

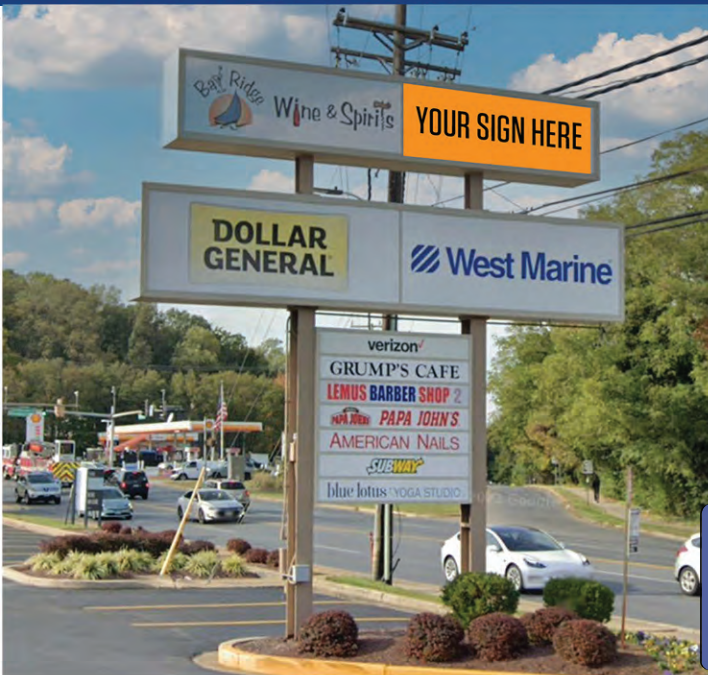
FOR LEASE > RETAIL SPACE

BAY RIDGE PLAZA

105-127 HILLSMERE DRIVE, 891-895 BAY RIDGE ROAD
ANNAPOLIS, MD 21403



FEDDER



JOIN:

DOLLAR GENERAL

verizon

West Marine

ANNAPOLIS
SMOKEHOUSE
& TAVERN



HIGHLIGHTS:

- Up to 7,018 SF Available
- Located at the busy intersection of Bay Ridge Road (30,562 ADT) and Hillsmere Drive
- Across from Quiet Waters Park
- Close to boating access points in Annapolis

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

FOR MORE INFORMATION

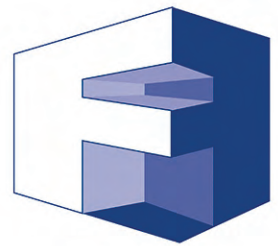
NATHAN M. RAIDER | 410.581.1400 x114 | nraider@fedder.com | leasing@fedder.com

Fedder | 10096 Red Run Blvd., Suite 300 | Owings Mills, MD 21117 | 800.966.5266 | Fedder.com

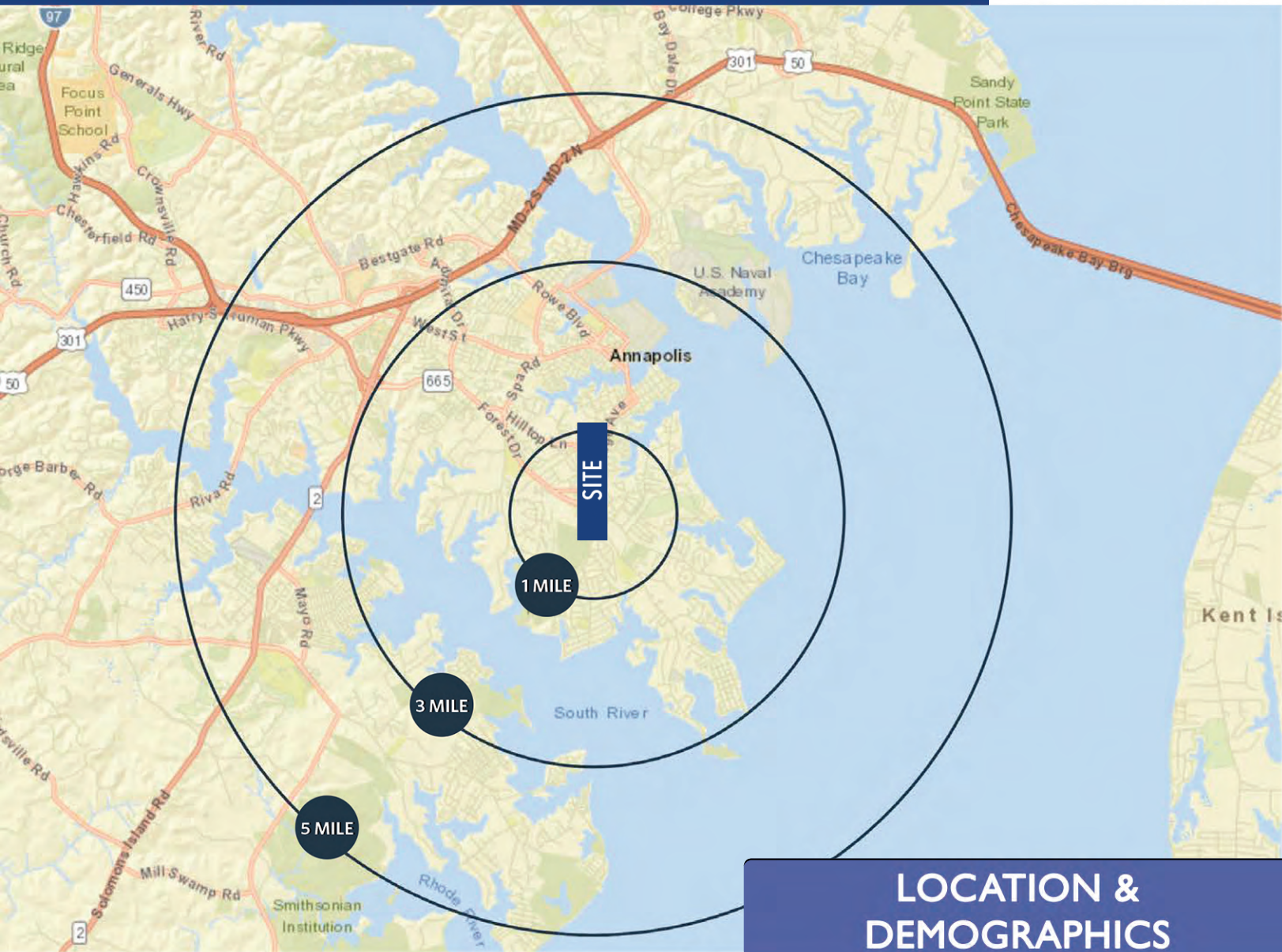
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LOCATION & DEMOGRAPHICS

DEMOGRAPHICS | 2022

1-MILE	3-MILE	5-MILE
Population		
13,557	52,529	91,487
Daytime Population		
10,157	61,298	127,849
Households		
5,482	21,468	37,523
Average HH Income		
\$126,893	\$160,186	\$169,223

TRAFFIC COUNTS | 2021

BAY RIDGE ROAD 30,562

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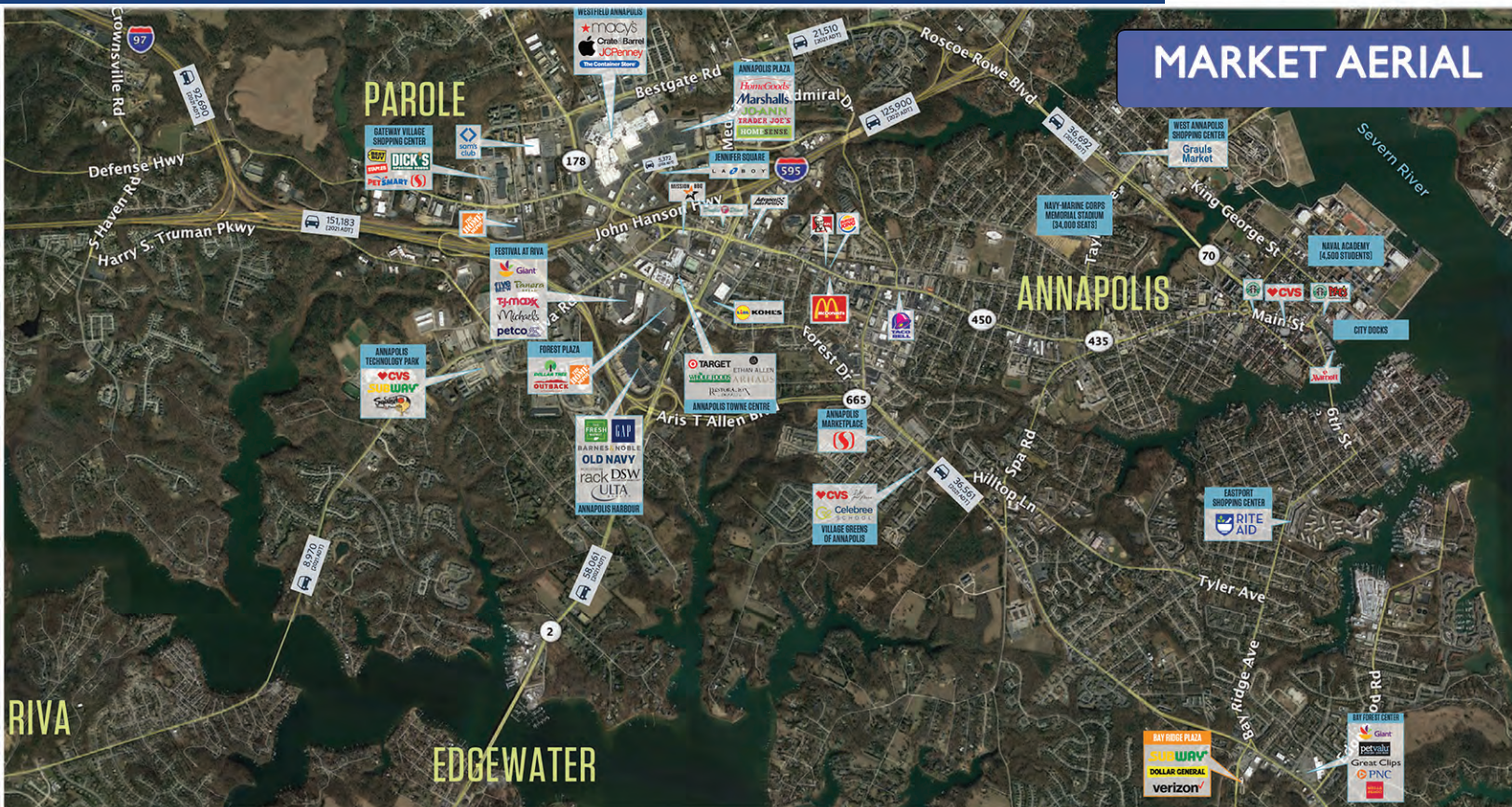
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SITE PLAN

TENANTS		
A	Subway	825 SF
A-1	Lemus Barber	930 SF
B	American Nails	1,190 SF
C	Verizon Wireless	2,180 SF
C-1	Annapolis Smokehouse	4,030 SF
D-E	Bay Ridge Wine & Spirits	13,702 SF
F	West Marine	16,250 SF
G	Papa Johns	2,000 SF
H	Grumps Cafe	2,000 SF
I	Blue Lotus Yoga	2,000 SF
J	AVAILABLE	7,018 SF
K	Dollar General	12,519 SF

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