

# 1824 Forest Drive

Annapolis, MD | 21401

*For Sale*



## *Property Highlights*

*Available*  
**0.73 AC**

- Lease with Carroll Independent Fuel, LLC expires March 31, 2027
- Base rent \$102,000.00
- Percentage rent \$27,277.78
- Automated car wash on property
- 8 Dispensers/16 Pumps

## *Surrounding Retailers*

**SAFeway**



**CVS**  
pharmacy™

**DUNKIN'**



**Anthony Curcio**

For Sale Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

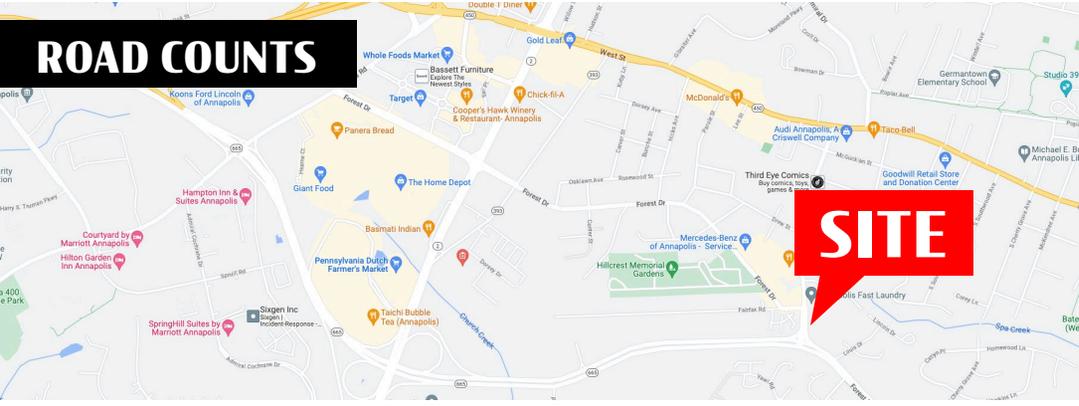
COMMERCIAL BROKERAGE. *Redefined.*

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## ROAD COUNTS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,514	64,191	109,743
TOTAL EMPLOYEES	8,768	61,697	72,616
AVERAGE HHI	\$121,123	\$136,373	\$152,562
TOTAL HOUSEHOLDS	5,332	27,599	45,072

TRAFFIC COUNTS: **Forest Ave ± 51,000 VPD**



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## MARKET AERIAL

sam's club

SAFeway Staples  
 EVERY SEASON STARTS AT DICK'S SPORTING GOODS BEST BUY orangetheory FITNESS

Annopolis Town Center  
 Target WHOLE FOODS MARKETS POTTERY BARN  
 NOTHING Bundt CAKES MISSION BBQ JJ

Festival at Riva SC  
 Michaels GIANT Panera BREAD  
 petco UPTOWN CHEAPSKATE MOD five BELOW  
 BUFFALO WILD WINGS Party City FIRST WATCH CHUCK E. CHEESE  
 THE DAYTIME CAFE FINE WINE & GOOD SPIRITS

Annopolis Harbour Center  
 THE FRESH MARKET ATHLETA BARNES & NOBLE DSW ULTA  
 NORDSTROM PALM BEACH TAN GAP OLD NAVY  
 rack verizon sweetFrog

Westfield Annapolis Mall  
 macy's JCPenney  
 Crate&Barrel LOFT LUCKY \* BRAND  
 TORRID free people Bath & Body Works H.M.  
 The Container Store  
 FOREVER 21 AT&T noodles MICHELLE KORS UNDER ARMOUR

Annopolis Plaza  
 TRADER JOE'S Marshalls  
 HomeGoods JOANN

Chick-fil-a

McDonald's

Starbucks

TACO BELL

KOHL'S

LIDL

Forest Plaza  
 THE HOME DEPOT DOLLAR TREE  
 SALLY BEAUTY SUPPLY

DUNKIN'

**Site**

# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

**Anthony Curcio**

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## OUR LOCATIONS:

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