

Annapolis Towne Centre

1906 Towne Centre Boulevard, Annapolis, MD 21401

Join Other High Quality Lifestyle Retail & Restaurants at a Vibrant, Mixed-Use Towne Centre Destination in Annapolis



PROPERTY OVERVIEW:

- Vibrant Towne Centre anchored by Whole Foods and Target combining more than 2,000,000 SF of lifestyle retail uses with 575 luxury residential units and 40,000 SF Class A office space.
- Easily accessible from I-97 and MD Route 50, both of which effectively extend the parameters of the trade area.
- Premier lifestyle retailers and first-quality restaurants including Anthropologie, Lululemon, Restoration Hardware, Brooks Brothers, Brio Tuscan Grill, Gordon Biersch and P.F. Chang's.
- Services affluent, sophisticated customer base and health-and-fitness minded customer profile.
- A place where the Annapolis community comes together to dine, shop, relax and celebrate!

JOIN THESE TENANTS:



DEMOGRAPHICS:

2016 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,005	51,860	107,631
Households	2,976	21,780	41,778
Average HH Income	\$107,617	\$114,173	\$124,091
Daytime Population	33,274	70,763	90,590

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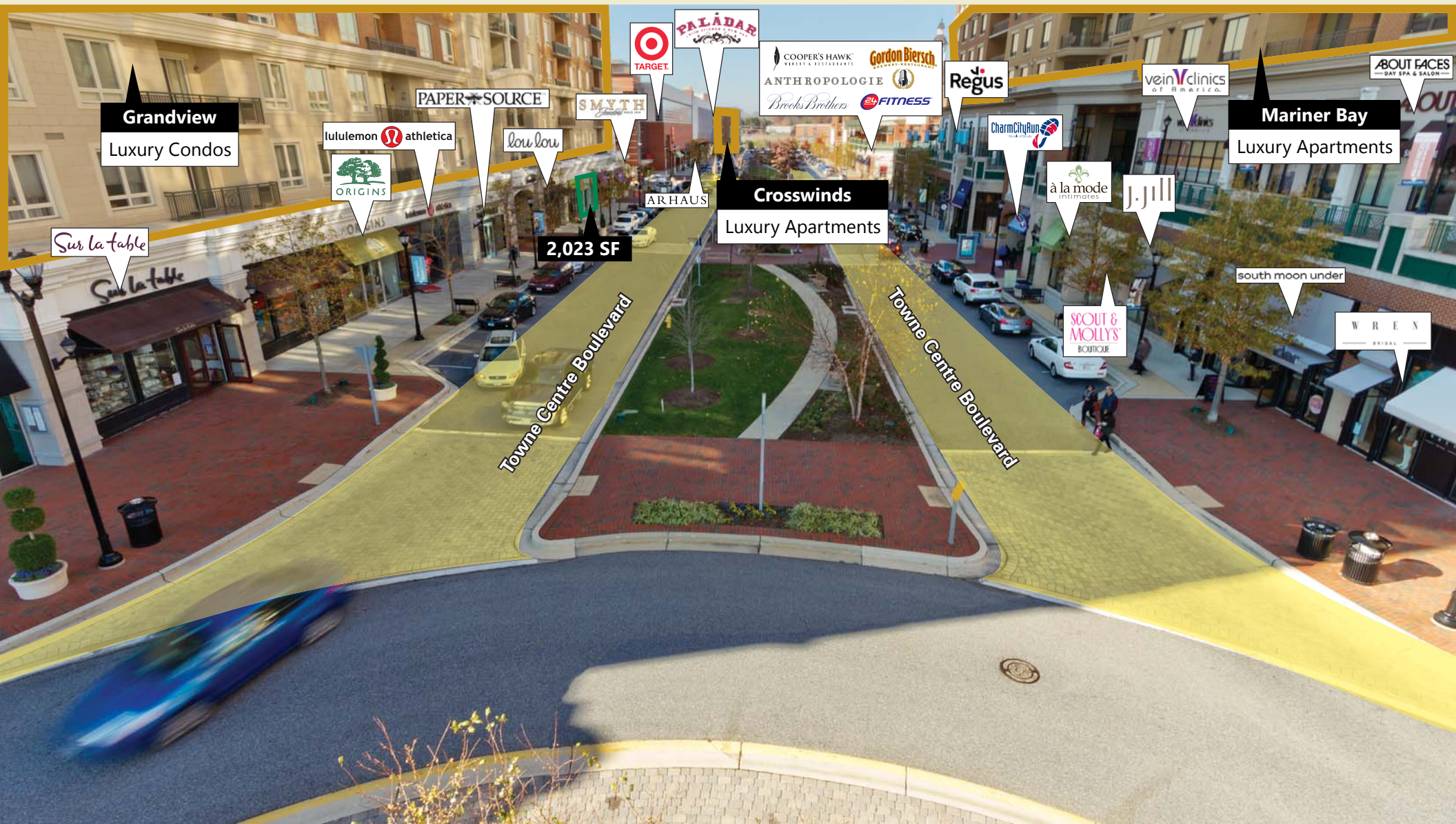
AVAILABLE SPACE HIGHLIGHTS:

- Easily accessible from I-97 and MD Route 50, both of which effectively extend the parameters of the trade area.
- Position yourself in a vibrant Towne Centre setting with other high-quality retailers and restaurants.
- Opportunity for branding along MD Route 2 (29,375 VPD).
- Former EMS space with over 100' of frontage, beside the largest Whole Foods in Maryland.
- High visibility location at the heart of Towne Centre Blvd. with 30' of storefront and column-free.
- 2,300 SF Opportunity off Riva Road and Towne Centre Blvd. with high visibility of 23,175 VPD.
- Second generation restaurant opportunity with mechanical, electrical, and plumbing improvements in place.
- Additional space available as small as 2,000 SF and as large as 11,877 SF.



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SITE PLAN

SPACE	TENANT	S.F.
0001	100% VINE SELLERS	4000 SF
0100	AT&T CUMBERS	1200 SF
0105	PHARMACY LATEX/WHOLE	1000 SF
0106	PROST. W/TH. LANE	1000 SF
0110	MY EYE DR.	1400 SF
0115	GREAT SAT. BAKING	1400 SF
0120	CHANG	1400 SF
0130	MENACHES FIDELITY ROBERT	1400 SF
0140	ARND CLUTTER KOTE	1400 SF
0150	WATTS PAPER	1400 SF
0160	ALCO	1400 SF
0170	AT&T DIGITAL	1400 SF
0180	B. DR. 10 BANCORP FLOOR	1400 SF
0190	B. DR. 10 BANCORP FLOOR	1400 SF
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0230	B. DR. 10 BANCORP FLOOR	1400 SF
0240	B. DR. 10 BANCORP FLOOR	1400 SF
0250	B. DR. 10 BANCORP FLOOR	1400 SF
0260	B. DR. 10 BANCORP FLOOR	1400 SF
0270	B. DR. 10 BANCORP FLOOR	1400 SF
0280	B. DR. 10 BANCORP FLOOR	1400 SF
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0370	B. DR. 10 BANCORP FLOOR	1400 SF
0380	B. DR. 10 BANCORP FLOOR	1400 SF
0390	B. DR. 10 BANCORP FLOOR	1400 SF
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0980	B. DR. 10 BANCORP FLOOR	1400 SF
0990	B. DR. 10 BANCORP FLOOR	1400 SF
1000	B. DR. 10 BANCORP FLOOR	1400 SF

SPACE	TENANT	S.F.
0011	BIRD TOSCAN GRILL	1000 SF
0012	PH. BANK	1000 SF
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0098	PH. BANK	1000 SF
0099	PH. BANK	1000 SF
0100	PH. BANK	1000 SF

AREA LEGEND:

- AVAILABLE
- ANCHOR
- RETAIL
- PAD SITE PROPOSED
- OFFICE
- RESIDENTIAL
- COMMON AREA



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LEASING PLAN LEVEL 1



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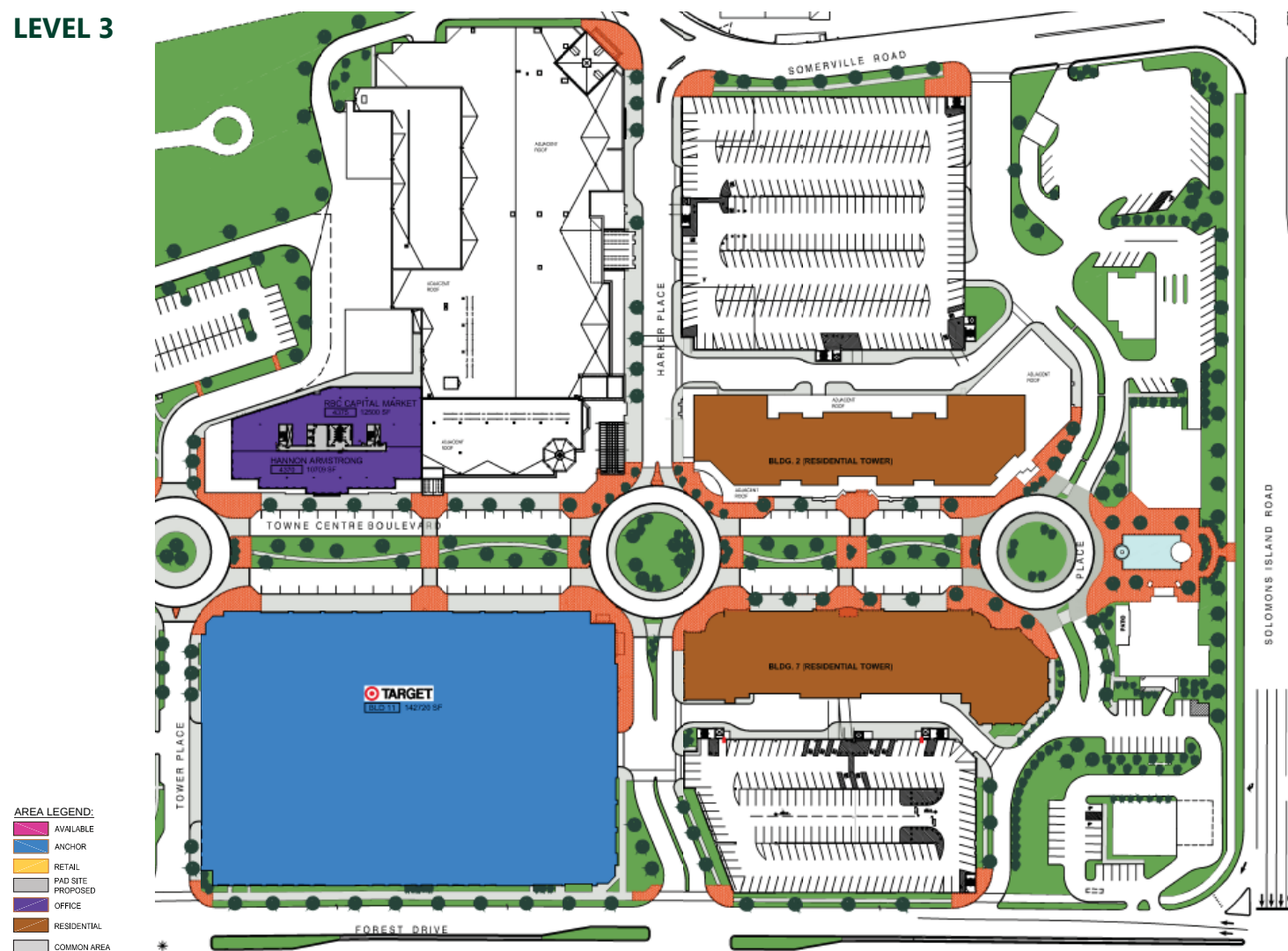
LEASING PLAN LEVEL 2



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LEASING PLAN LEVEL 3

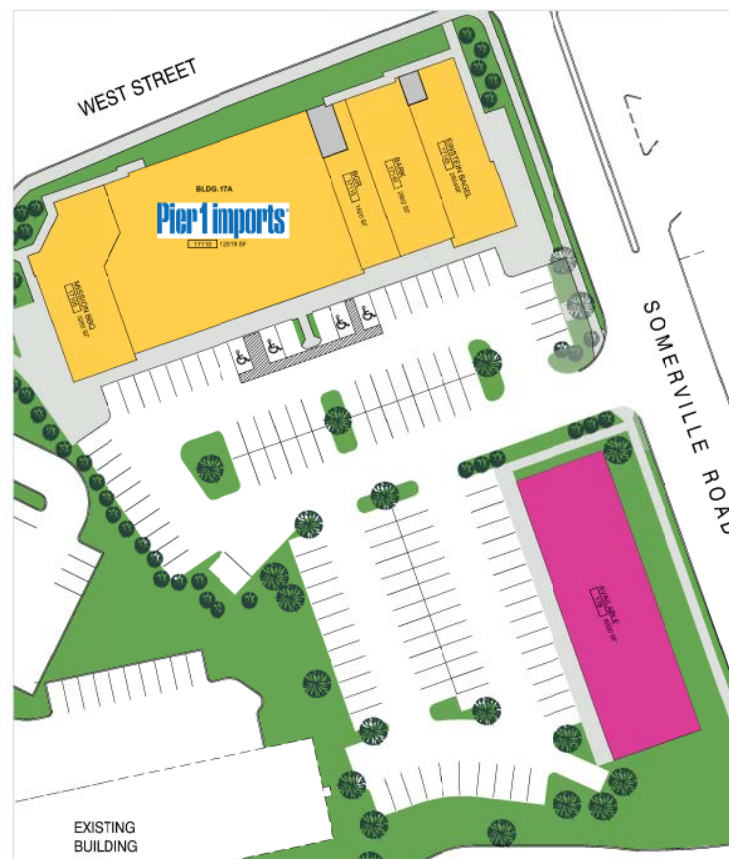


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RIVA ROAD RETAIL



WEST STREET RETAIL

AREA LEGEND:

Pink	AVAILABLE
Blue	ANCHOR
Yellow	RETAIL
Grey	PAID SITE PROPOSED
Purple	OFFICE
Brown	RESIDENTIAL
Light Grey	COMMON AREA

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