

PRIME DOWNTOWN LOCATION WITH SUBLEASE/BUSINESS OPPORTUNITY!

91-93 MAIN STREET

91-93 Main Street
Annapolis, MD 21401



OFFERING SUMMARY

Available SF: 1060 SF
Sublease Rate: \$35 psf/yr, NNN
Sublease Term: 5 Years
Lot size: .07 Acres
Year Built: 1970
Zoning: C2
Building Size: 10,113 SF

PROPERTY DESCRIPTION

Prime Location across from Ego Alley in the heart of the Waterfront District! Current Use is a Full Service Spa. Brand New Buildout includes Reception Area, Massage Rooms, Pedicure Stations, Manicure Stations, Laundry and Break Rooms. Spa Business is also for sale so this is a great opportunity to buy an established downtown business. Original Investment - \$300,000.

Presented By:

Scott Douglas

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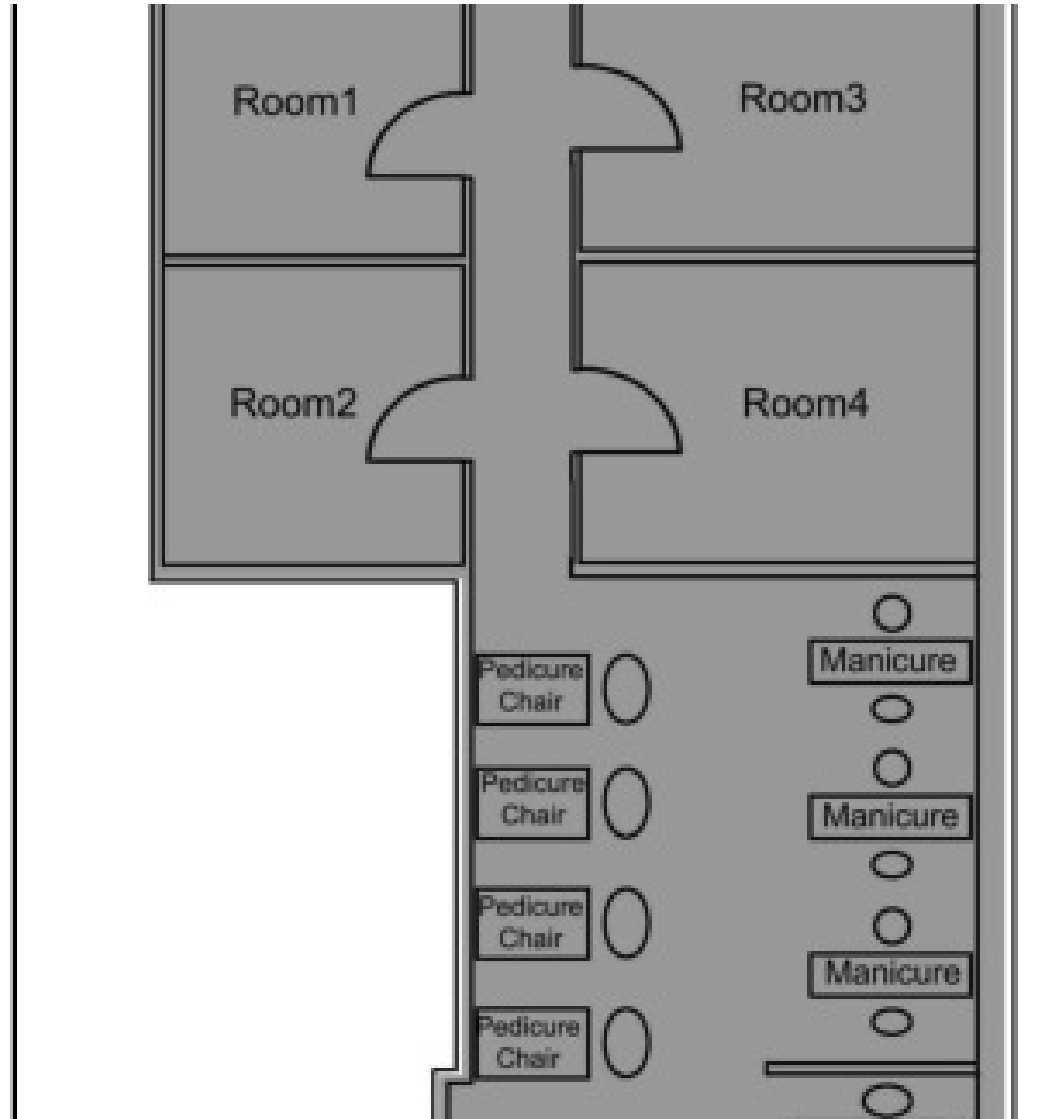
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FLOOR PLAN

FULL SERVICE SPA

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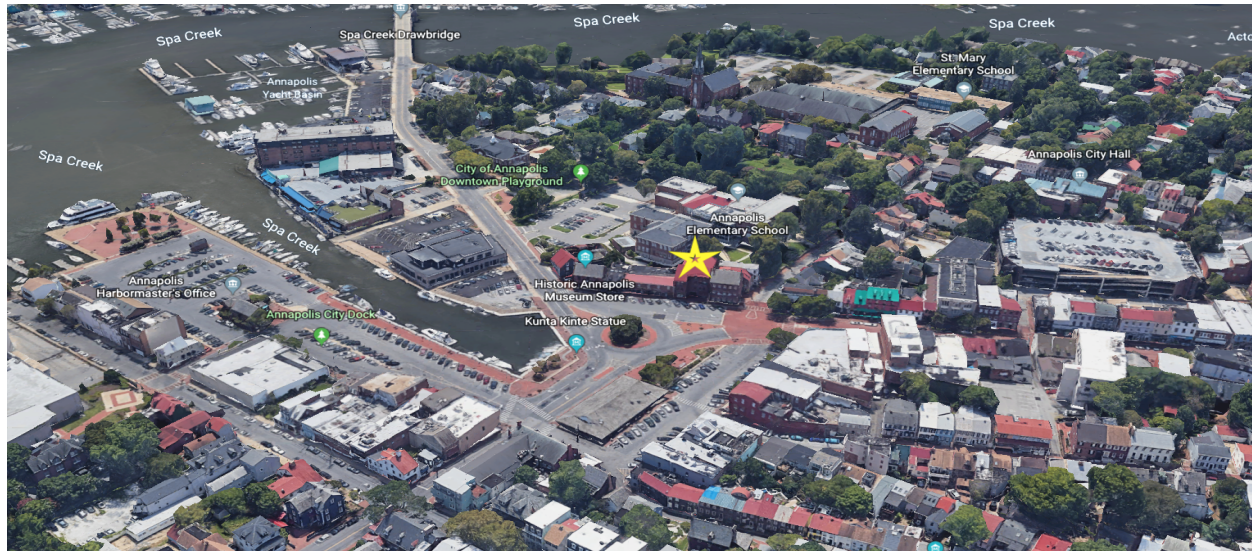
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4 PEDICURE STATIONS, 4 MASSAGE ROOMS 4 MANICURE STATIONS, RECEPTION, LAUNDRY

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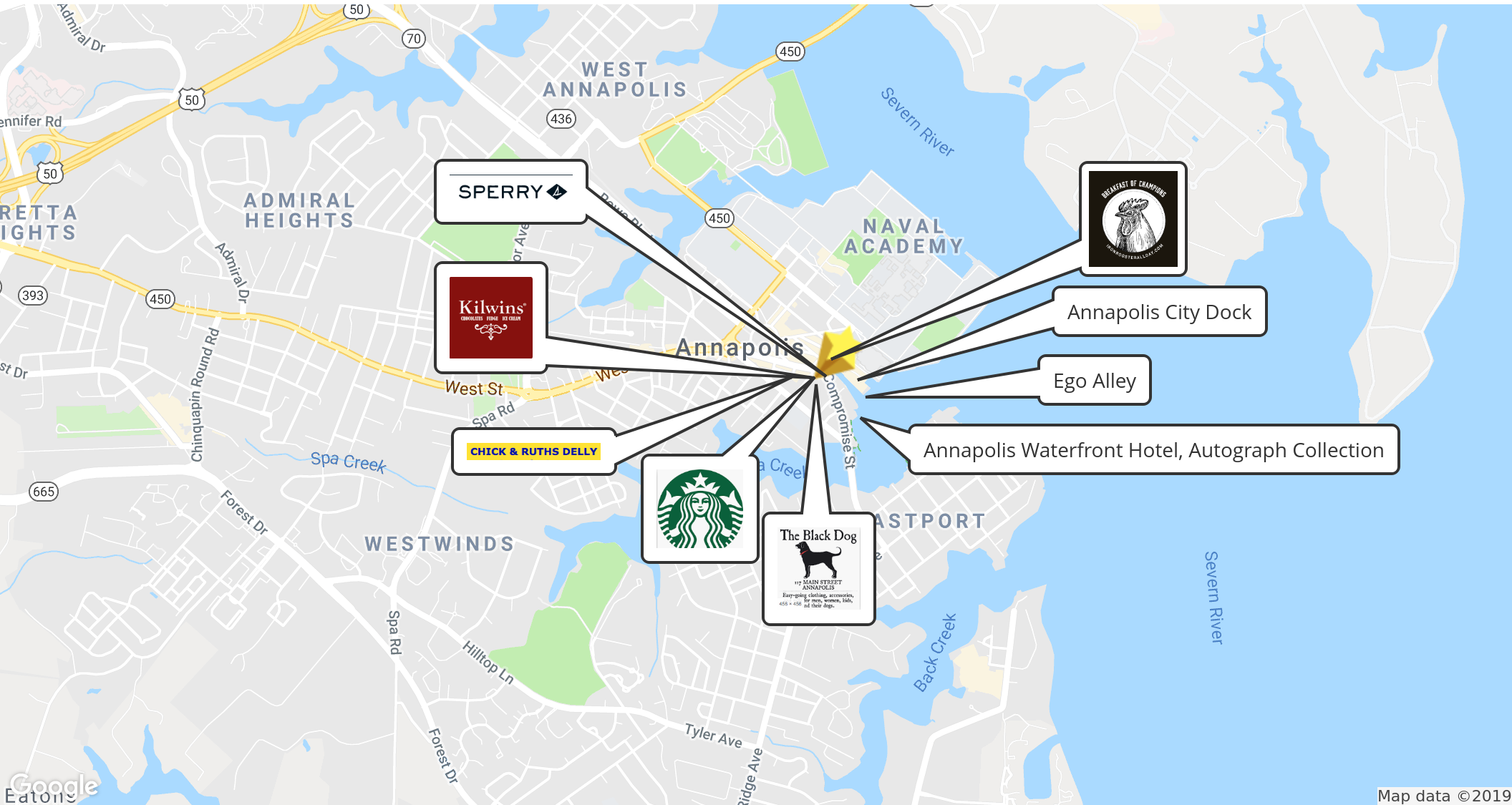
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SPACE FOR SUBLEASE/BUSINESS FOR SALE IN THE HEART OF THE TOURIST DISTRICT!

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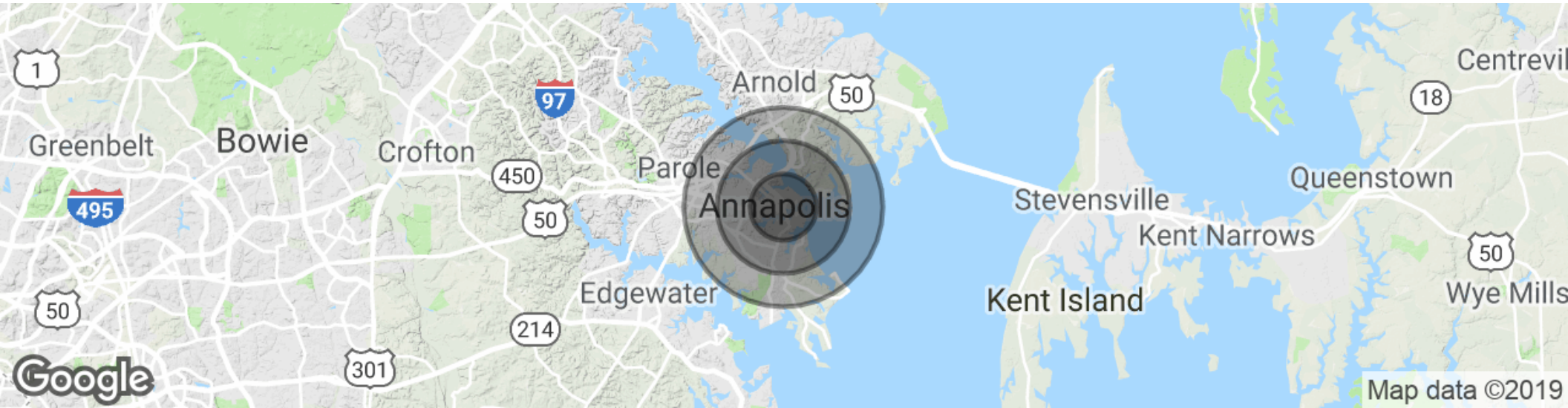
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DEMOGRAPHICS

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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	14,904	40,611	59,431
Median age	35.8	38.0	38.0
Median age (Male)	32.5	34.4	34.8
Median age (Female)	37.1	42.1	42.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,401	15,713	23,001
# of persons per HH	2.8	2.6	2.6
Average HH income	\$105,297	\$98,877	\$103,456
Average house value	\$618,957	\$619,021	\$598,039

* Demographic data derived from 2010 US Census

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