

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
DUNKIN'



CVS
pharmacy™



Anthony Curcio

For Sale Information: 610.321.1111 | Learn more online at www.bennettwilliams.com

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

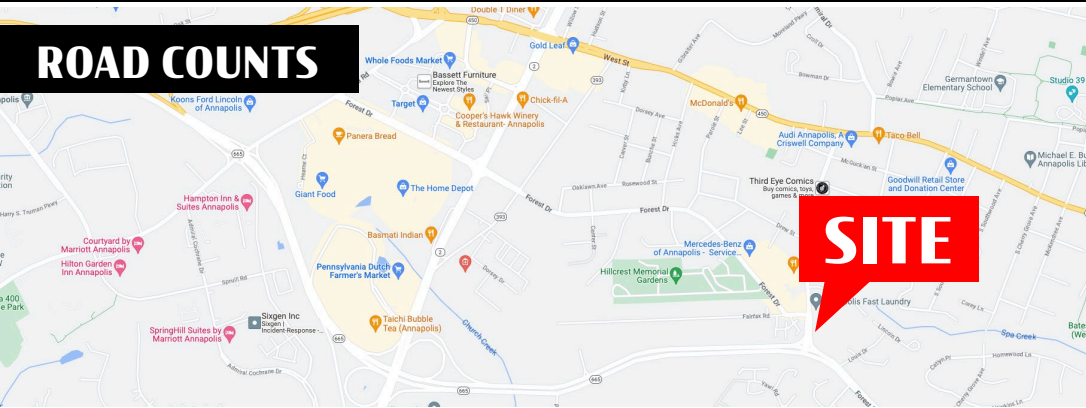
COMMERCIAL BROKERAGE. *Redefined.*

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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

DICK'S BEST BUY Orangetheory FITNESS

Annapolis Town Center

Target WHOLE FOODS MARKS POTTERY BARN
NOTHING Bundt CAKES MISSION BBQ

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

Annapolis Harbour Center

THE FRESH MARKET ATHLETA 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 MICHAEL KORS UNDER ARMOUR

Annapolis Plaza

TRADER JOE'S Marshalls
HomeGoods JOANN

Chick-fil-A

KOHL'S

LIDL

Forest Plaza

THE HOME DEPOT DOLLAR TREE
SALLY BEAUTY SUPPLY

McDonald's

Starbucks

TACO BELL

DUNKIN'

Site



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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.

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