

1ST & 2ND FLOOR SPACE AVAILABLE



OFFERING SUMMARY

LEASE RATE:	\$750.00 - 800.00 per month (Gross)
YEAR BUILT:	1986
ZONING:	R-2
TRAFFIC COUNT:	4,779

PROPERTY OVERVIEW

A rare find nestled amidst West Annapolis for those holistic practitioners seeking a space of solace, serenity and a peaceful workplace environment.

Since 1994, we have helped thousands of people just like you in the Annapolis, Baltimore and Washington, D.C. area communities. Full Circle Healing Arts is the area's first and largest integrative holistic health center. We offer a full spectrum of Eastern and Western healing disciplines including acupuncture, physical therapy, nutrition, massage, psychotherapy, addictions work, Chinese herbs, thermography, and more.

Our state licensed and certified practitioners have many years of caring, hands-on experience and expertise and are ready to assist you in your journey towards better health, greater energy and unlimited well-being.

KW COMMERCIAL
1997 Annapolis Exchange Pkwy
Annapolis, MD 21401

SUSAN ROSKO-THOMAS
Associate Broker - Director Of Growth
O: 410.972.4000
C: 410.303.1551
susanrt@kwcommercial.com
MD #24038 - MD #17018

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
1st Floor	\$800 per month	Gross	143 SF	1st floor (11 x 13) room. \$800 per month including all amenities, core factor and reception area.
2nd Floor	\$750 per month	Gross	144 SF	2nd floor (12 x 12) room. \$750 per month including all amenities, core factor and reception area.

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1ST FLOOR SPACE



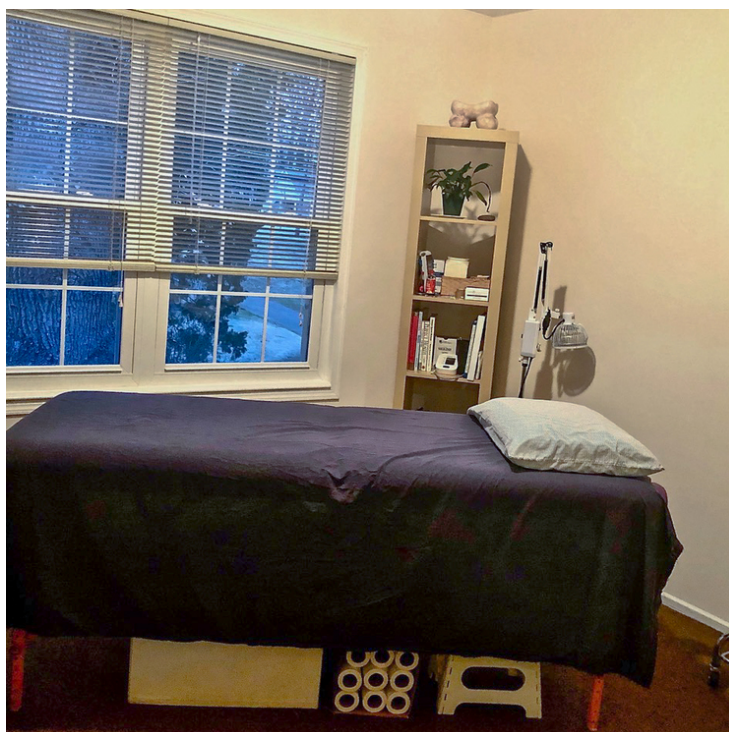
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2ND FLOOR SPACE

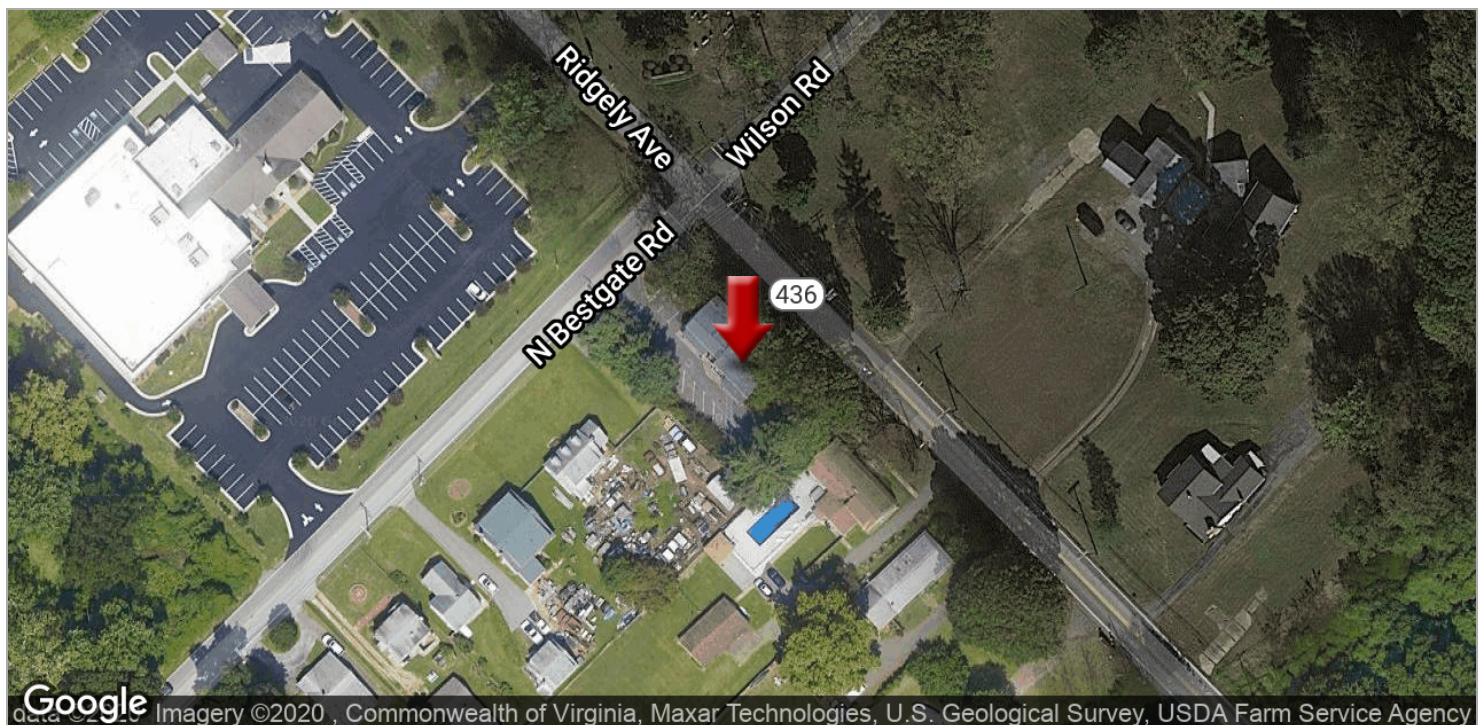


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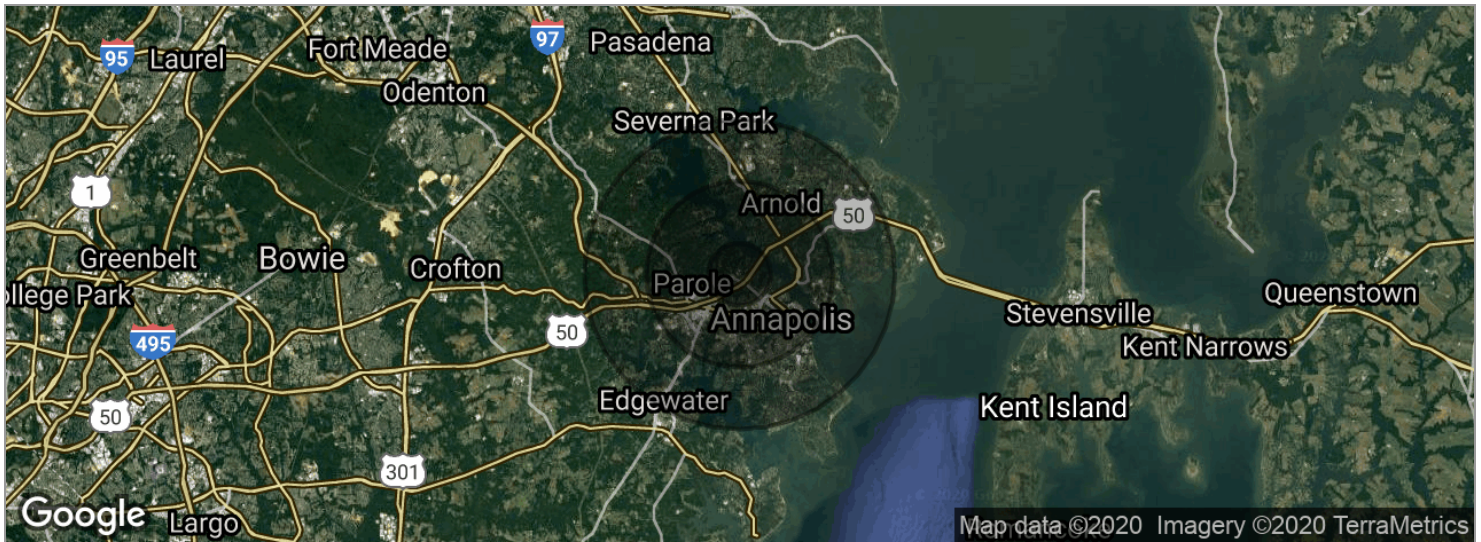


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,803	53,387	123,028
Median age	37.3	37.7	40.6
Median age (male)	35.3	35.0	38.2
Median age (Female)	41.9	40.6	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,447	20,250	48,263
# of persons per HH	2.4	2.6	2.5
Average HH income	\$104,046	\$110,740	\$113,662
Average house value	\$476,470	\$617,173	\$571,919

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Susan Rosko-Thomas has been a pacesetter in real estate sales and investments since 1978. She had owned and operated her own successful Susan Rosko Thomas Personal Touch - ERA Brokerage franchise in the BWI Inner Harbor area for 13-years prior to acquisitioning her 40 agents to CBRB. After over 20-years with Coldwell Banker, Susan went back solo to owning and operating her own brokerage as CRCT, LLC which she continues to operate to this day. She has also aligned herself as-of 2019 with Keller Williams Select Realtors, where she is the Director of Growth to the commercial division.

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