

FIRST FLOOR RETAIL SPACE
116 Defense Hwy
ANNAPOLIS, MD 21401

VISIT: CBRE.US/116DEFENSEHWY
CONTACT: DCRETAIL@CBRE.COM
RETAIL SPACE FOR LEASE
703-821-6900
Michael Zacharia
Lance LJ Marine
CBRE

ADVANCED
RADIOLOGY

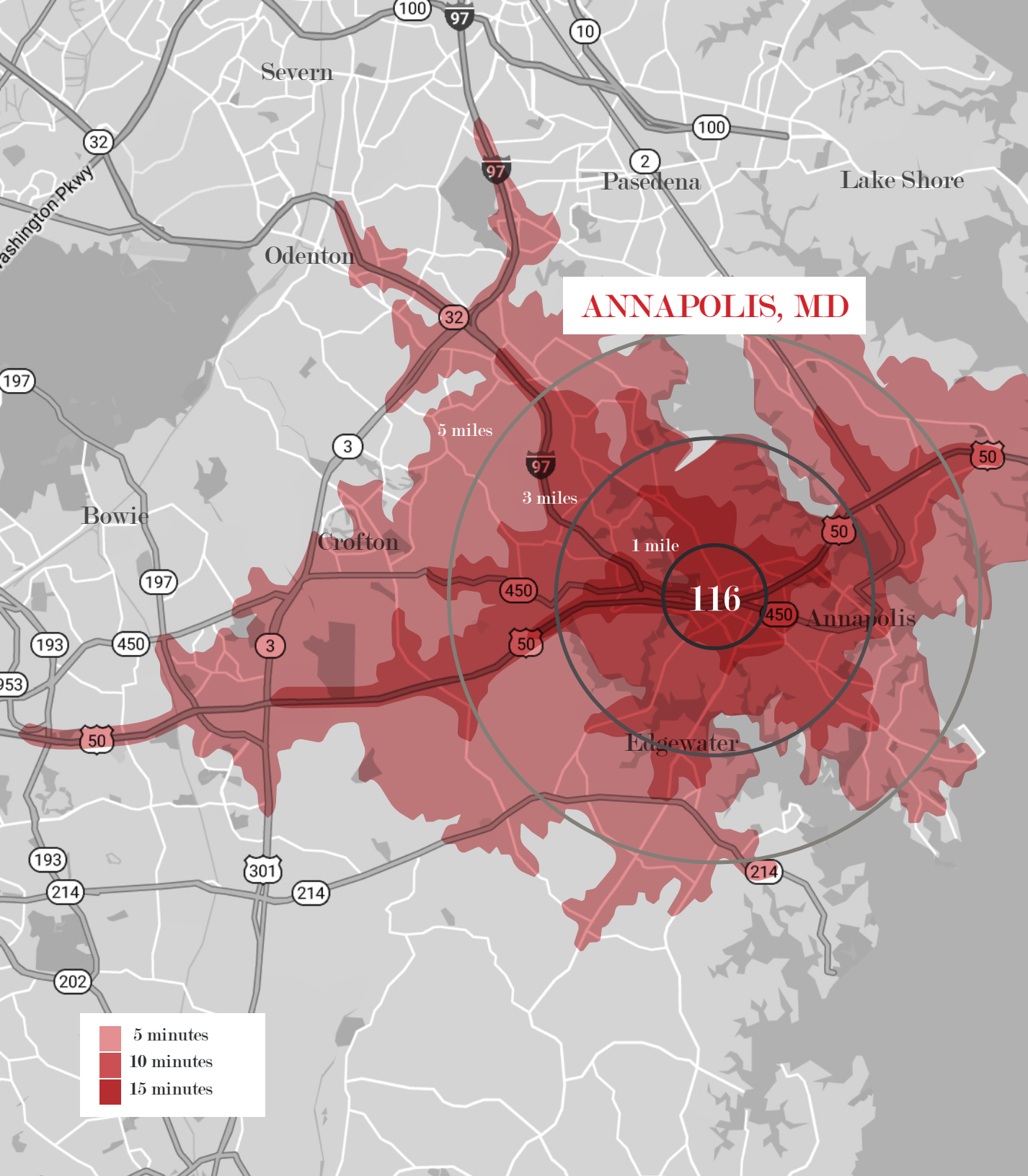
MICHAEL ZACHARIA
Executive Vice President
+1 703 905 0268
michael.zacharia@cbre.com

LANCE LJ MARINE
Senior Vice President
+1 703 905 0331
lance.marine@cbre.com

LAURENCE OSTER
Senior Vice President
+1 410 244 3199
laurence.oster@cbre.com

JACK TAYLOR
Associate
+1 410 244 3186
jack.taylor1@cbre.com

CBRE



ANNAPOLIS, MD

116 Defense Hwy

GET TO KNOW YOUR CUSTOMERS



GOLDEN YEARS 47.9%

- Active, independent seniors
- Single or empty nesters
- Online shoppers



URBAN CHIC 43.9%

- Well-educated
- Hold professional & managerial positions
- Home owners



EMERALD CITY 6%

- Young & mobile
- Environmentally cognizant
- Well-educated and well-employed

GET TO KNOW YOUR NEIGHBORS

JOIN:



116 Defense Hwy

AVAILABILITY

TOTAL: 3,160 SF 1st Floor
Fully Built out Bank Branch
Former Bank
2 Lane Drive-Thru

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	3,755	44,959	106,576
Daytime Population	28,129	87,069	154,150
Average HH Income	\$135,811	\$129,317	\$134,119

DRIVE THRU LANES



TREMENDOUS VISIBILITY



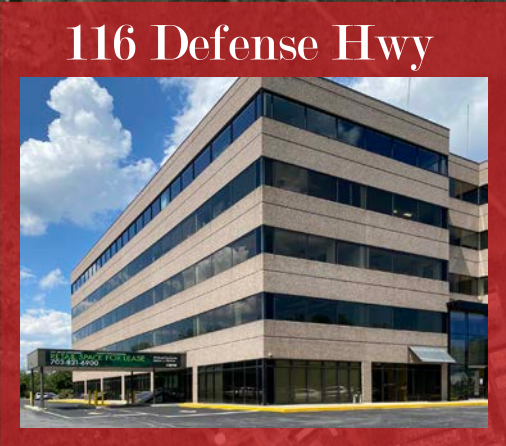
DEDICATED ENTRANCE



SPACE AVAILABLE

VISIT: CBRE.US/116DEFENSEHWY CONTACT: DCRETAIL@CBRE.COM
RETAIL SPACE FOR LEASE
703-821-6900
Michael Zacharia
Lance LJ Marine
CBRE

ANNAPOLIS MARKET



116 Defense Hwy

WESTFIELD ANNAPOLIS

FESTIVAL AT RIVA S.C.

ANNAPOLIS TOWN CENTER

FOREST PLAZA

ANNAPOLIS HARBOUR CEN



39,090 VPD

117,460 VPD

450

50

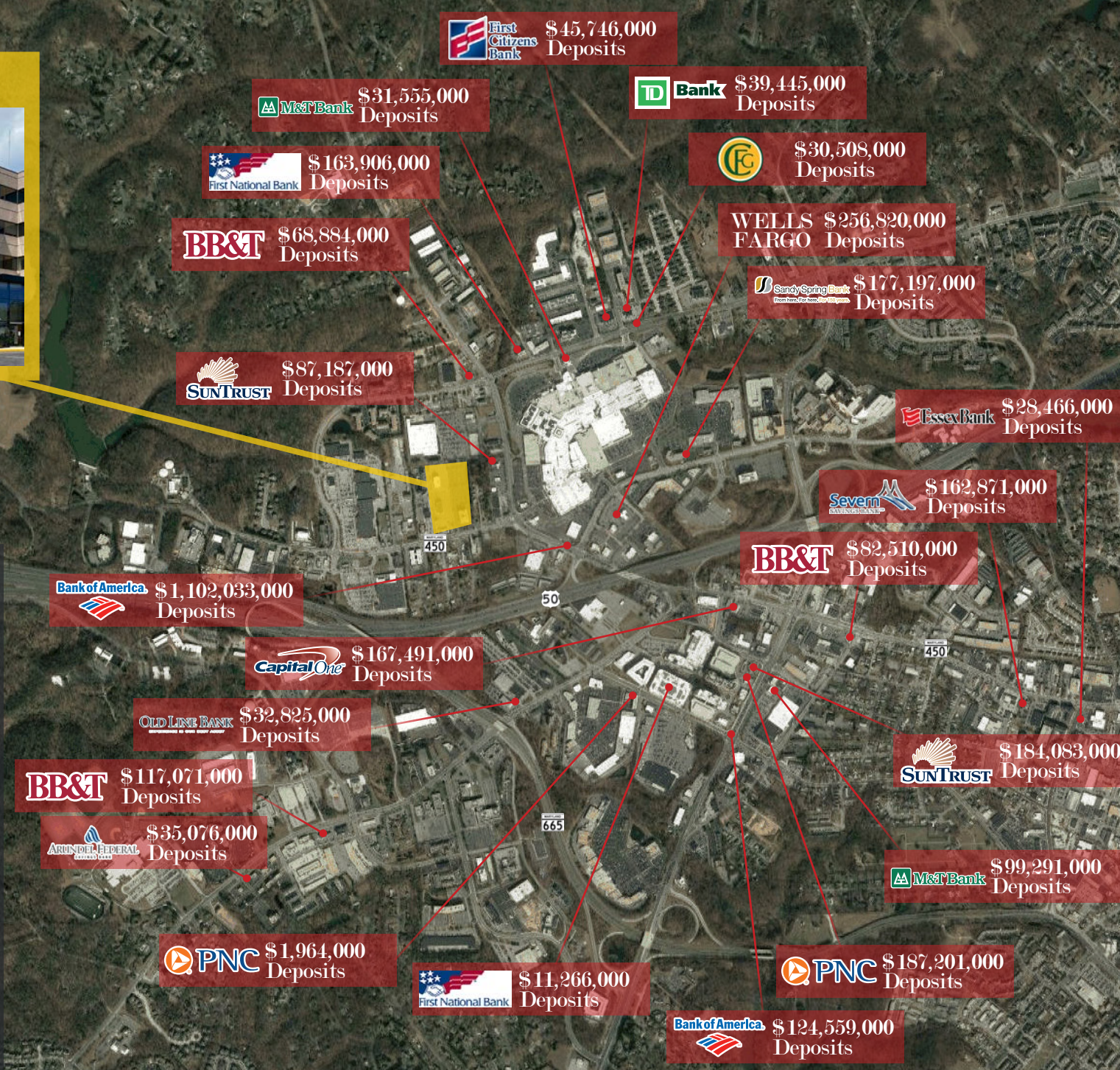
450

665

2

BANK DEPOSITS

116 Defense Hwy



DEPOSITS SUMMARY

Total Market Deposits:
\$4,074,374,000

Annapolis Average:
\$119,863,941 per branch

Bank of America Branch Avg:
\$349,464,750

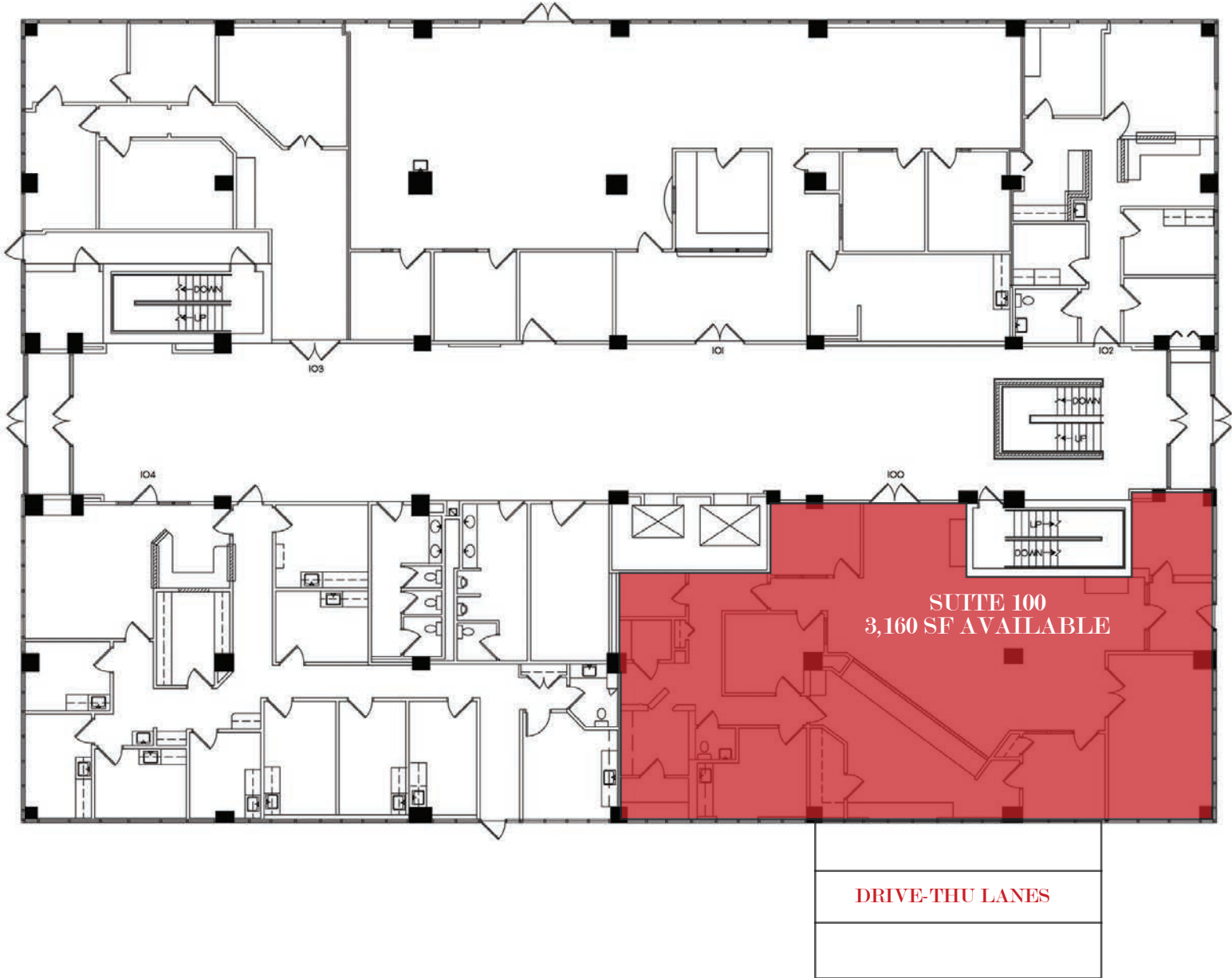
BB&T Branch Avg:
\$111,343,333

PNC Bank Branch Avg:
\$74,441,800

Suntrust Bank Branch Avg:
\$135,635,000

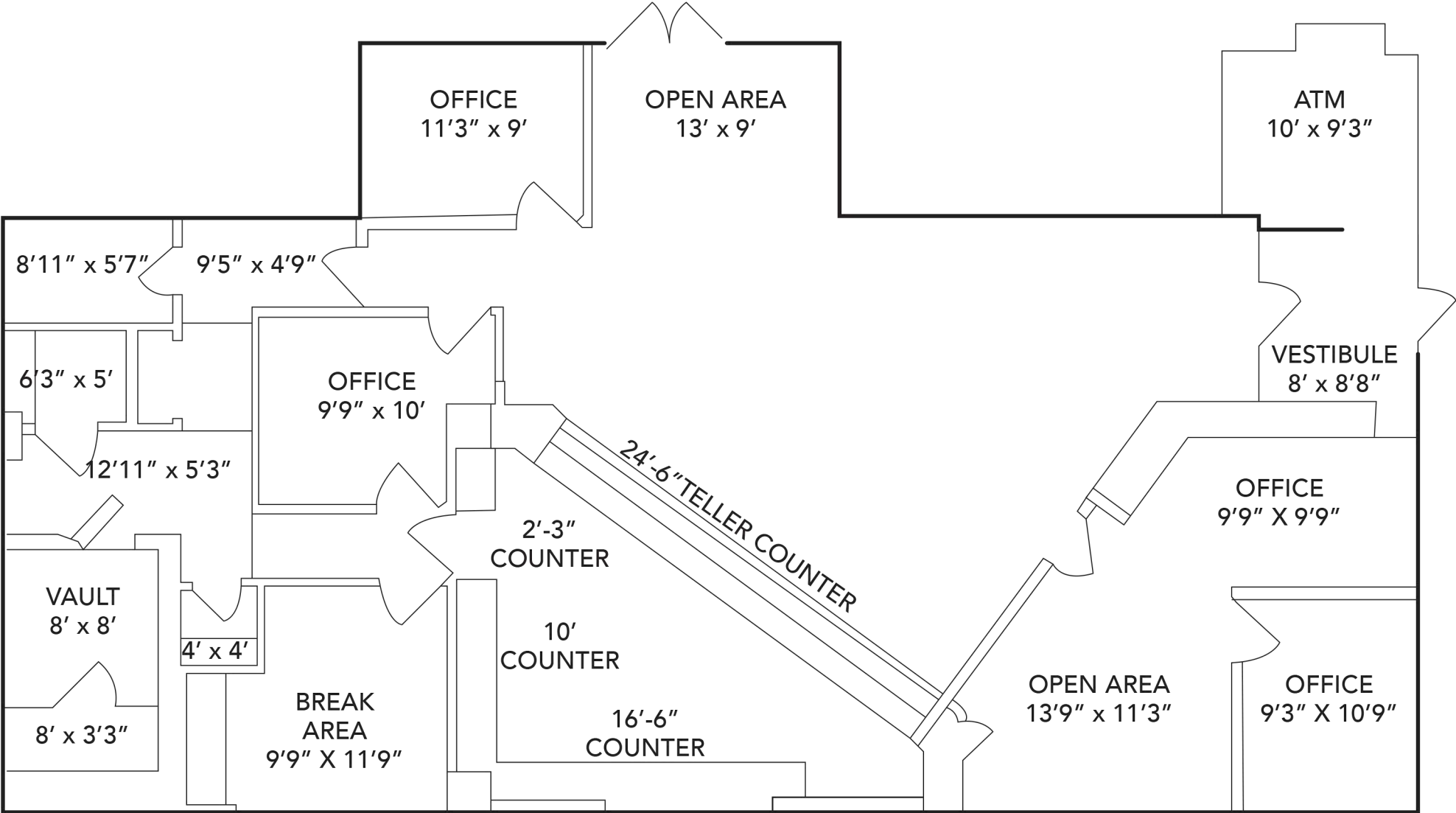
116 Defense Hwy

SITE PLAN - FIRST FLOOR



116 Defense Hwy

SPACE PLAN - FIRST FLOOR



116 Defense Hwy

ANNAPOLIS, MD 21401

MICHAEL ZACHARIA

Executive Vice President

+1 703 905 0268

michael.zacharia@cbre.com

LANCE LJ MARINE

Senior Vice President

+1 703 905 0331

lance.marine@cbre.com

LAURENCE OSTER

Senior Vice President

+1 410 244 3199

laurence.oster@cbre.com

JACK TAYLOR

Associate

+1 410 244 3186

jack.taylor1@cbre.com

CBRE

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners.