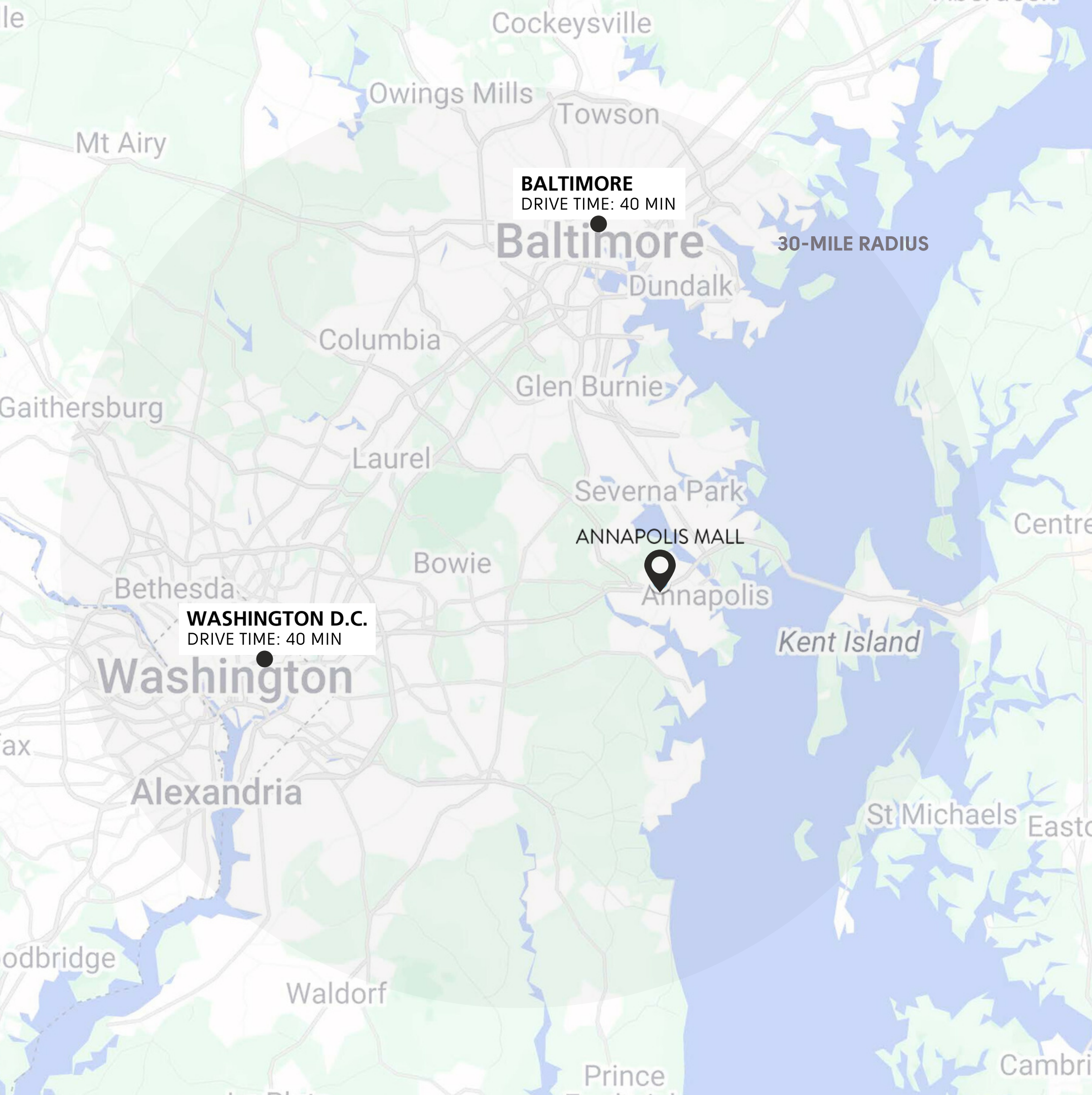


ANNAPOLIS MALL

ANNAPOLIS, MARYLAND



Atlas Hill RE
Sandeep Mathrani



GREATER WASHINGTON D.C. REGION

THE HEART OF
TWO MAJOR MSAS
WITH 7.8M RESIDENTS



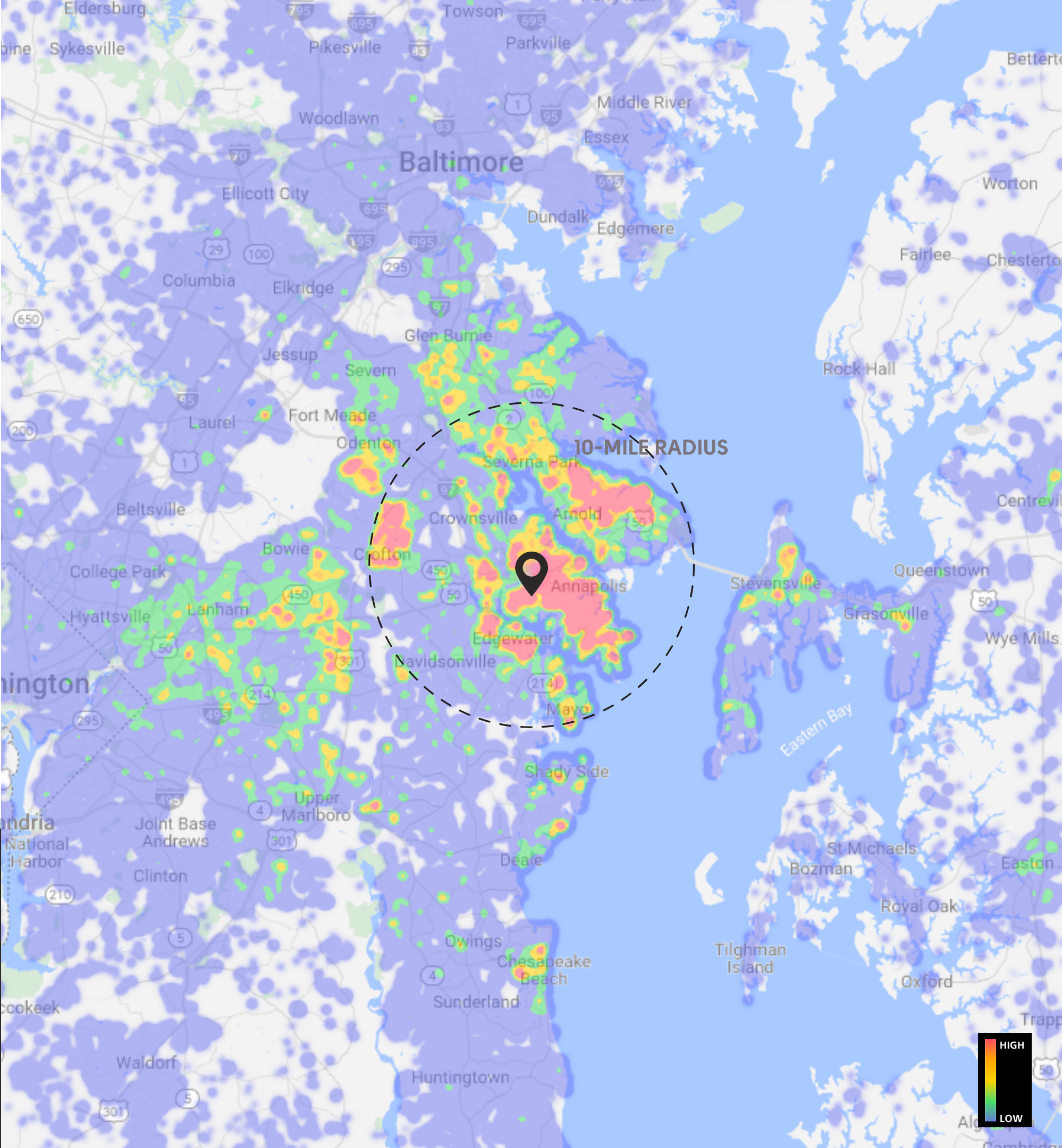
TRAFFIC DATA

Annual Visits	7.3M
Annual Avg. Visit Frequency	5
Avg. Dwell Time	75 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	872,401	Average HHI	\$158,000
Households	329,291	HHI \$150K-\$200K	14%
Family Households	216,174	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



PROPERTY AERIAL

MORE THAN
269,954 CPD



BESTGATE RD 24,551 CPD

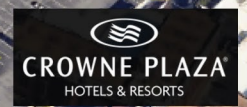
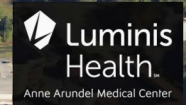
MARYLAND 178 26,287 CPD

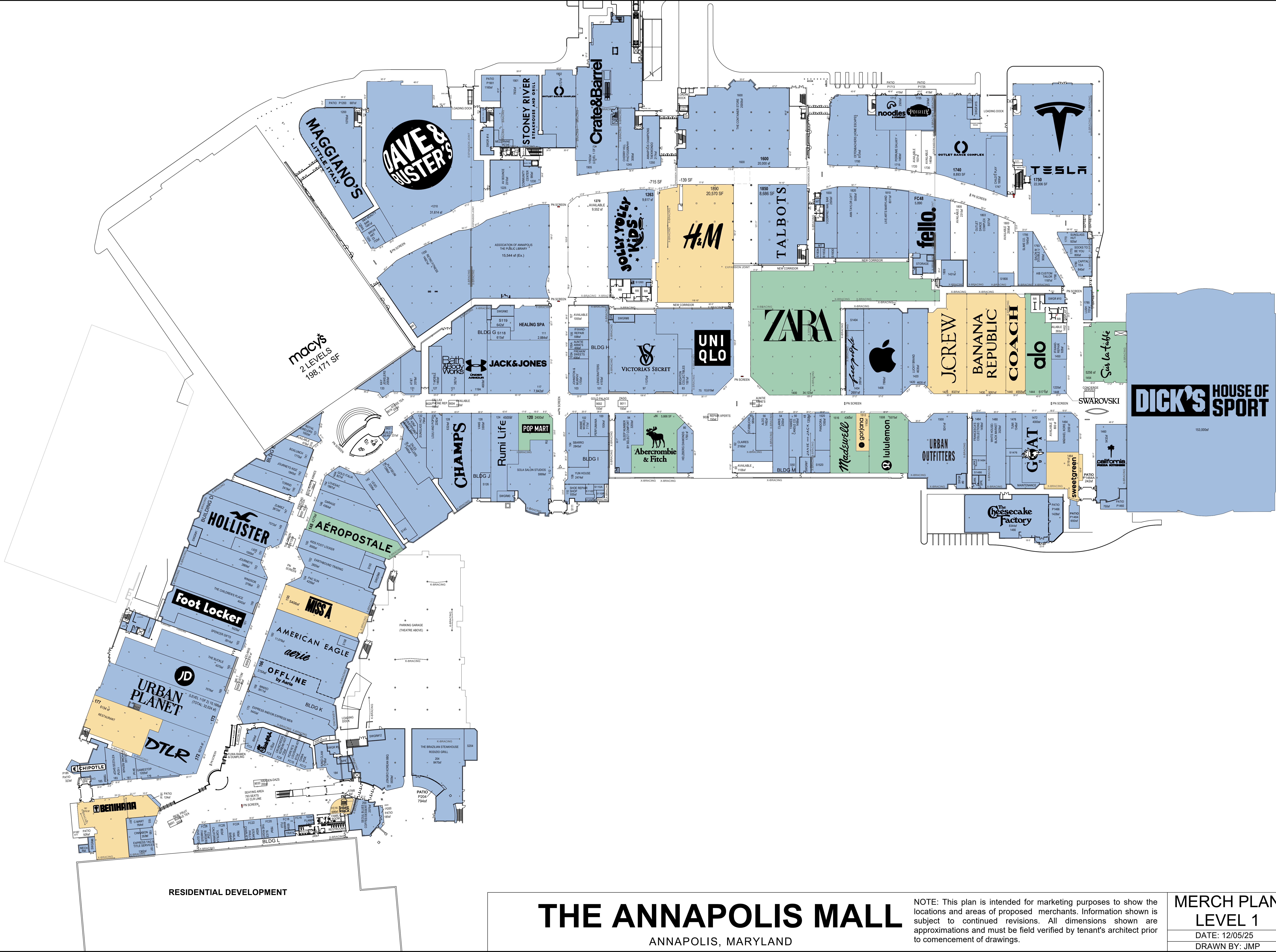
MARYLAND 450 48,682 CPD

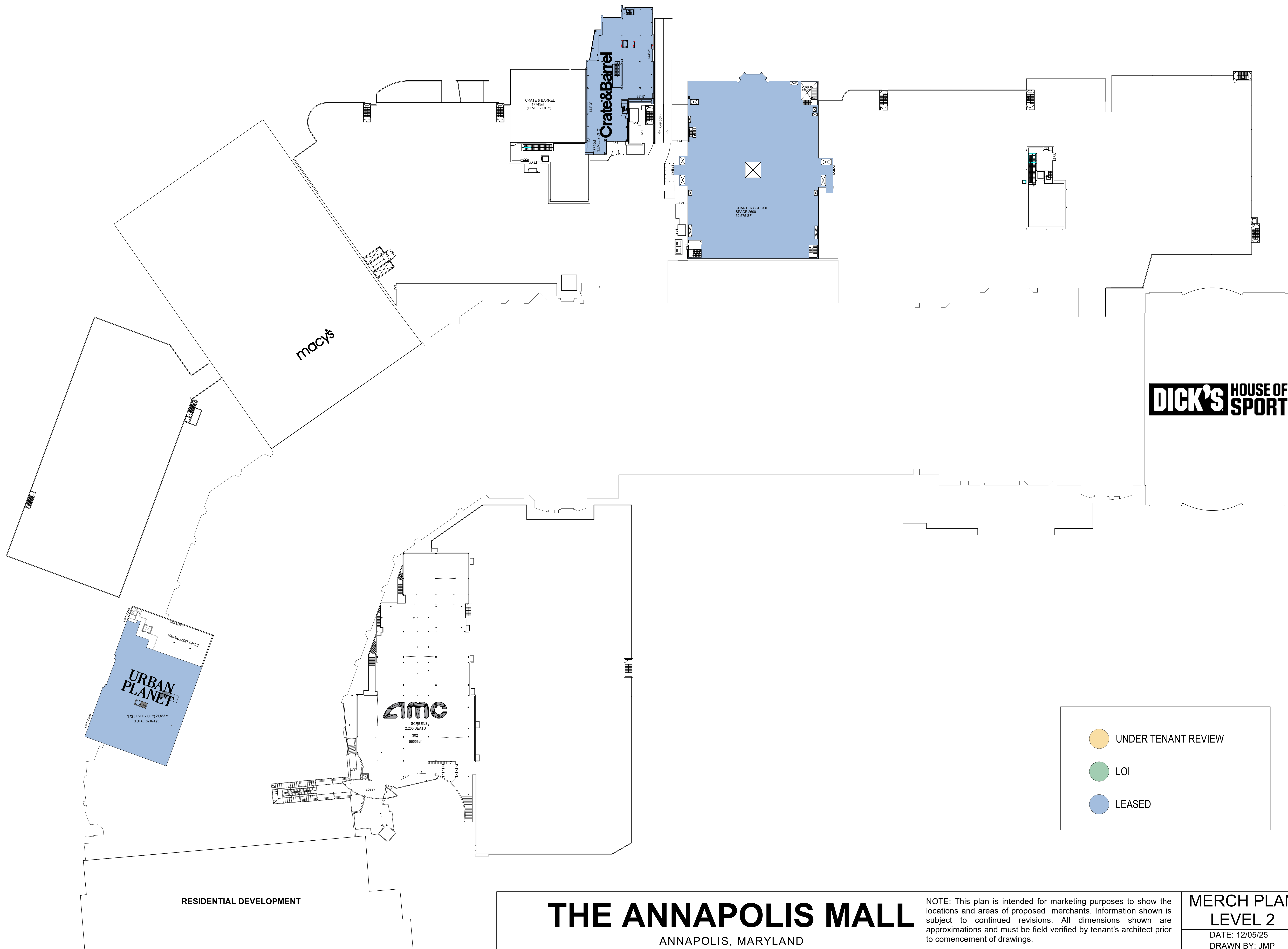
JENNIFER RD 20,373 CPD

U.S. NAVAL ACADEMY
DRIVE TIME: 10 MIN

NAVY-MARINE CORPS MEMORIAL STADIUM
DRIVE TIME: 7 MIN







- UNDER TENANT REVIEW
- LOI
- LEASED

THE ANNAPOLIS MALL

ANNAPOLIS, MARYLAND

NOTE: This plan is intended for marketing purposes to show the locations and areas of proposed merchants. Information shown is subject to continued revisions. All dimensions shown are approximations and must be field verified by tenant's architect prior to commencement of drawings.

MERCH PLAN LEVEL 2
DATE: 12/05/25
DRAWN BY: JMP

CORE CUSTOMER INSIGHTS

SPENDING PATTERNS

Household Income \$500K+	3%	+
Avg. Discretionary Income	\$88,090	+
Discretionary Income \$150K+	12%	+

ABOVE
U.S. AVERAGE

PSYCHOGRAPHICS

Upper Suburban Diverse Families	22%
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	14%
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.

freedpeople

amc
THEATRES

Crate&Barrel

The Cheesecake Factory



ZARA



MICHAEL KORS

H&M

LOVESAC



★macy's



MAGGIANO'S
LITTLE ITALY

The Container Store®



LUSH

Bath & Body Works®

aerie

TUMI



URBAN OUTFITTERS

AMERICAN EAGLE

HOLLISTER



VICTORIA'S SECRET

INLINE LEASING

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INLINE & SPECIALTY LEASING

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ANNAPOLIS
MALL

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