

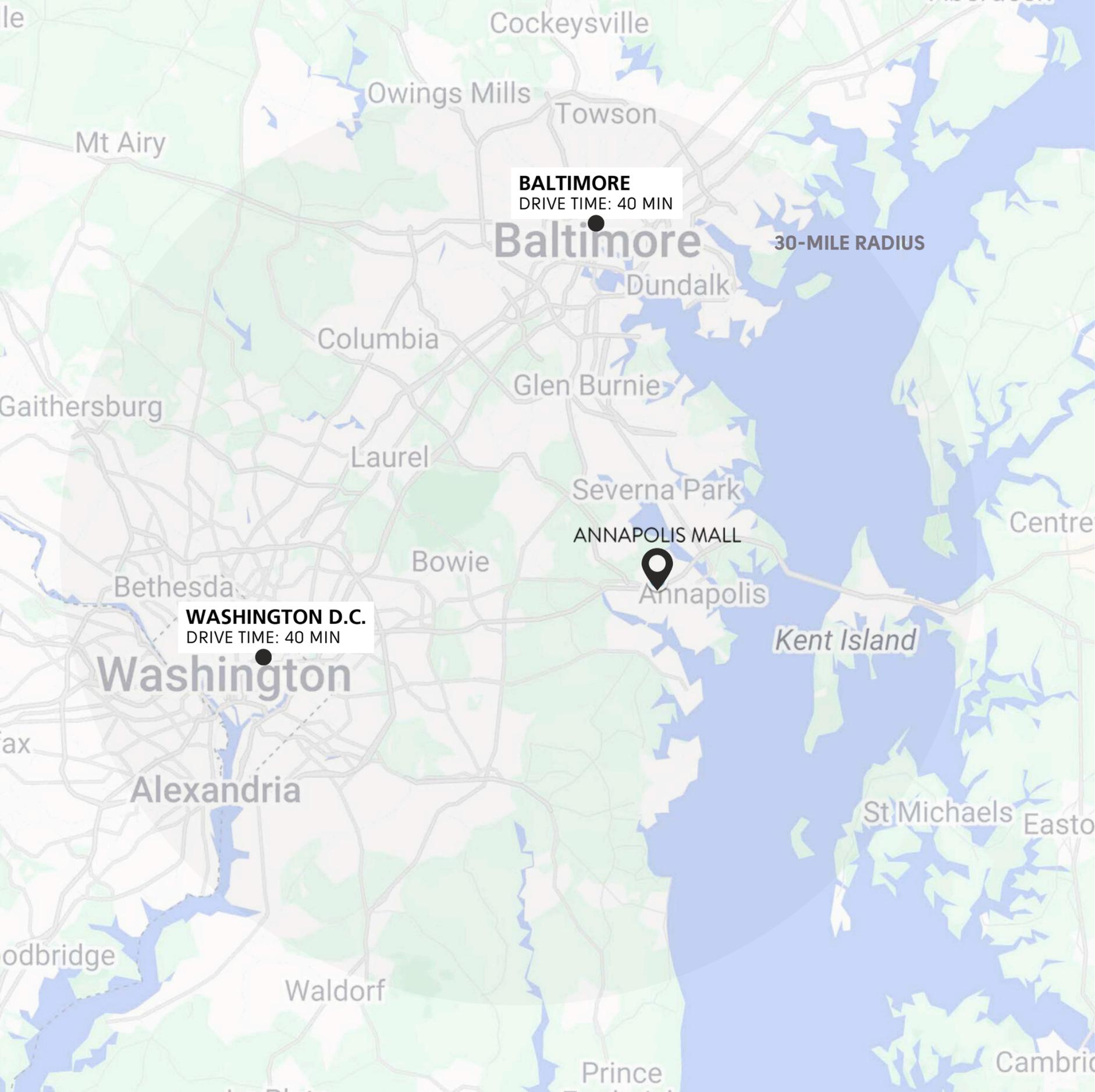
# ANNAPOLIS MALL

ANNAPOLIS, MARYLAND

 Centennial Atlas Hill RE

ZARA





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  
**262,535 CPD**

**U.S. NAVAL ACADEMY**  
DRIVE TIME: 10 MIN

**NAVY-MARINE CORPS MEMORIAL STADIUM**  
DRIVE TIME: 7 MIN

**BESTGATE RD 24,624 CPD**

**178 26,287 CPD**

**JENNIFER RD 20,731 CPD**

**MARYLAND 450 48,682 CPD**

**50 142,211 CPD**



macys

amc

onelifefitness

URBAN PLANET



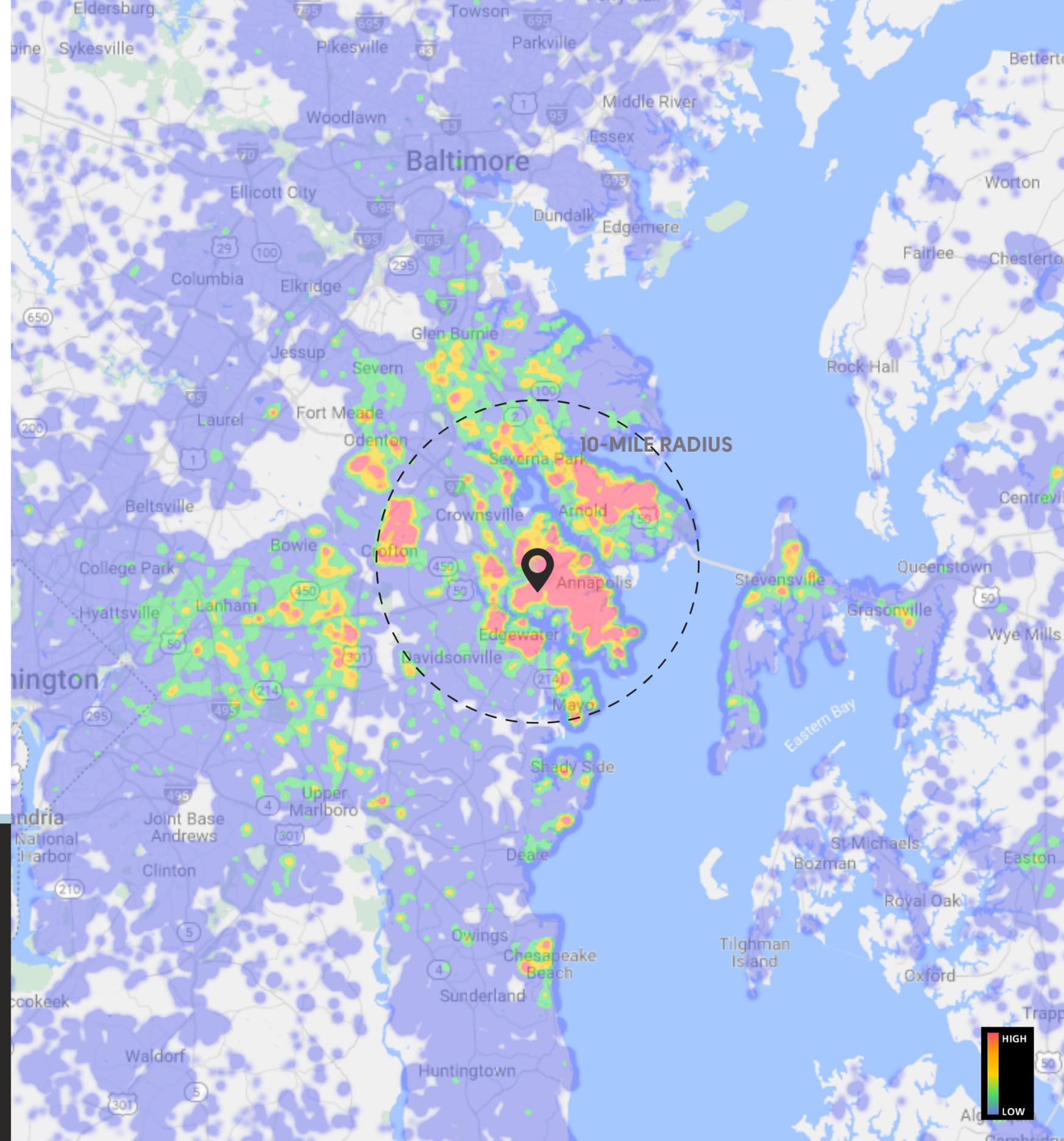
# TRAFFIC DATA

Annual Visits **7.2M**  
Annual Avg. Visit Frequency **5.1**  
Avg. Dwell Time **74 MINS**

## TRUE TRADE AREA DEMOGRAPHICS

Population	<b>846,176</b>	Average HHI	<b>\$158,000</b>
Households	<b>320,192</b>	HHI \$150K-\$200K	<b>14%</b>
Family Households	<b>210,143</b>	HHI \$200K+	<b>20%</b>
Millennials	<b>21%</b>	College Degree+	<b>70%</b>
Gen X	<b>20%</b>		
Baby Boomers	<b>22%</b>		

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	\$88,895	+
Discretionary Income \$150K+	13%	+

ABOVE  
U.S. AVERAGE

## PSYCHOGRAPHICS

Upper Suburban Diverse Families Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds.	22%
Ultra Wealthy Families Wealthy and diverse suburban families living children-driven lifestyles.	19%
Young Professionals Well-educated young professionals starting their careers in white-collar or technical jobs.	13%



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, 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®



LUSH

aerie

Bath & Body Works®

TUMI



Chick-fil-A

URBAN OUTFITTERS

AMERICAN EAGLE

HOLLISTER

VICTORIA'S SECRET

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