

# 2001 COMMERCE PARK DRIVE

## FLEX/OFFICE

THE  
RMR  
GROUP

### Available

» 2,944 - 31,144 SF

### Zoning

» W1 (Industrial Park District) - Sample Uses Include:

Adult Day Care	Offices
Catering Establishments	Health Clubs
Non-profit/Charities	Organizations
Laboratories/R&D	Personal Fitness
Computer Sale/Service	Schools/Training Facility
Showrooms	

### Occupancy

» Immediate

### Building Features

- » Clear ceiling height: 16' - 18'
- » Drive-in dock doors: 12' x 12'
- » 2.49/1,000 sf parking ratio
- » Office + flex buildout
- » Walking distance to Annapolis Mall, banks, retail, and more

### Unparalleled Annapolis Location

» Accessible from Route 50, MD 665, and I-97



# 2001 COMMERCE PARK DRIVE PHOTOS



# NEARBY AMENITIES

**Westfield Annapolis Mall**

★ macy's JCPenney H&M  
Apple Store Crate&Barrel LOFT

UNDER ARMOUR The Cheesecake Factory BOW-TIE CINEMAS californ PIZZA KITCHEN  
Red Robin MAGGIANO'S Nando's

**COMMERCE PARK DRIVE**

**Annapolis Plaza**

TRADER JOE'S  
Marshalls JOANN  
HomeGoods Reico  
HOMESENSE

**Gateway Plaza**

SAFeway BEST BUY  
Staples PETSMART DICK'S SPORTING GOODS  
Orangetheory FITNESS

Sam's Club

**Annapolis Towne Centre**

TARGET 24 FITNESS  
WHOLE FOODS MARKET Coldwater Creek  
BED BATH & BEYOND P.F. CHANG'S  
Bassett Gordon Biersch Qdoba

**Festival at Riva**

Giant Michaels petco TJ-maxx  
CHUCK E. CHEESE'S BUFFALO WILD WINGS  
five BELOW

1 MILE

LIDL  
KOHL'S

**Forest Plaza**

THE HOME DEPOT  
OUTBACK STEAKHOUSE  
DOLLAR TREE

2 MILES

SAFeway

**Annapolis Harbour Center**

THE FRESH MARKET BARNES & NOBLE DSW Starbucks  
OLD NAVY NORDSTROM rack ULTA  
eFRIDAYS POTBELLY BOW-TIE CINEMAS

3 MILES

**Bay Ridge Market Place**

Tuesday Morning  
West Marine  
DOLLAR GENERAL  
ANNAPOLIS  
SMOKEHOUSE & TAVERN

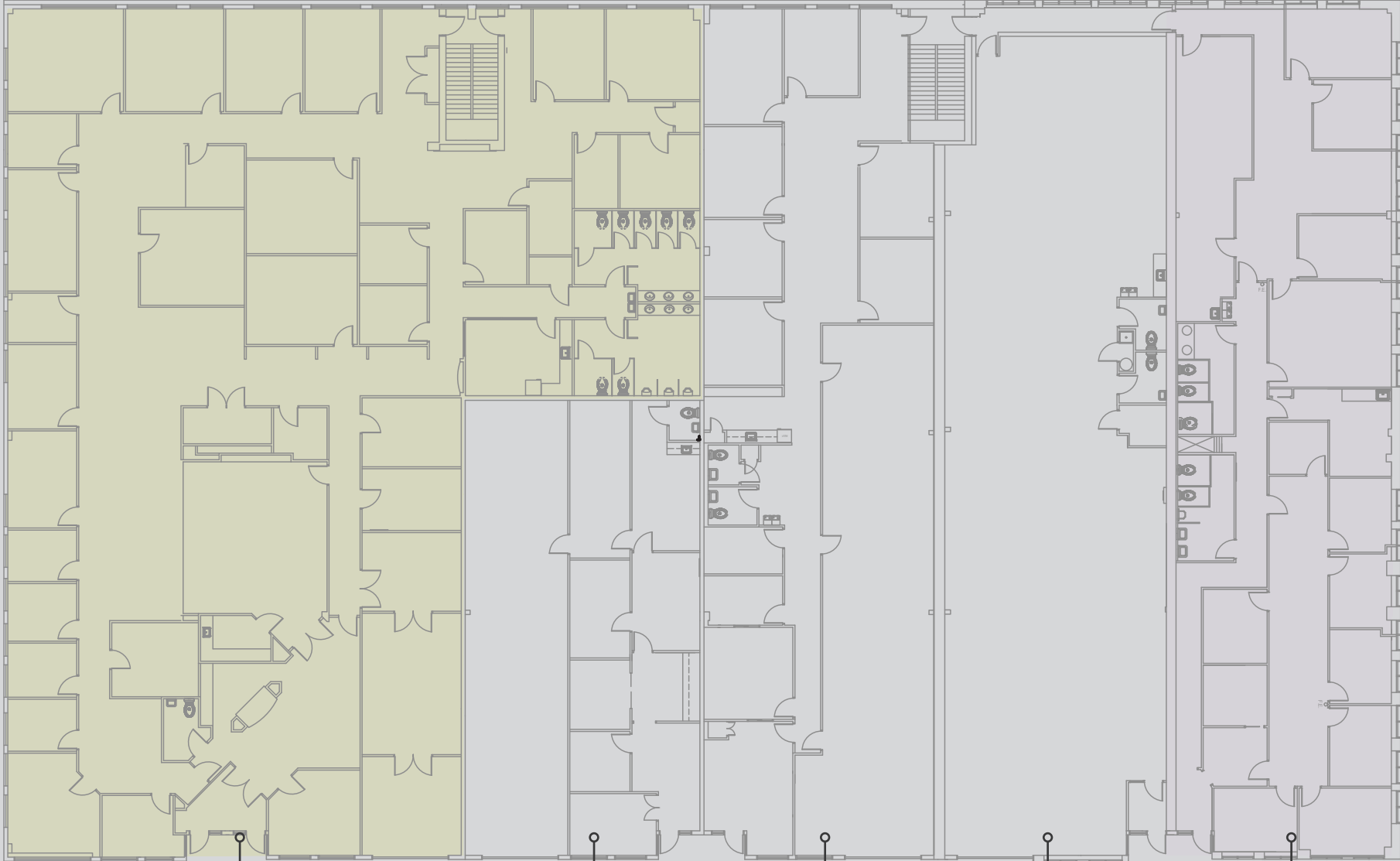
SEVERN RIVER

SOUTH RIVER



# FLOOR PLANS

## 2001 COMMERCE PARK DRIVE



Suites E/F: 12,716 SF

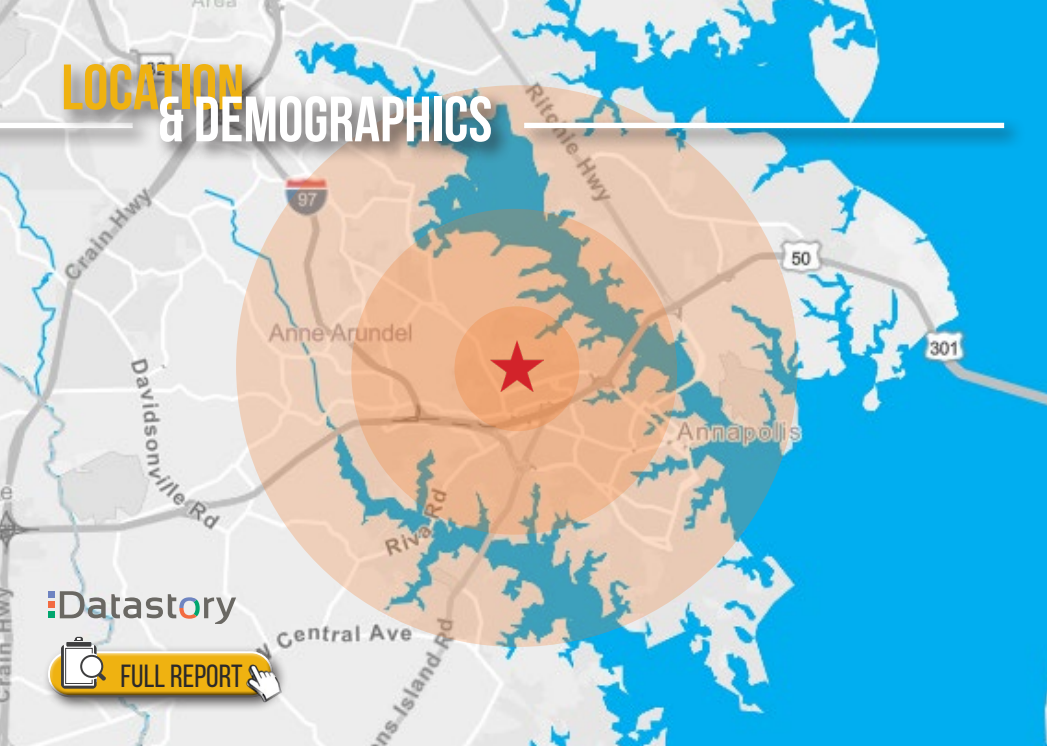
Suite D: 2,944 SF

Suite C: 5,218 SF

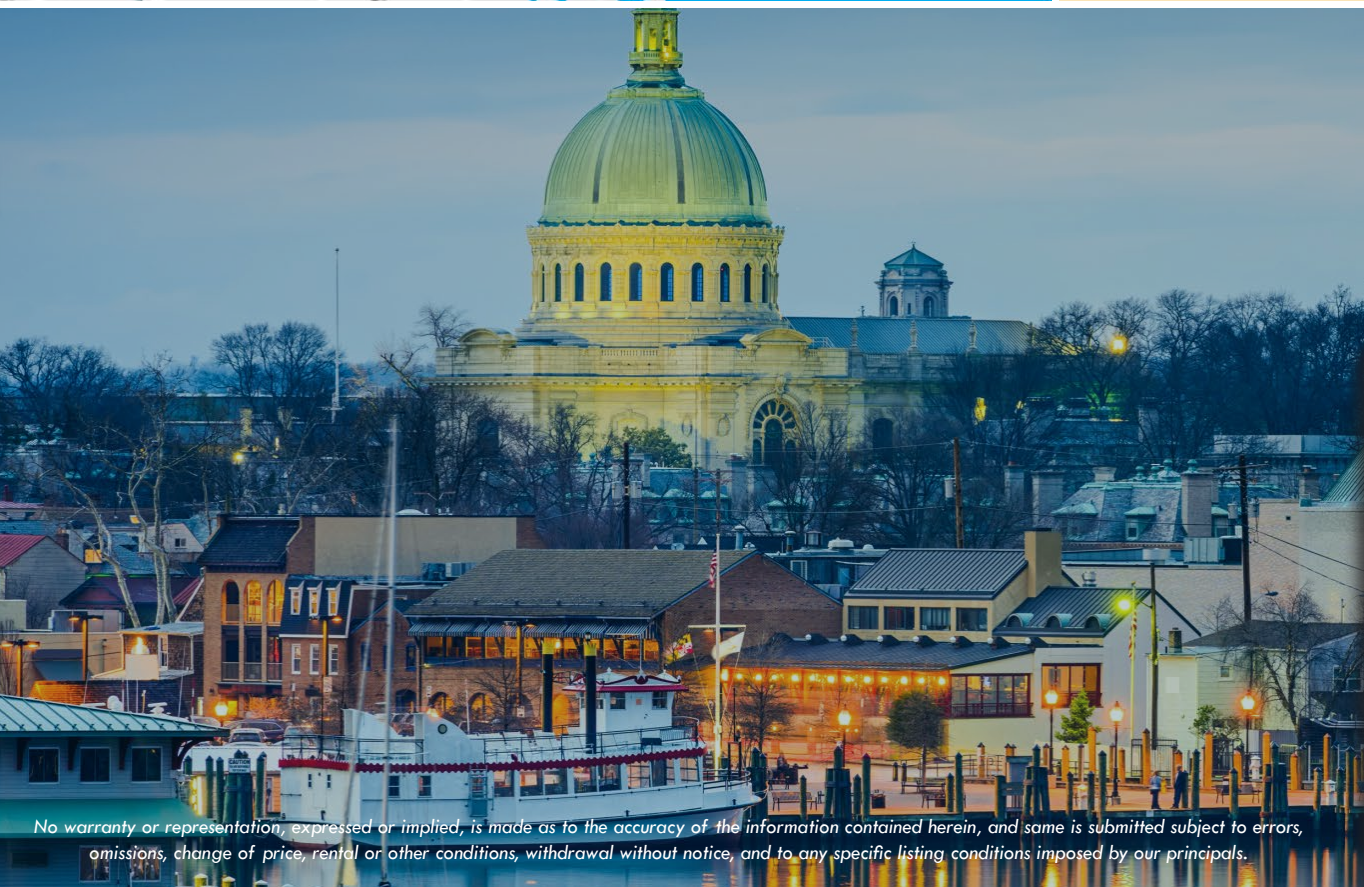
Suite B: 5,139 SF

Suite A: 5,127 SF

# LOCATION & DEMOGRAPHICS



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
<b>6,072</b> 1 MILE	<b>2,895</b> 1 MILE	<b>1.95</b> 1 MILE	<b>40.8</b> 1 MILE
<b>43,840</b> 3 MILES	<b>18,621</b> 3 MILES	<b>2.30</b> 3 MILES	<b>43.9</b> 3 MILES
<b>115,187</b> 5 MILES	<b>46,457</b> 5 MILES	<b>2.44</b> 5 MILES	<b>43.9</b> 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
<b>\$161,565</b> 1 MILE	<b>76.6%</b> 1 MILE	<b>97.1%</b> 1 MILE	<b>16,587</b> 1 MILE
<b>\$170,665</b> 3 MILES	<b>73.2%</b> 3 MILES	<b>96.8%</b> 3 MILES	<b>78,891</b> 3 MILES
<b>\$171,580</b> 5 MILES	<b>75.6%</b> 5 MILES	<b>96.4%</b> 5 MILES	<b>148,814</b> 5 MILES



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