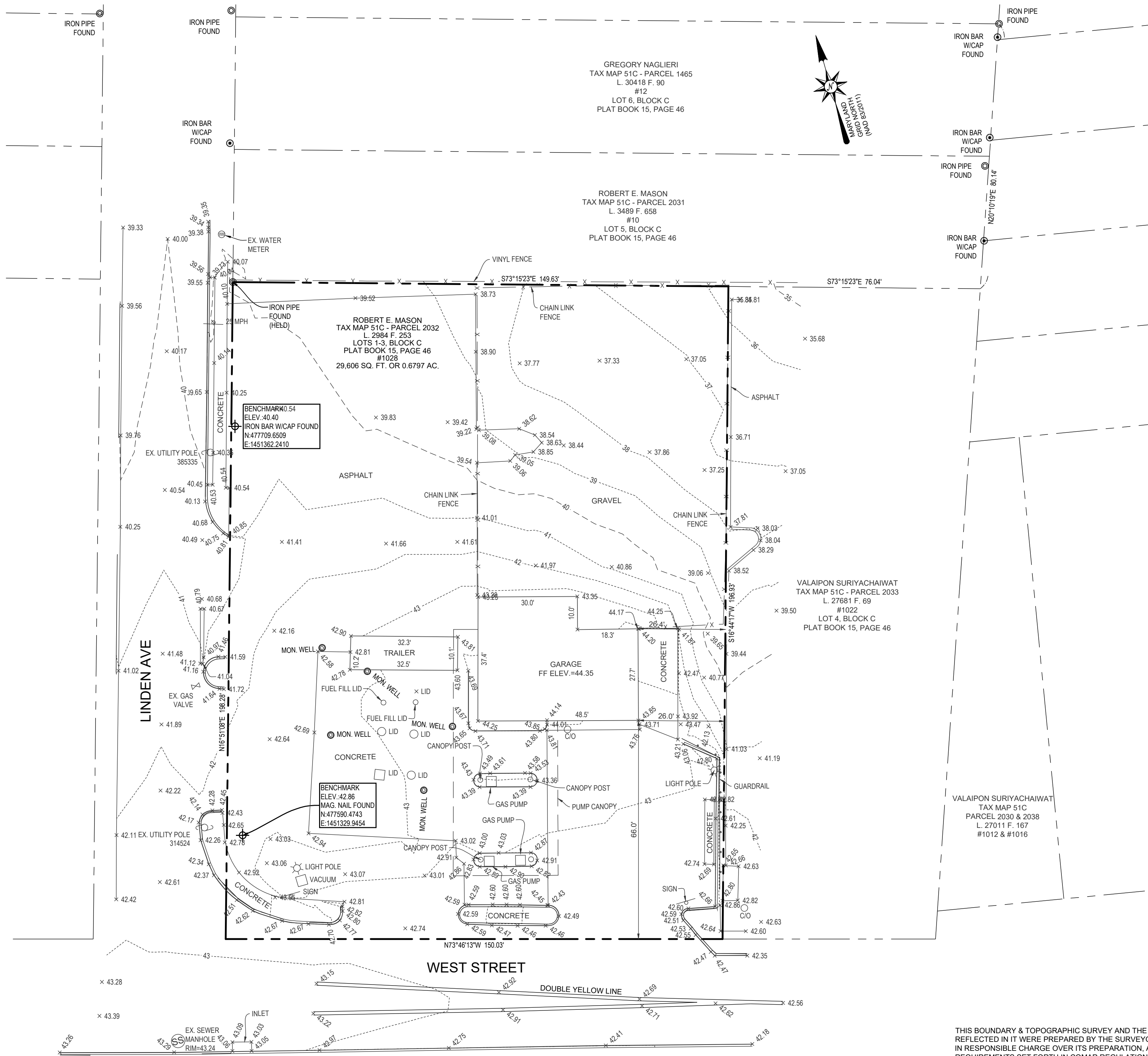
Annapolis, MD 21401



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THIS BOUNDARY & TOPOGRAPHIC SURVEY AND THE SURVEYING WORK REFLECTED IN IT WERE PREPARED BY THE SURVEYOR OR THE SURVEYOR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN COMAR REGULATION 09.13.06.12.

Mark F. Powell, Jr.
MARK FRANK POWELL, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR
REGISTRATION # 21969
EXPIRATION/RENEWAL DATE: DECEMBER 17, 2021
DATE OF LATEST FIELD NOTES: JULY 8, 2021



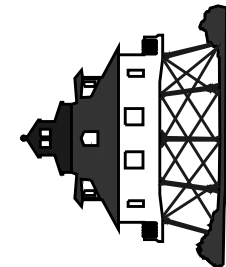
BOUNDARY & TOPOGRAPHIC SURVEY
THE PROPERTY OF
ROBERT E. MASON
1028 WEST STREET
TAX MAP 51C ~ GRID 20 ~ PARCEL 2032
ANNAPOLIS, MARYLAND
6TH DISTRICT ANNE ARUNDEL COUNTY, MD

Sheet No. 1 of 1
File No.

DATE: JULY, 2021
JOB NUMBER: 21-8088
SCALE: 1"=40'
DRAWN BY: M.F.P.,JR.
CHECKED BY: M. MEEKINS
FOLDER REFERENCE:

Bay Engineering Inc.

Engineers, Planners and Surveyors



2661 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290
email: info@BayEngineering.com
www.BayEngineering.com

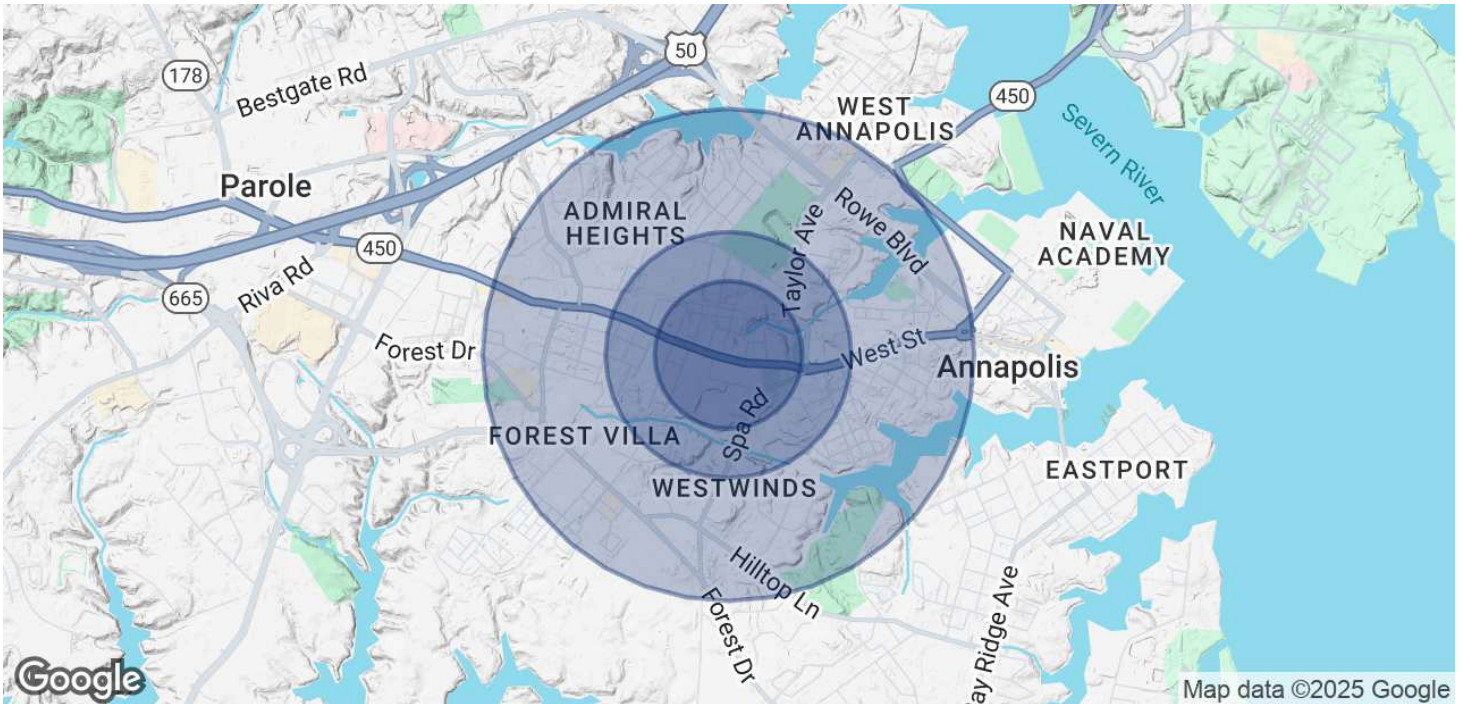
GENERAL NOTES

- THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING SMARTNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

LEASE

1028-1032 WEST STREET

Annapolis, MD 21401



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	838	3,714	15,080
Average Age	41	42	40
Average Age (Male)	40	41	39
Average Age (Female)	41	43	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	1,581	6,151
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$148,626	\$146,507	\$140,123
Average House Value	\$577,865	\$623,347	\$658,584

Demographics data derived from AlphaMap

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Uses	District P	District MX	District PM	District C2P
Accessory Structures and uses	A	A ²	A	A
Antennas and amateur radio stations	A-Std	A-Std	A-Std	A-Std
Antique stores		P	P-Std	
Appliance stores including electrical and household appliances, and radio and television sales and repair		P		
Arts and crafts studios		P	P-Std	
Arts and crafts stores		P	P-Std	
Bank and financial institutions		P		
Bake shops		P-Std		
Cab stands including dispatch offices and related parking facilities		S		
Candy stores, where only candy prepackaged off the premises is sold		P		
Candy stores including candy making		P-Std		
Carpet and rug stores, retail sales only		P		
Catering establishments		P-Std		
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	S	P	S	S

Uses	District P	District MX	District PM	District C2P
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities		P-Std		
Coffee shops		P-Std		
Conference facilities		S		
Convenience stores		P-Std		
Day care centers, groups	P-Std	P-Std	P-Std	P-Std
Day care centers, group, in conjunction with a principal religious institution	A-Std	A-Std	A-Std	
Delicatessens		P-Std	P-Std	
Department stores		P		
Dry cleaning and laundry drop off and pick up stations			P	
Dry cleaning and laundry establishments		P		
Dwellings, multi-family	S	P-Std	S	S
Dwellings, multi-family, containing 12 or fewer units			P-Std	
Dwellings, single-family attached	P	P-Std	P	
Dwellings, single-family detached	P	P	P	P
Dwellings, two-family	P	P	P	P

Uses	District P	District MX	District PM	District C2P
Dwellings above the ground floor of nonresidential uses		P	P	
Food service marts		P-Std	P-Std	
Furniture stores		P		
Garden supply, tool and seed stores		P		
Governmental uses				
Offices	P	P	P	P
Other government and government-related structures, facilities and uses	S	S	S	S
Public schools and colleges	P		P	
Group homes	S		S	S
Hotels with up to forty rooms, including restaurants and conference room facilities.		P-Std		
Hotels with more than forty rooms		S		
Ice cream stores		P-Std		
Inns	S			S
Institutions for the care of the aged	S			S
Laboratories, including medical, dental, research and testing		P		

Uses	District P	District MX	District PM	District C2P
Launderettes, automatic, self service		P		
Liquor stores		S		
Medical appliance stores			P-Std	
Medical cannabis dispensary	P-Std	P-Std	P-Std	
Motor vehicle service stations, including fuel sales		S		
Museums and art galleries	P	P	P	
Nautical shops, retail trade		P		
Office and business service establishments		P		
Offices, business and professional, and nonprofit, educational, cultural, or civic	P-Std or S-Std, depending on lot size	P	P-Std	P
Offices, medical	P	P	P	P
Parking garages	S	P-Std, S-Std	S	
Parking lots, other than accessory	S	P-Std	P-Std	
Personal care establishments	S	P	P	
Pet grooming facility	S-Std	P-Std	P-Std	

Uses	District P	District MX	District PM	District C2P
Photocopying and reproduction services, including blueprinting		P		
Personal fitness studios		P	P	
Physical health facilities, including health clubs and gymnasiums		P		
Planned developments, business and special mixed	P-Std	P-Std		
Religious institutions, including churches, chapels, mosques, temples and synagogues	P	P	P	
Research and development businesses, provided that there is no significant assemblage of goods or products		P		
Rest homes and nursing homes	S			S
Restaurant, fast food		S-Std		
Restaurant, standard		P-Std S-Std	P-Std, S-Std	
Retail goods stores		P		
Schools, commercial, trade, vocational, music, dance, or art		P		
Schools, private, elementary, middle, or high	P			
Seasonal outdoor sales		P-Std		

Uses	District P	District MX	District PM	District C2P
Sidewalk cafés	P-Std	P-Std	P-Std	
Small cell system	P-Std	P-Std	P-Std	P-Std
Specialty convenience retail store		P	P-Std	
Supermarkets		P-Std		
Telecommunications facilities	A-Std	A-Std	A-Std	A-Std
Telephone transmission equipment buildings		P		
Temporary uses	P-Std	P-Std	P-Std	P-Std
Theaters, indoor, with less than one hundred seats	P-Std	P-Std		
Theaters, indoor, with one hundred or more seats	S-Std	P-Std		
Tobacco shops		P		
Undertaking establishments and funeral parlors	S			
Wine bars		P-Std		