

Downtown Annapolis Flagship Retail Space Available



152 MAIN STREET

Flagship Retail Space Available
2,170 SF +/-
Landmark Historic Property
Annapolis, MD



ROSSO
COMMERCIAL
real estate services

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An aerial, black-and-white photograph of a city street, likely in a historic district. The street is lined with multi-story brick buildings. A prominent church with a tall, dark steeple is visible in the background. The street is filled with cars and a few pedestrians. A semi-transparent red rectangle is overlaid on the center of the image, containing the title and table of contents in white text.

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LOCATION OVERVIEW



2 MILE 5 MILE 10 MILE

Total Population 2022

41,888 111,222 227,092

Households 2022

16,059 43,379 85,609

Average Household Income

\$121,393 \$140,596 \$147,871

TOURISM

Visitors to Annapolis
2.2 Million

Consumer Spending
2023 \$1.750 Million

Total Food & Alcohol
Spending 2023
\$437,278 Million

TRAFFIC COUNT

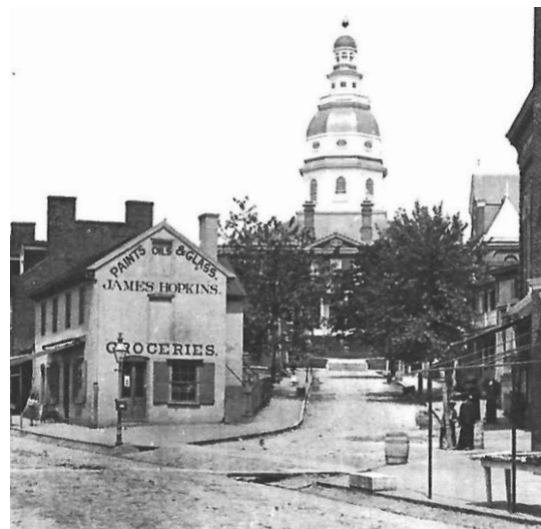
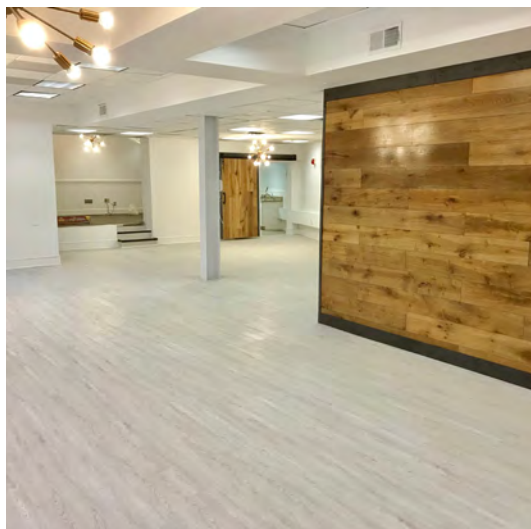
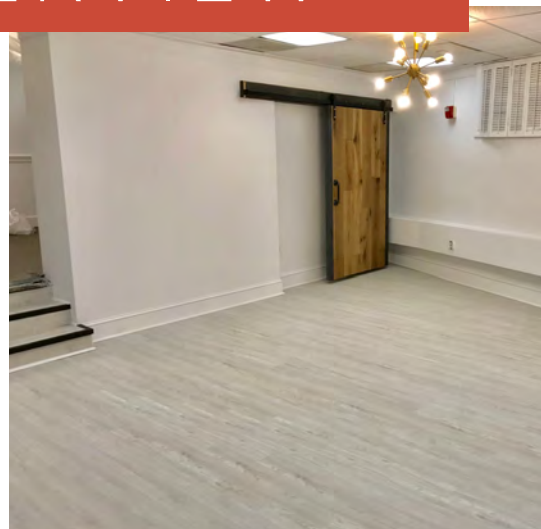
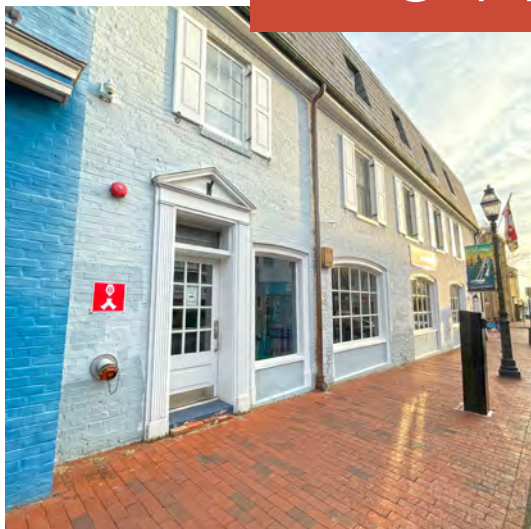
Annual Average Daily
+/- 13,676 vehicles per day
via Main Street

To BWI Airport
35 minutes / 24.6 miles

To Reagan National Airport
55 minutes / 36.4 miles

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PROPERTY OVERVIEW



HISTORIC LANDMARK

152 Main Street is an iconic historic property located on the most prominent intersection in Annapolis, MD. This property has water views of the Chesapeake Bay and significant frontage on Main Street and Francis Street.

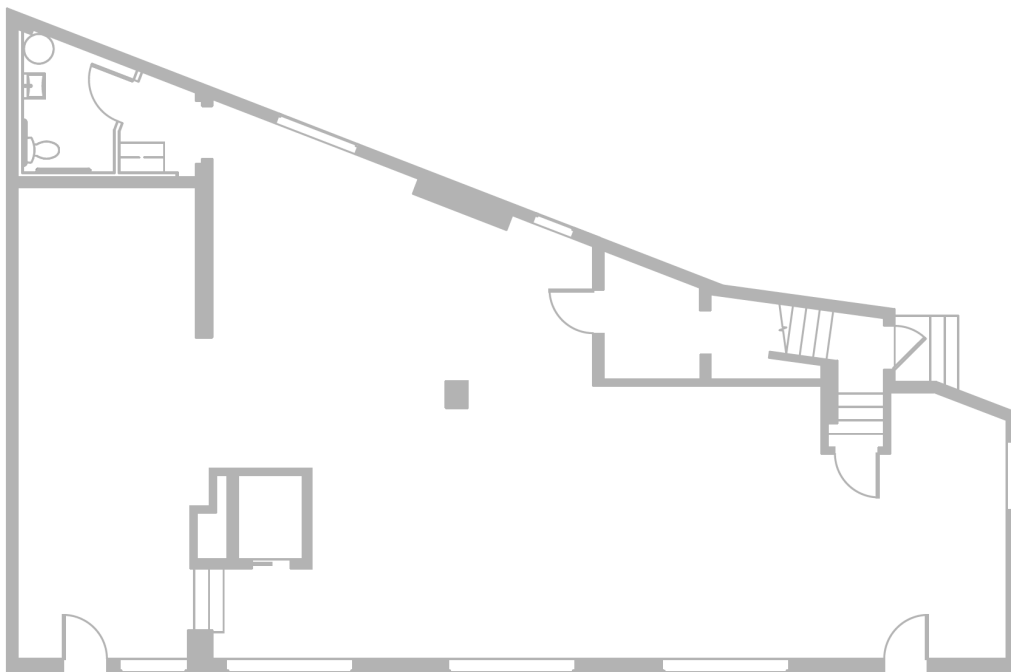
This landmark building is highlighted on the City's website, in numerous media publications and by local businesses. 152 Main is perfect for any retail, office, co-working and restaurant use.

A LITTLE HISTORY...

The building was originally constructed as two separate buildings which individually underwent a series of alterations and were later merged in the mid-20th century in a single building. One of the two original buildings was built ca. 1840, the other was on the site by 1877. The two were combined in 1954 and redesigned with Colonial Revival detailing. Although significantly altered the building provides an understanding of the physical development of the triangular lot of land formed by the convergence of Francis Street and Main Street.

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PROPERTY OVERVIEW



FIRST FLOOR PLAN

1/4" = 1'-0"

PROPERTY USAGE

Ground Floor: Currently used as retail/furniture store

Upper Floors: Luxury Loft Living (Residential)

Potential Usage: Clothing Boutique, Financial Services, Restaurant, Hard/Soft Goods, Flagship Retail Store Location

GROUND FLOOR DETAILS

Sq Ft: 2,170

Windows: 3 large bay windows (8'x6') facing Main St, 2 windows facing waterfront (1 of which contains a removable ATM). All Windows Expandable to larger storefront window systems

Doors: 3

Existing Floor-plan: Open retail/showroom with expansive window line for product display along Main St.

PROPERTY DETAILS

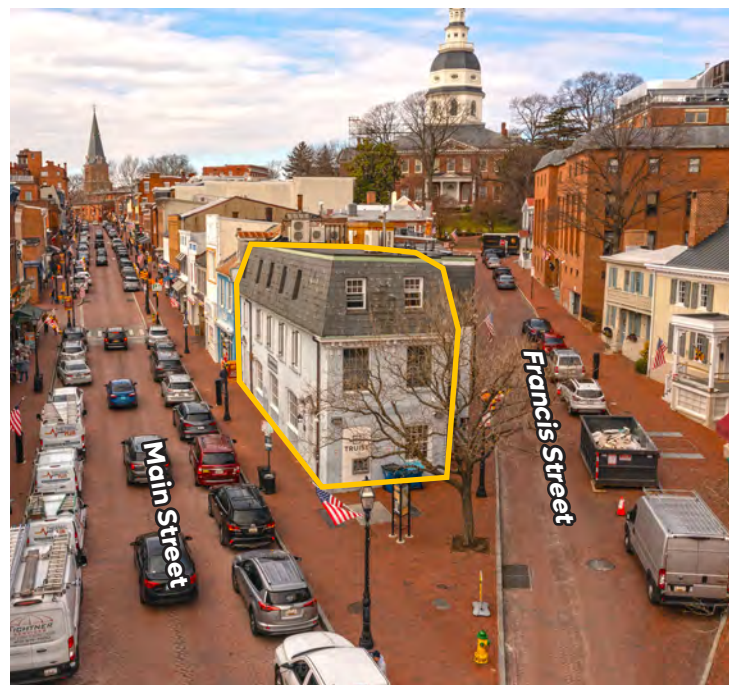
Water/Sewer: Provided by City of Annapolis

Foundation: Reinforced Concrete

Construction: Load bearing exterior brick walls, steel columns and wood roof joists



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Founded in 1649, Annapolis, "America's Sailing Capital," is filled with history and activity. Annapolis served as the temporary capital of the United States from 1783-1784 and has been the capital of Maryland since 1694. At the heart of the City is historic downtown Annapolis, the city's business and residential district which features the State Capital, US Naval Academy, and St Johns College. Here, streets are filled with students, professionals, Navy midshipmen, city officials, state officials, fishermen and sailors. The streets are lined with beautiful 17th and 18th century buildings that are now home to top restaurants, shops, bars, art galleries and modern offices.

Annapolis is located on the Chesapeake Bay, the nation's largest estuary, and only 25 miles south of Baltimore and 30 miles east of Washington D.C. The city attracts residents looking for a high quality of life where they can work, live and play all within walking distance of the waterfront and a short drive to Baltimore or DC. Annapolis provides its residents and tourists with easy water access, facilitating sailing, paddle boarding, kayaking and ferries throughout the Chesapeake Bay.

Downtown Annapolis activities and events:

- Navy football games
- Military Bowl football game
- Boat shows, one each for sailboats and powerboats
- Croquet match, St. Johns vs. Navy students
- Commissioning week, including Naval Academy graduation
- Parents Weekend (St. Johns and USNA)
- State Legislature sessions
- Labor Day Parade
- Annapolis Film Festival (March)
- Art festivals each Sunday during the summer and fall
- Dining Under the Stars
- Memorial Day Parade
- Navy Blue Angels airshow
- Annapolis Irish Festival
- Renaissance Festival
- Arts and Wine Festival (June)
- Rotary Club Crab Feast (August)
- Anne Arundel County Fair (August)
- Historic Ghost tours
- Tug of War (October) World's largest tug of war event to raise money for charity
- Lights on the Bay (Holidays)
- Midnight Madness (December) Downtown shops and restaurants open late for Christmas shopping
- Live music and comedy shows at Ram's Head
- Wednesday night sailing races at The Annapolis Yacht Club
- Cruises depart from Annapolis to Saint Michael's and Bermuda
- Historic Annapolis Foundation Tours
- Historic Horse Carriage Rides
- Pirate Adventures on the Chesapeake boat tour



US Naval Academy Graduation



Annapolis Boat Show



Parade of Lights



Tug of War (Annapolis vs. Eastport)

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Zoning with Uses

Uses	District C2
Accessory buildings and uses, including signs	Permitted as an Accessory Use
Animal hospitals, including veterinarian offices	Not Permitted
Antennas and amateur radio stations	Permitted as an Accessory Use - Subject to Standards
Antique stores	Permitted Use
Appliance stores including electrical and household appliances, and radio and television sales and repair	Permitted Use
Arts and crafts stores	Permitted Use
Arts or cultural centers	Not Permitted
Arts and crafts studios	Not Permitted
Bake shops	Permitted Use - Subject to Standards
Banks and financial institutions	Permitted Use
Bars and taverns	Not Permitted
Bicycle sales, rental and repair stores	Permitted Use
Boat showrooms	Not Permitted
Candy stores, where only candy prepackaged off the premises is sold	Permitted Use
Candy stores including candy making	Permitted Use - Subject to Standards
Carpet and rug stores, retail sales only	Permitted Use
Catering establishments, where no food, beverages and/or desserts are sold on the premises	Permitted Use - Subject to Standards
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	Permitted Use
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities	Permitted Use - Subject to Standards
Coffee shops	Permitted Use - Subject to Standards
Contractors', architects' and engineers' offices, shops and yards	Not Permitted
Convenience stores	Permitted Use - Subject to Standards
Day care centers, group	Not Permitted
Delicatessen	Permitted Use - Subject to Standards
Department stores	Not Permitted
Drive-through facilities and walkups associated with permitted or special exception uses	Permitted Use - Subject to Standards, Special Exception Use- Subject to Standards
Dry cleaning and laundry establishments	Not Permitted
Dwellings, multi-family	Permitted Use
Dwellings, single-family attached	Not Permitted
Dwellings, single-family detached	Not Permitted
Food service mart	Permitted Use - Subject to Standards
Governmental uses	Not Permitted

Uses	District C2
Offices	Permitted Use
Other government and government-related structures, facilities and uses	Special Exception
Public schools and colleges	Permitted Use
Greenhouses and nurseries	Not Permitted
Hotels	Not Permitted
Ice cream stores	Permitted Use - Subject to Standards
Inns	Not Permitted
Laboratories, including medical, dental, research and testing	Permitted Use
Launderettes, automatic, self-service	Permitted Use
Liquor store	Not Permitted
Massage parlors	Not Permitted
Museums and art galleries	Permitted Use
Nautical shops, retail trade	Permitted Use
Office and business service establishments	Permitted Use
Offices, business and professional, and nonprofit, educational, cultural, or civic	Permitted Use
Offices, medical	Not Permitted
Personal care establishments	Permitted Use
Pet grooming facility	Permitted Use - Subject to Standards
Photocopying and reproduction services, including blueprinting	Permitted Use
Personal fitness studios	Permitted Use
Physical health facilities, including health clubs and gymnasiums	Permitted Use
Religious institutions, including churches, chapels, mosques, temples, and synagogues	Permitted Use
Research and development businesses	Special Exception
Restaurant, fast food	Not Permitted
Restaurant, standard	Permitted Use - Subject to Standards
Retail goods stores	Permitted Use
Schools, commercial, trade, vocational, music, dance, or art	Permitted Use
Seasonal outdoor sales	Permitted Use - Subject to Standards
Sidewalk cafés	Permitted Use - Subject to Standards
Specialty convenience retail goods stores	Permitted Use
Supermarkets	Special Exception Use- Subject to Standards
Telecommunications facilities	Accessory Use-Subject to Standards
Temporary uses	Permitted Use - Subject to Standards
Tobacco shops	Permitted Use

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