

FOUR CHURCH

LUXURY HOTEL

ANNAPOLIS, MARYLAND

Annapolis' New Luxury Boutique Hotel + Dining Project

ARCHITECTURAL / DESIGN BY:

**HAMMOND
WILSON**

Timeless. Artful. Architecture.

A PROJECT BY:

Annapolis
CAPITAL PARTNERS

INTERIOR DESIGN BY:

PATRICK SUTTON

INTERIOR DESIGN



One of a Kind New Boutique Hotel + Marquee Restaurant Project in Historic Annapolis

FOUR CHURCH
LUXURY HOTEL



UPSCALE FOOD/BEVERAGE
OPPORTUNITIES FOR LEASE

MARQUEE FULL-SERVICE
RESTAURANT

4 Church Circle

ANNAPOLIS, MARYLAND





A Street Like No Other. Circle to Circle.

Four Church, Annapolis' newest retail and hospitality project, will offer a sophisticated & refined boutique hotel featuring 17 meticulously appointed rooms + an upscale, marquee restaurant.

Standing prominently at the corner of two of Annapolis' most iconic streets, West Street and Church Circle, Four Church welcomes guests at the gateway of West Street's Arts/Dining District and Historic Annapolis. From Dining Under the Stars to Holiday parades, Four Church is at the beating heart of it all.



West Street Arts + Dining District

The first block of Annapolis' historic West Street is the place to be with endless activities for arts and entertainment. The Inner West Street Association initiated its Annapolis First Sunday Arts Festival in 2001. This arts festival runs from May to November, featuring over 175 vendors and three music stages with live entertainment. It draws thousands of guests from all over the state and beyond. The festival provides economic growth to businesses within West Street and Annapolis Arts and Entertainment District and promotes artists and artisans within the City, County, and State. Dinner Under the Stars is supported by the local restaurants on the street, featuring outdoor dining and music every Wednesday and Saturday from May through September, with themed nights for a night of fun, dining, and dancing.



In Good Company

IN THE CENTER OF IT ALL

Circuit Court for
Anne Arundel
County

St. Anne's Parish

4 Church Circle
ANNAPOLIS, MARYLAND

JOHN
WHITMORE
PARKING
GARAGE

GOTT'S
PARKING
GARAGE

// AREA OVERVIEW | VIEW TOWARDS WEST STREET

- | | | |
|------------------------|--------------------------------|----------------------------|
| 1. Reynolds Tavern | 5. Picante Annapolis | 9. Curate |
| 2. Rams Head On Stage | 6. Tsunami | 10. Hilton Garden Inn |
| 3. Stan & Joe's Saloon | 7. Level A Small Plates Lounge | 11. Lemongrass Thai |
| 4. Luna Blu Ristorante | 8. Graduate Annapolis Hotel | 12. Hudson & Fouquet Salon |

In Good Company

IN THE CENTER OF IT ALL



4 Church Circle
ANNAPOLIS, MARYLAND

U.S. Naval Academy

CITY DOCK

HILLMAN PARKING GARAGE

Maryland State House

Governor's Mansion

St. Anne's Parish

Circuit Court for Anne Arundel County

// AREA OVERVIEW | VIEW TOWARDS MAIN STREET

- | | | |
|----------------------|--------------------------|---------------------------|
| 1. Acqua AI 2 | 6. Dry 85 | 11. The Choptank |
| 2. The Maryland Inn | 7. Café Normandie | 12. Federal House |
| 3. Parley Room | 8. Osteria 177 | 13. McGarvey's |
| 4. Vida Taco | 9. Preserve | 14. Middleton Tavern |
| 5. Joss Cafe & Sushi | 10. Chick & Ruth's Delly | 15. Bitty & Beau's Coffee |

One of a Kind Opportunity

4 CHURCH CIRCLE

PRIME LOCATION

One of the most **prominent intersections** with enormous foot traffic and visibility.



Church Circle alone sees more than **30,000 cars per day** (2022 MDOT traffic count).



DENSE FOOT TRAFFIC 7 DAYS PER WEEK

18,000
GOVERNMENT WORKERS

Working within a 1,000 ft radius of 4 Church Circle (Monday - Friday).

2.5M
ANNUAL VISITORS

Travel to Annapolis (Friday - Sunday).



ULTRA-LUXURY HOTEL ON SITE

Delivers a built-in audience with significant discretionary income.

EXCLUSIVE PARTNERSHIPS

Exclusive partnerships with **Annapolis Capital Partners'** city-wide hotel portfolio.



Exclusive year-round **rooftop catering** partnership.



WEST STREET'S SUNDAY MORNING MARKETPLACES

Attracts **thousands of visitors**, directly in front of 4 Church Circle.

EAT, PLAY+STAY



The **only first-generation restaurant space available in all of Annapolis**—an extremely supply-constrained market.

MORE OUTDOOR SEATING CAPACITY THAN ANY RESTAURANT IN THE HISTORIC DISTRICT

240
INTERIOR
RESTAURANT SEATS



**400 + TOTAL *
SEATS**

*Estimate based upon conceptual layout - to be confirmed by operator/tenant, architect & city.

Expands every Wednesday and Saturday night during **Dining Under the Stars**.



VIEW FROM CHURCH CIRCLE + NORTHWEST STREET



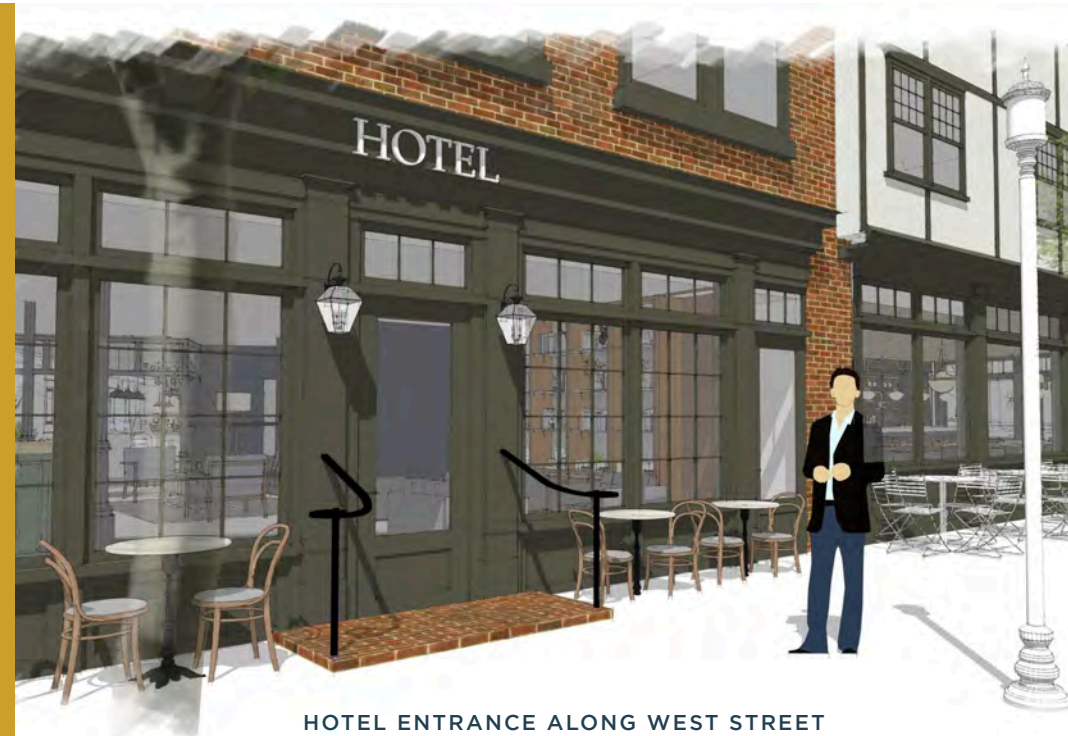
VIEW FROM WEST STREET

// PROPERTY HIGHLIGHTS

» MARQUEE RESTAURANT:

- 9,052 SF +/- Total (with approx. 240 total seats)
 - (Above Grade) First Floor: 4,494 SF +/-, approx. 168 seats (plus additional outdoor seating)
 - (Below Grade) Lower Level: 4,558 SF +/-, approx. 72 seats
 - Additionally - see Dining Under the Stars expanded seasonal outdoor seating conceptual plan on Page 5
- Main Entrance and Signage along West Street
- **Delivery Condition:** Contact Broker for more details

Estimated Delivery: 2026



HOTEL ENTRANCE ALONG WEST STREET



VIEW FROM WEST STREET + CHURCH CIRCLE



Marquee Restaurant

RETAIL FOR LEASE

PRIME DOWNTOWN HISTORIC LOCATION





ACQUA AL 2



Acqua al 2 offers an authentic Tuscan dining experience featuring a wide array of vegetarian pasta, hand-carved steaks, and fresh seafood, as well as an extensive Italian wine list.



Notable Nearby Neighbors

DOWNTOWN ANNAPOLIS



DOWNTOWN ANNAPOLIS / MAIN STREET



THE CHOPTANK



The Choptank Annapolis features 7,500 square feet of interior space and an outdoor dining area made up of a covered rooftop bar overlooking the water, and dockside dining complete with fire pits and outdoor games.



PRESERVE



Preserve is a casual American restaurant using sustainable and local products. Pickling, Preserving and Fermenting is a passion and focus on the menu.

RAMS HEAD OnStage
The top music club under 500 seats in the world! This beautiful smoke-free, seated nightclub offers an amazing array of national talent. Food and beverage served before and during show.



RAM'S HEAD ON STAGE



CHURCH CIRCLE



// LOCATION OVERVIEW

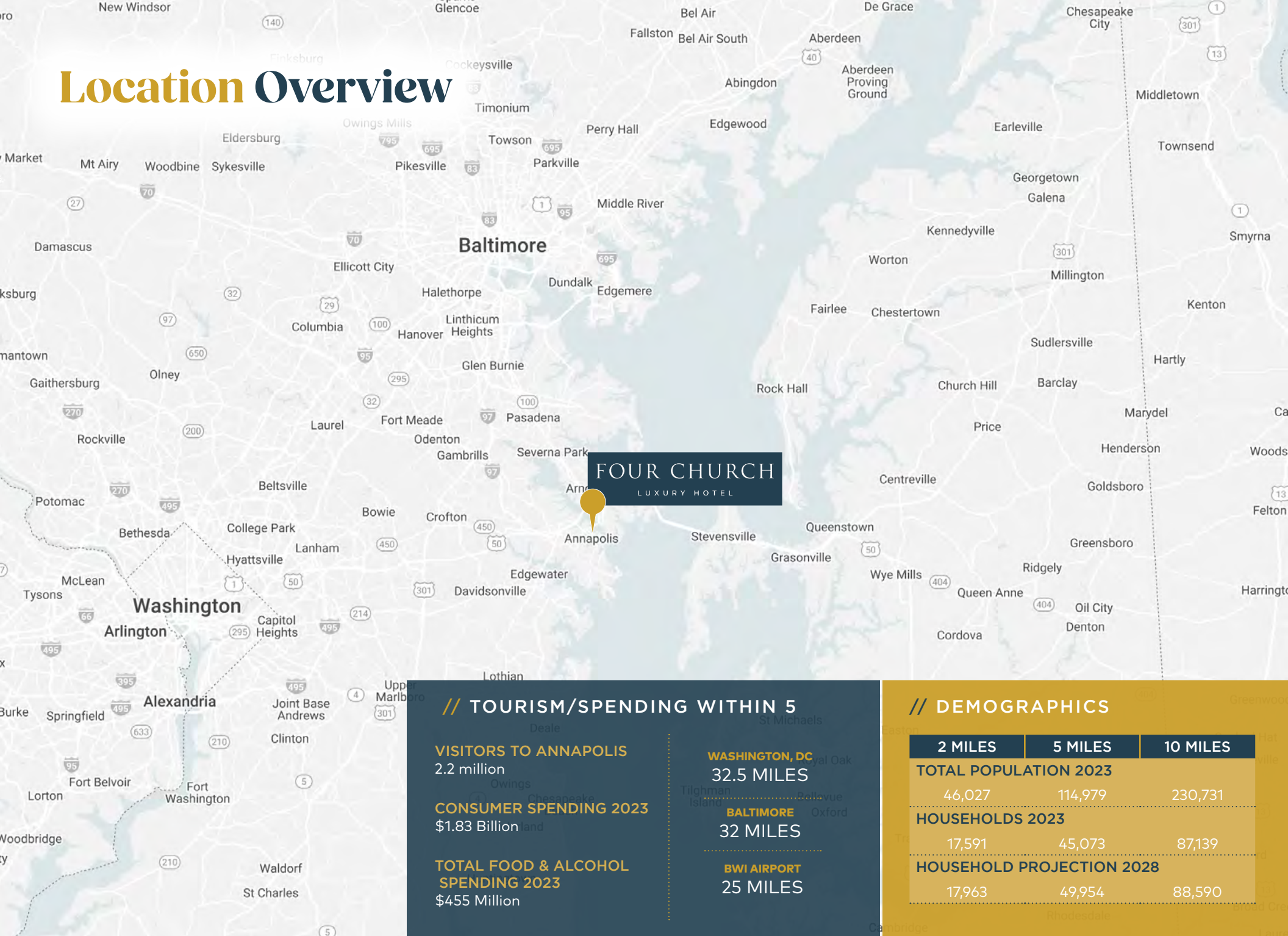
Annapolis

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.



Location Overview



FOUR CHURCH
LUXURY HOTEL

// TOURISM/SPENDING WITHIN 5

VISITORS TO ANNAPOLIS
2.2 million

CONSUMER SPENDING 2023
\$1.83 Billion

TOTAL FOOD & ALCOHOL SPENDING 2023
\$455 Million

WASHINGTON, DC
32.5 MILES

BALTIMORE
32 MILES

BWI AIRPORT
25 MILES

// DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
TOTAL POPULATION 2023	46,027	114,979	230,731
HOUSEHOLDS 2023	17,591	45,073	87,139
HOUSEHOLD PROJECTION 2028	17,963	49,954	88,590

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ANNAPOLIS, MARYLAND

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