

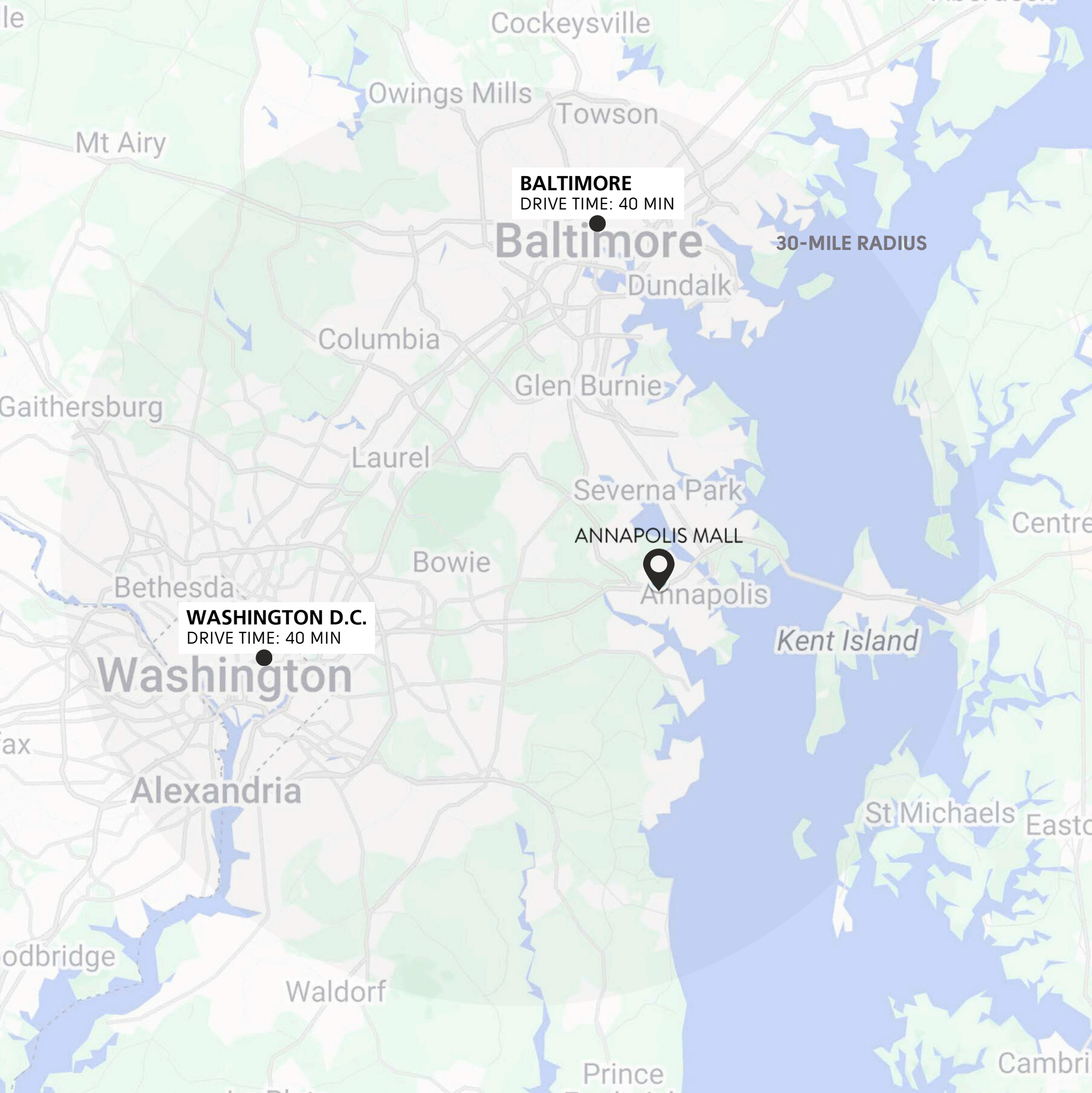
# ANNAPOLIS MALL

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

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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**



178  
26,287 CPD

178

BESTGATE RD 24,551 CPD

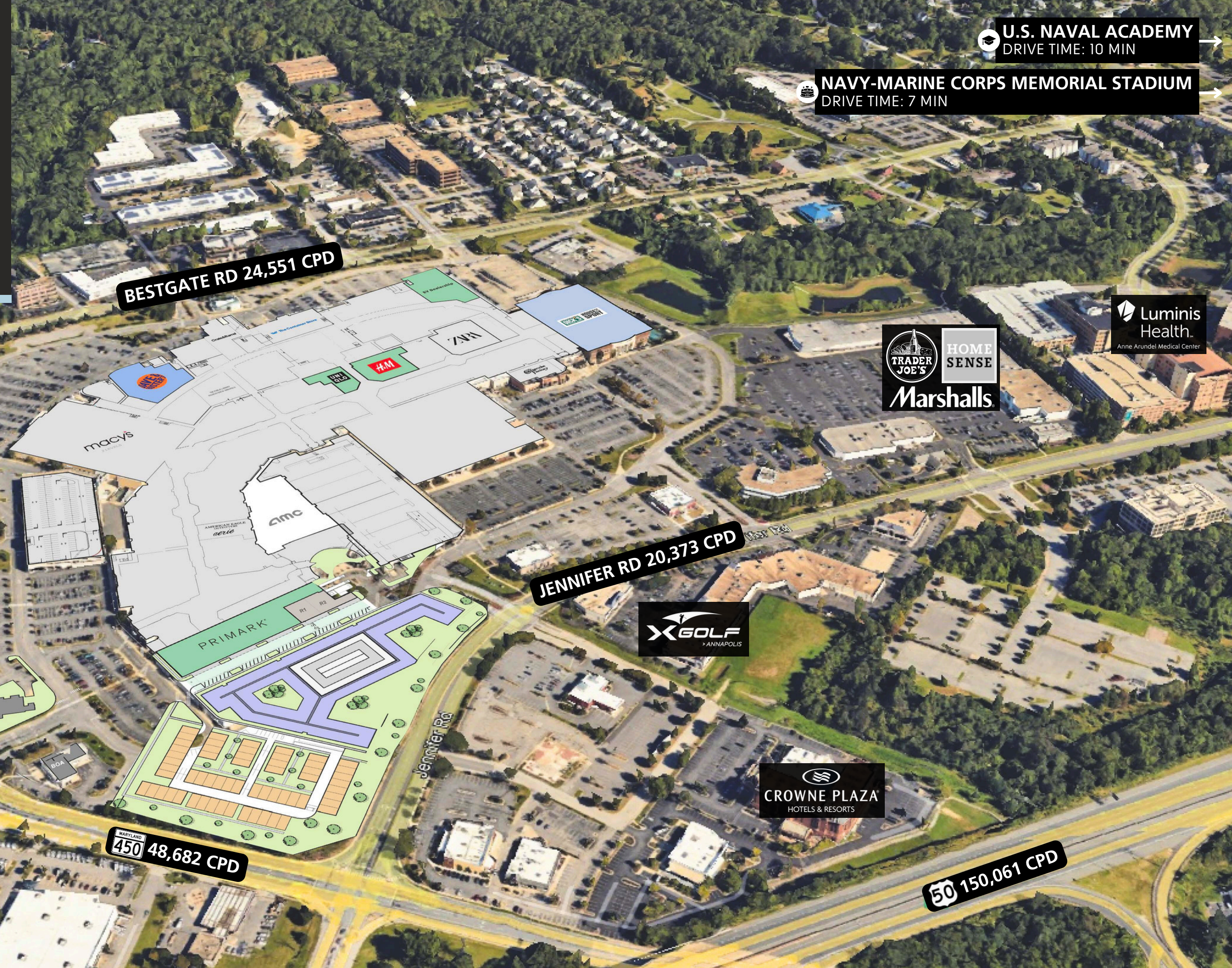
MARYLAND  
450 48,682 CPD

JENNIFER RD 20,373 CPD

50 150,061 CPD

U.S. NAVAL ACADEMY  
DRIVE TIME: 10 MIN

NAVY-MARINE CORPS MEMORIAL STADIUM  
DRIVE TIME: 7 MIN





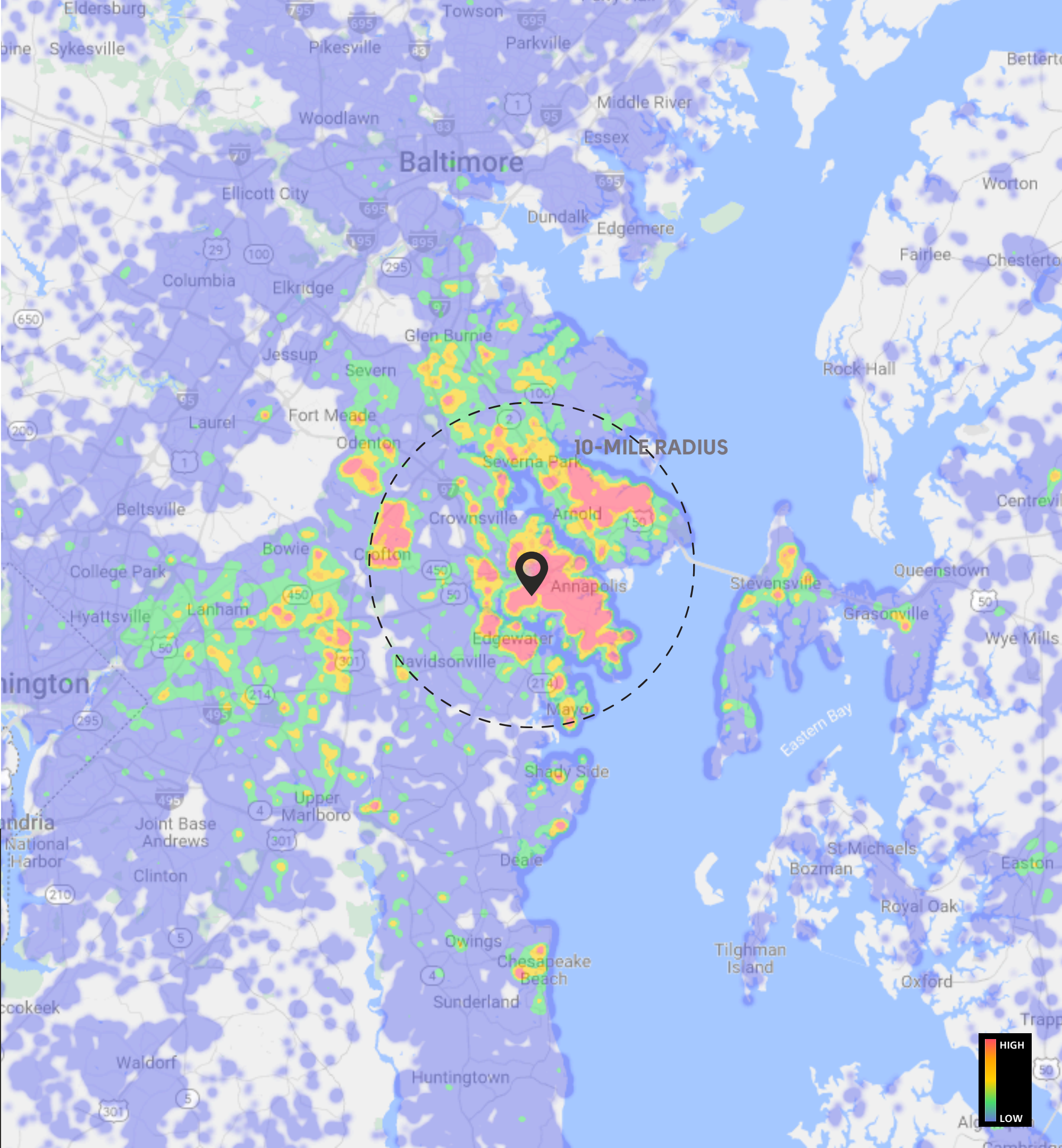
# TRAFFIC DATA

|                             |         |
|-----------------------------|---------|
| Annual Visits               | 7.3M    |
| Annual Avg. Visit Frequency | 5       |
| Avg. Dwell Time             | 74 MINS |

## TRUE TRADE AREA DEMOGRAPHICS

|                   |         |                   |           |
|-------------------|---------|-------------------|-----------|
| Population        | 869,702 | Average HHI       | \$157,000 |
| Households        | 326,438 | HHI \$150K-\$200K | 14%       |
| Family Households | 216,200 | HHI \$200K+       | 20%       |
| Millennials       | 21%     | College Degree+   | 69%       |
| Gen X             | 20%     |                   |           |
| Baby Boomers      | 22%     |                   |           |

WITHIN A 5 MILE RADIUS OF ANNAPOLIS MALL  
**MORE THAN 3,440 HOUSEHOLDS**  
EARN \$250K OR MORE IN ANNUAL HHI





# CORE CUSTOMER INSIGHTS

## SPENDING PATTERNS

|                              |          |   |
|------------------------------|----------|---|
| Household Income \$500K+     | 4%       | + |
| Avg. Discretionary Income    | \$88,576 | + |
| Discretionary Income \$150K+ | 13%      | + |

ABOVE  
U.S. AVERAGE

## PSYCHOGRAPHICS

|   |     |
|---|-----|
| Upper Suburban Diverse Families   | 23% |
| Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds. |     |
| Ultra Wealthy Families  | 20% |
| Wealthy and diverse suburban families living children-driven lifestyles.                      |     |
| Young Professionals   | 13% |
| 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



MICHAEL KORS

H&M

LOVESAC



★ macy's



MAGGIANO'S  
LITTLE ITALY

The Container Store®



LUSH

Bath & Body Works®

aerie

TUMI



Chick-fil-A

URBAN OUTFITTERS

AMERICAN EAGLE

HOLLISTER



VICTORIA'S SECRET



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**ANNAPOLIS  
MALL**

🌐 ANNAPOLISMAIL.COM

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