

PRIME DEVELOPMENT SITE

2059 Generals Highway, Lot C, Annapolis, MD 21401
Anne Arundel County

CONCEPTUAL
BUILDING RENDERING

4% CO-OP FOR SALE PRIOR TO
APRIL 30, 2021



FOR SALE

NEARBY AMMENITIES:



- Rare Annapolis land located at the signalized intersection of General's Highway & Bestgate Road
- Located across from Westfield's Annapolis Mall in highly desirable Annapolis, MD
- Ideal for office, urgent care, car wash, light automotive and fast food
- Direct right-in, right-out access, off of General's Highway (MD Route 178)
- Land is supply constrained in this affluent market: \$127,000+ average income!

AVAILABLE SPACE:

- Size: ±0.8 Buildable Acres
- Purchase: \$950,000
- Zoning: C-3 Anne Arundel
- Delivery: Immediate

Joe Fleischmann
jfleischmann@klnb.com
703-268-2708

Phil Ruxton
pruxton@klnb.com
202-420-7777

Matt Locraft
mlocraft@klnb.com
703-598-3770

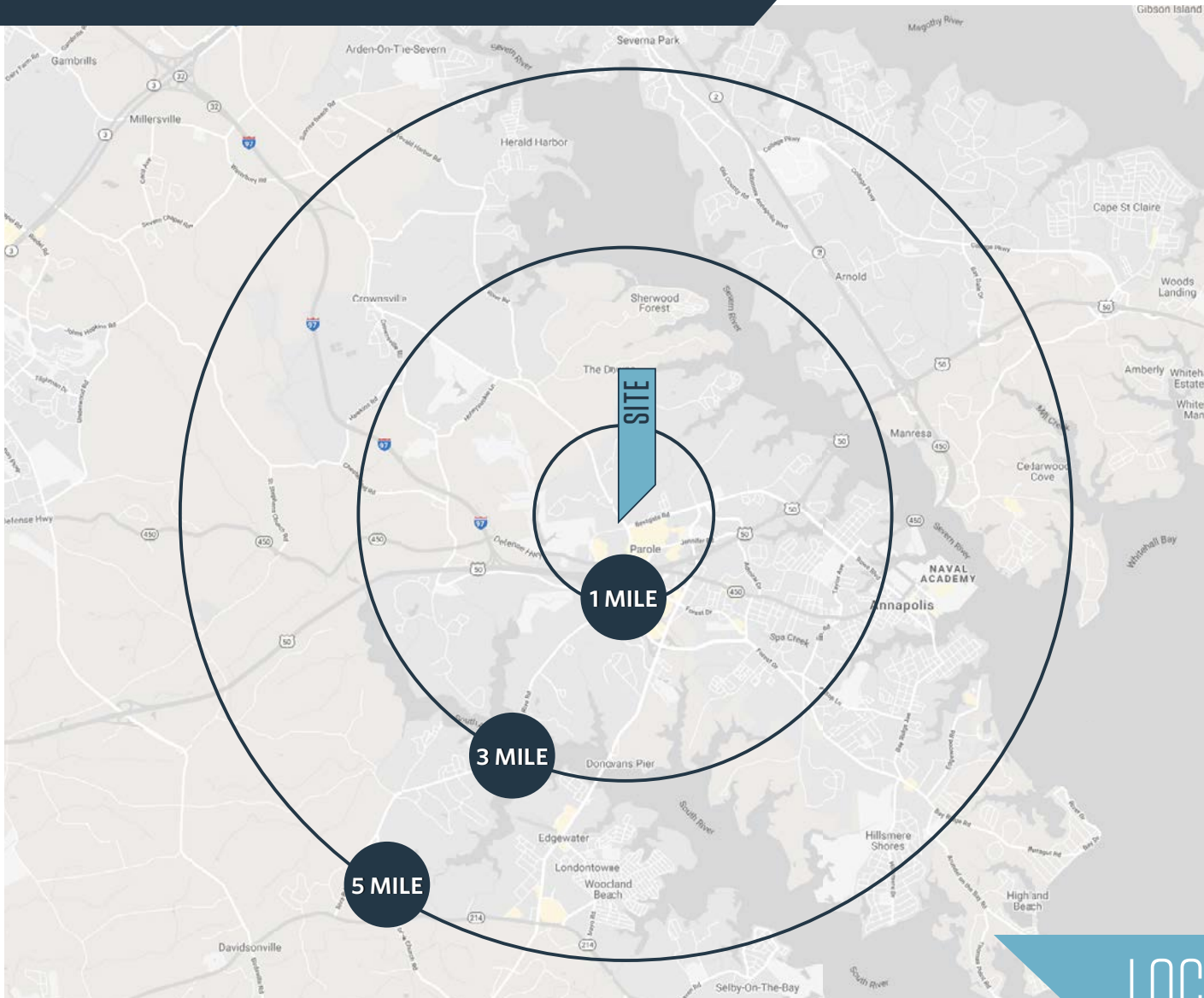
Owned & Managed by:

1788 HOLDINGS

klnb

PRIME DEVELOPMENT SITE

2059 Generals Highway, Lot C, Annapolis, MD 21401
Anne Arundel County



DEMOGRAPHICS | 2019:

	1-MILE	3-MILE	5-MILE
Population	21,236	42,164	109,964
Daytime Population	46,737	59,418	90,147
Households	9,080	17,850	42,570
Average HH Income	\$132,959	\$130,879	\$137,468
Median HH Income	\$101,979	\$98,099	\$102,733

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2018:

Generals Highway	19,662 ADT
Bestgate Road	28,376 ADT
Route 50	108,808 ADT

LOCATION & DEMOGRAPHICS

Joe Fleischmann
jfleischmann@klnb.com
703-268-2708

Phil Ruxton
pruxton@klnb.com
202-420-7777

Matt Locraft
mlocraft@klnb.com
703-598-3770

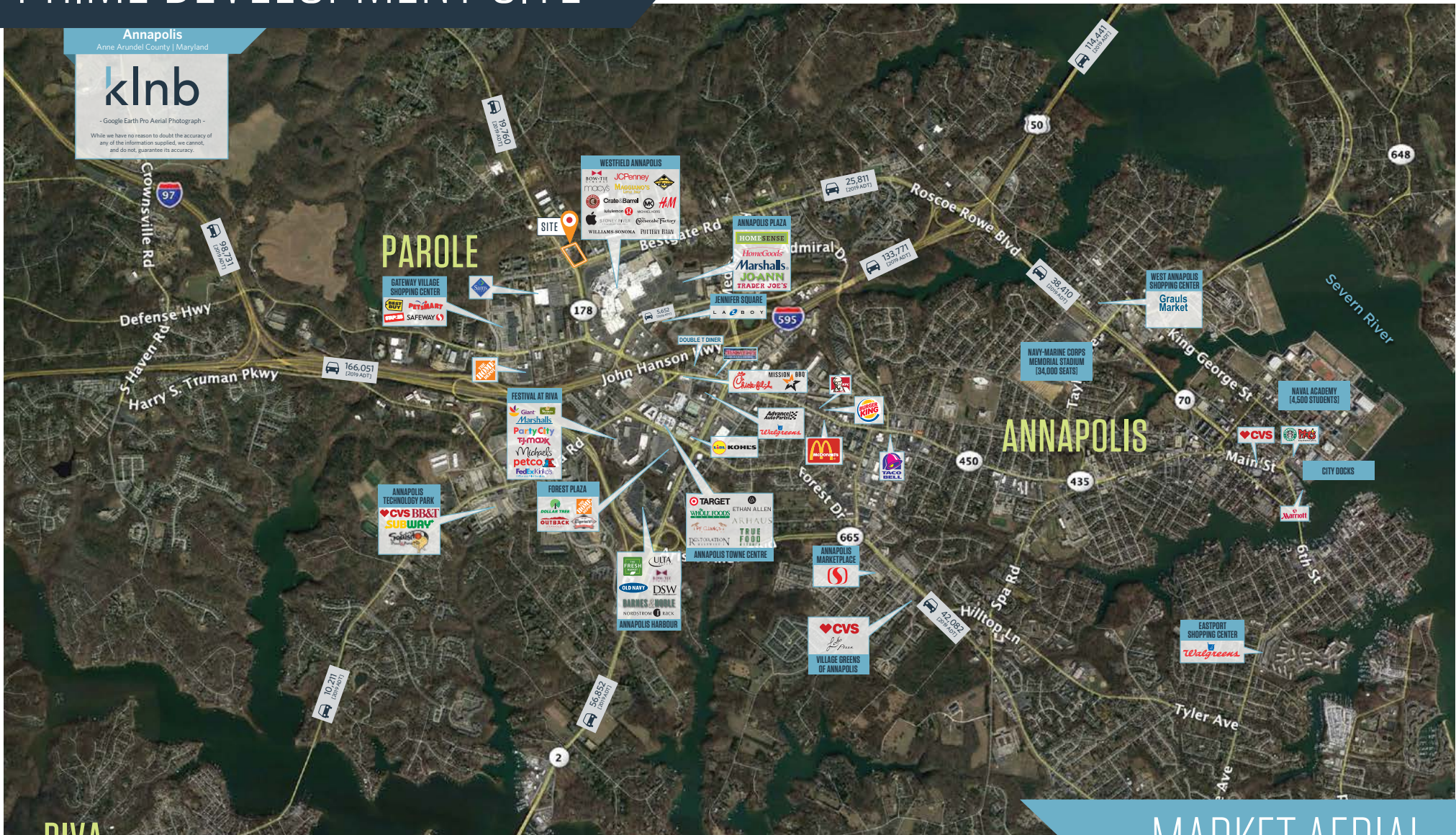
Owned & Managed by:


1788 HOLDINGS



PRIME DEVELOPMENT SITE

2059 Generals Highway, Lot C, Annapolis, MD 21401
Anne Arundel County



Annapolis
Anne Arundel County | Maryland

klnb

- Google Earth Pro Aerial Photograph -

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

Joe Fleischmann
jfleischmann@klnb.com
703-268-2708

Phil Ruxton
pruxton@klnb.com
202-420-7777

Matt Locraft
mlocraft@klnb.com
703-598-3770

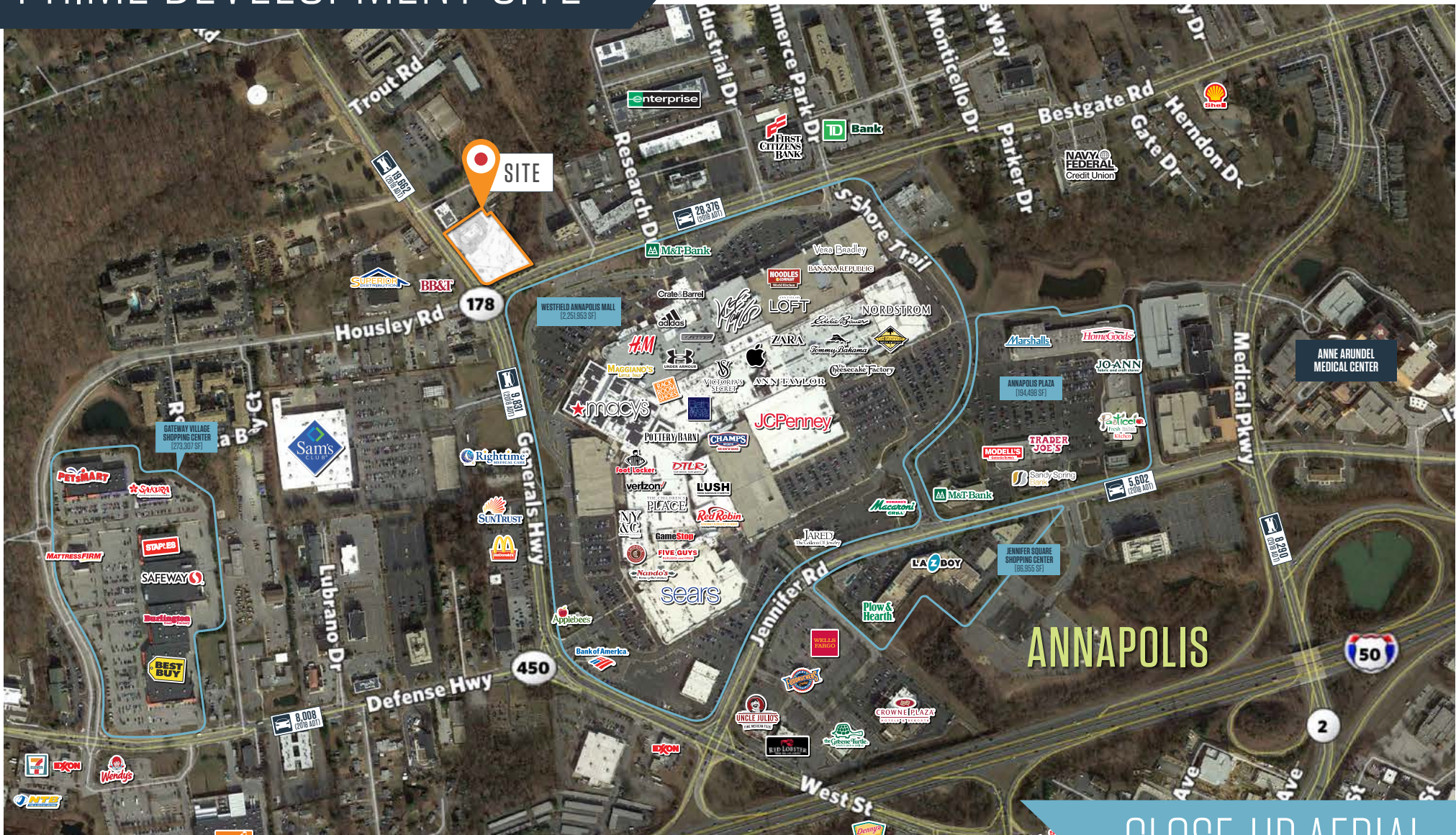
Owned & Managed by:


1788 HOLDINGS

klnb

PRIME DEVELOPMENT SITE

2059 Generals Highway, Lot C, Annapolis, MD 21401
Anne Arundel County



CLOSE-UP AERIAL

Joe Fleischmann
jfleischmann@klnb.com
703-268-2708

Phil Ruxton
pruxton@klnb.com
202-420-7777

Matt Locraft
mlocraft@klnb.com
703-598-3770

Owned & Managed by:
∞
1788 HOLDINGS

klnb

PRIME DEVELOPMENT SITE

2059 Generals Highway, Lot C, Annapolis, MD 21401
Anne Arundel County



CONCEPTUAL SITE PLAN

Joe Fleischmann
jfleischmann@klnb.com
703-268-2708

Phil Ruxton
pruxton@klnb.com
202-420-7777

Matt Locraft
mlocraft@klnb.com
703-598-3770

Owned & Managed by:

1788 HOLDINGS

klnb

PRIME DEVELOPMENT SITE

2059 Generals Highway, Lot C, Annapolis, MD 21401
Anne Arundel County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Joe Fleischmann

jfleischmann@klnb.com
703-268-2708

Phil Ruxton

pruxton@klnb.com
202-420-7777

Matt Locraft

mlocraft@klnb.com
703-598-3770

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 [@KLNBLLC](https://twitter.com/KLNBLLC)

 linkedin.com/company/klnb

 instagram.com/klnbllc

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.

