

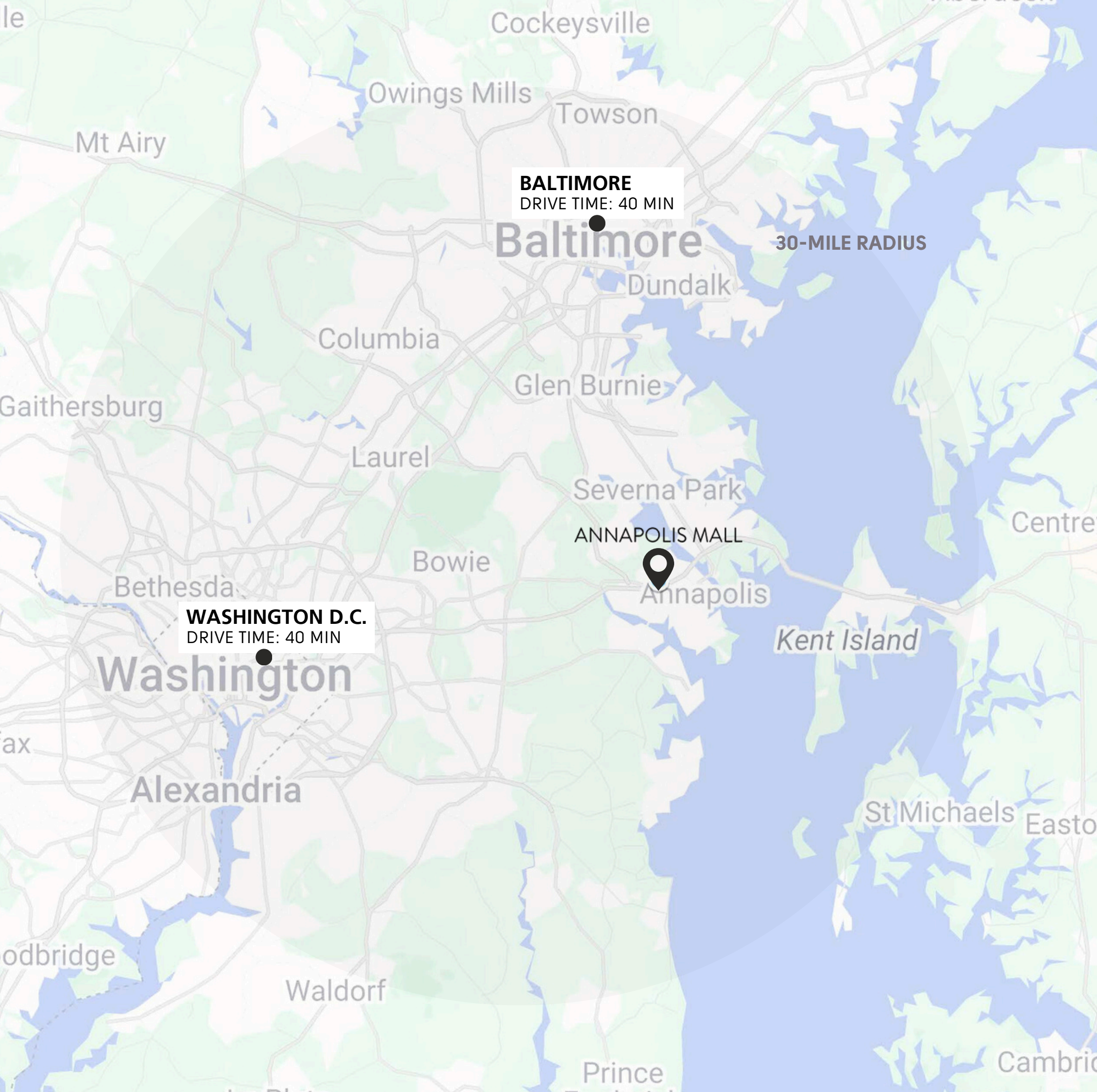
ANNAPOLIS MALL

ANNAPOLIS, MARYLAND



Atlas Hill RE
Sandeep Mathrani





GREATER WASHINGTON D.C. REGION

THE HEART OF
TWO MAJOR MSAS
WITH 7.8M RESIDENTS



ANNAPOLIS, MD HISTORY MEETS COASTAL CHARM

With rich historical significance, Annapolis once served as the U.S. capital, but instead now borders it— **Washington D.C. a short 25-miles away**— and serves as the the **capital of Maryland**.

Annapolis is **home to the U.S. Naval Academy** which ranks **#4 among 2025 National Liberal Arts Colleges** and **#55 among America's Top Colleges**.

Annapolis is known as "**America's Sailing Capital**" due to its deep-rooted maritime heritage and vibrant sailing community.

Held annually, the **Annapolis Sailboat Show** is the **world's largest in-water sailboat exhibition**, attracting more than **75K attendees** each year.

Tourism plays a vital role in the economy, drawing visitors to iconic attractions like the **Maryland State House**, the **Maritime Museum**, **Civil War Trails** and much more.



📍 6M+
ANNUAL VISITORS BOASTING
\$1.5B IN ANNUAL TOURISM

💰 82%
HIGHER AVERAGE HHI OF **\$146,474**
VS. THE NATIONAL AVERAGE

PROPERTY AERIAL

MORE THAN
269,954 CPD

U.S. NAVAL ACADEMY
DRIVE TIME: 10 MIN

NAVY-MARINE CORPS MEMORIAL STADIUM
DRIVE TIME: 7 MIN

BESTGATE RD 24,551 CPD

JENNIFER RD 20,373 CPD

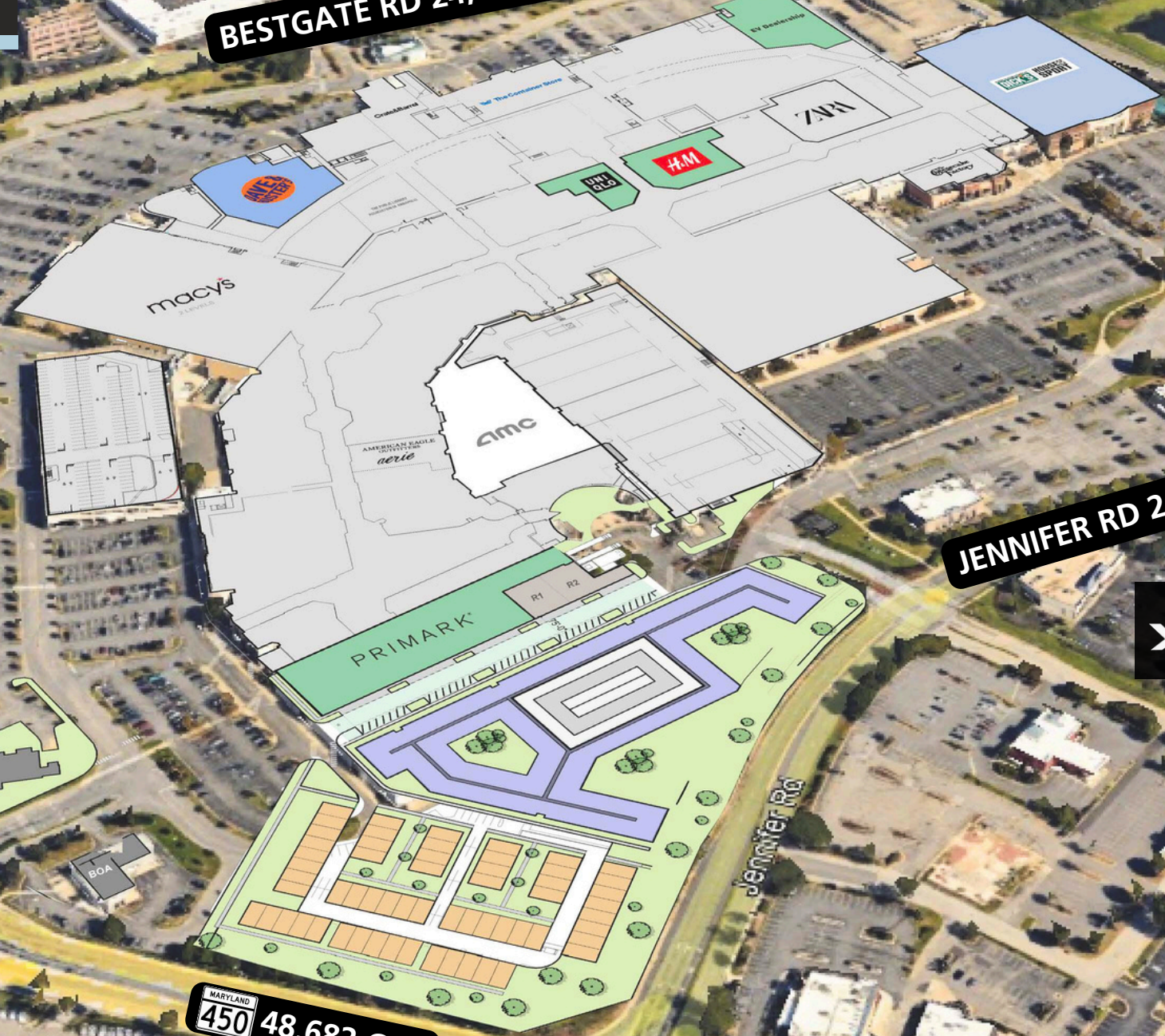
MARYLAND 450 48,682 CPD

50 150,061 CPD



178 26,287 CPD

178



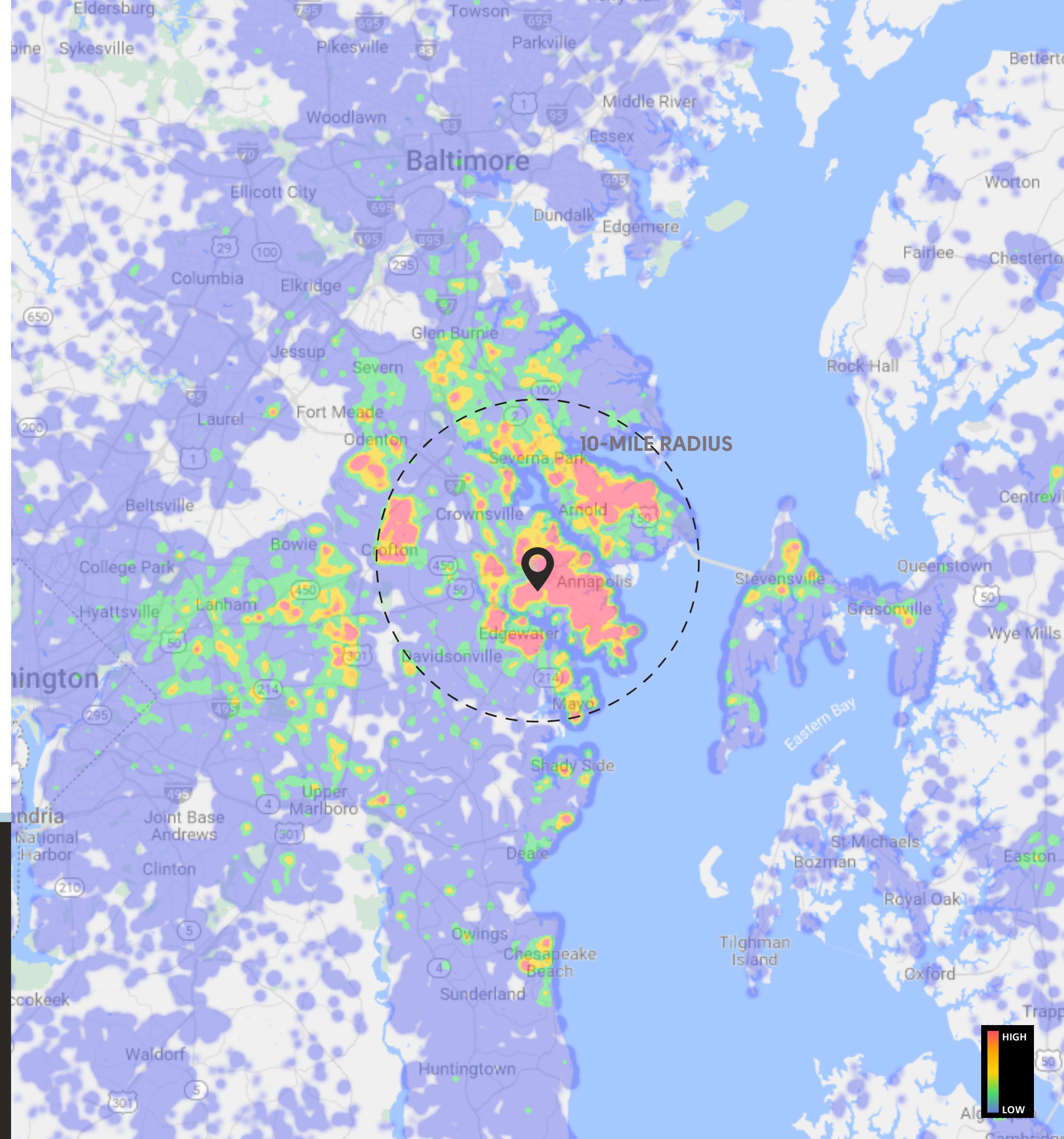
TRAFFIC DATA

Annual Visits	7.5M
Annual Avg. Visit Frequency	5.2
Avg. Dwell Time	75 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	864,928	Average HHI	\$133,796
Households	324,073	HHI \$150K-\$200K	14%
Family Households	213,221	HHI \$200K+	18%
Millennials	21%	College Degree+	69%
Gen X	20%		
Baby Boomers	22%		

WITHIN A 5 MILE RADIUS OF ANNAPOLIS MALL
MORE THAN 3,590 HOUSEHOLDS
EARN \$250K OR MORE IN ANNUAL HHI



CORE CUSTOMER INSIGHTS

SPENDING PATTERNS

Household Income \$500K+	3%	+
Avg. Discretionary Income	\$77,393	+
Discretionary Income \$150K+	7%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

Upper Suburban Diverse Families **22%**
Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds.

Ultra Wealthy Families **18%**
Wealthy and diverse suburban families living children-driven lifestyles.

Young Professionals **16%**
Well-educated young professionals starting their careers in white-collar or technical jobs.



OUR CORE CUSTOMERS ARE IDENTIFIED AS THE **MOST AFFLUENT HOUSEHOLDS** IN PLACER.AI.





ANNAPOLIS MALL'S EVOLUTION

A **groundbreaking transformation** is currently underway at Annapolis Mall, set to redefine the property into a **dynamic mixed-use destination**.

The vision commences by **introducing renowned brands** such as Dick's House of Sport, Primark, Dave & Buster's and Uniqlo, while current retailers like lululemon and H&M expand and redesign their stores.

With larger redevelopment plans in motion for the former Sears, Annapolis Mall will soon **seamlessly blend shopping, dining, entertainment and lifestyle**, evolving the mall into a true mixed-use community.

free people

AMC
THEATRES

Crate&Barrel

The Cheesecake Factory



THE
NORTH
FACE

ZARA



MK

MICHAEL KORS

H&M

LOVESAC



★ macy's



MAGGIANO'S
LITTLE ITALY

The Container Store®



california
PIZZA KITCHEN

LUSH

Bath & Body Works®

aerie

TUMI



UNDER ARMOUR



URBAN OUTFITTERS

AMERICAN EAGLE

HOLLISTER



VICTORIA'S SECRET

INLINE LEASING

STEPHANIE MINEO
STEPHANIE@ATLASHILLRE.COM
410.858.6961

INLINE & SPECIALTY LEASING

MELINDA HOLLAND
MELINDA@ATLASHILLRE.COM
312.286.3497

BIG BOX LEASING

CHRIS PINE
CHRIS@ATLASHILLRE.COM
804.512.3335

**ANNAPOLIS
MALL**

 ANNAPOLISMAIL.COM

Atlas Hill RE
Sandeep Mathrani

