

# FOR LEASE RETAIL PROPERTY IN ANNAPOLIS

## 2058 SOMERVILLE RD

2058 Somerville Rd  
Annapolis, MD 21401



### OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: \$50 SF/yr (NNN)

Lot Size: 2,178 SF

Year Built: 1968

Building Size: 1,600

Zoning: TC

### Presented By:

**Scott Douglas**

Principal Broker  
301.655.8253  
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### PROPERTY OVERVIEW

Discover an exceptional retail opportunity in one of Maryland's most sought-after markets. Positioned next to Annapolis Town Center and Whole Foods Market, 2058 Somerville Road places your business at the center of one of Anne Arundel County's most active retail corridors. This is a rare opportunity to establish a presence where the customer base is already coming to you.

The ±1,600 SF space is move-in ready and well-suited for a retail and food use. Three dedicated on-site parking spaces – a genuine advantage in this market, ensure convenient access for both clients and staff.

Co-Tenancy: Whole Foods Market · Annapolis Town Center · Williams Sonoma Lifetime Fitness

Available for Lease July 31, 2026

### PROPERTY HIGHLIGHTS

- Approximately 1,600 square feet available
- Customizable layout for retail use
- Convenient location for both staff and customers
- Available for lease starting July 31, 2026
- 3 Reserved Parking Spaces

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COMMERCIAL**

5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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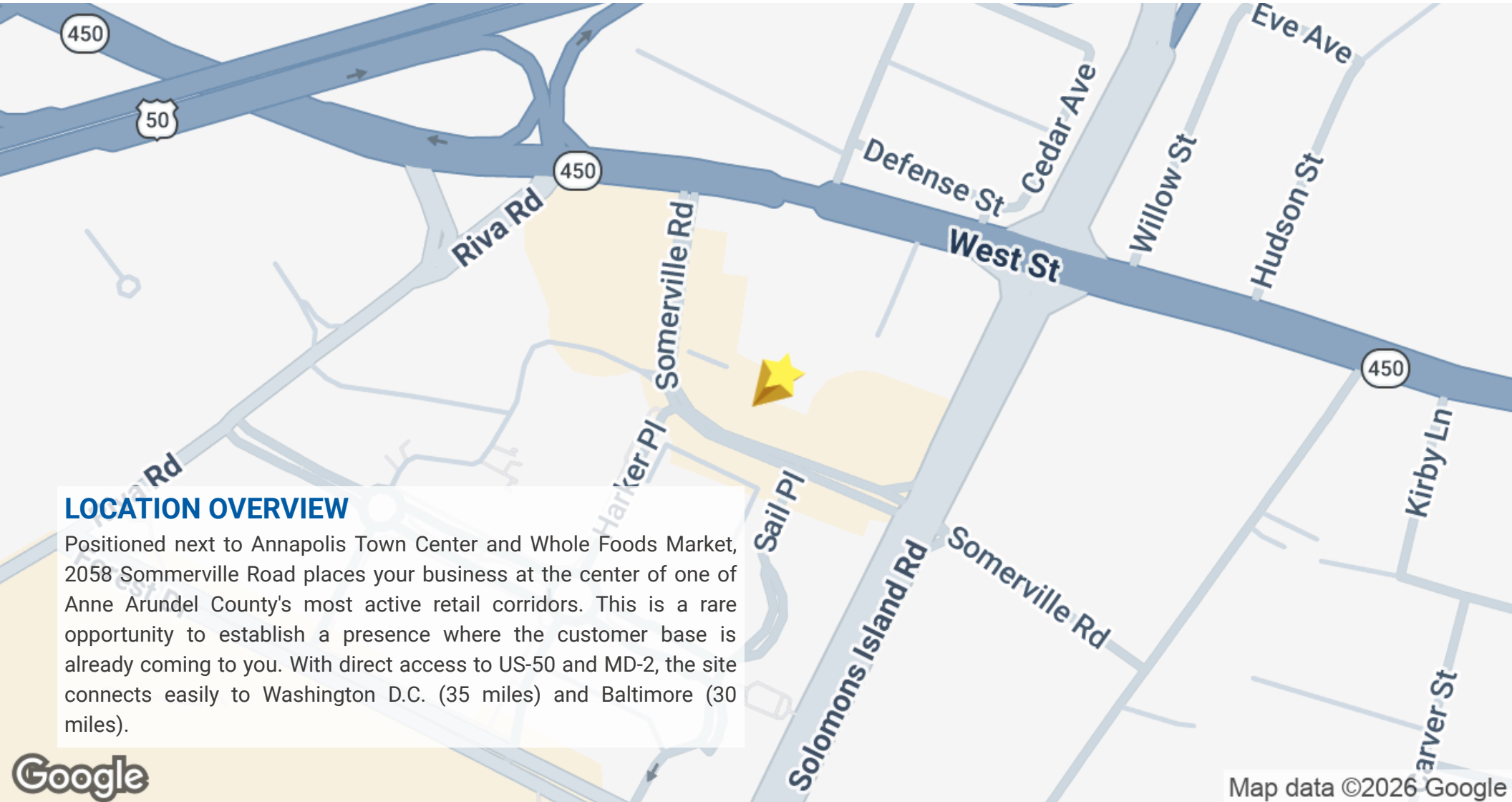
5 PARK PLACE UNIT 524, ANNAPOLIS, MD 21401

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### LOCATION OVERVIEW

Positioned next to Annapolis Town Center and Whole Foods Market, 2058 Somerville Road places your business at the center of one of Anne Arundel County's most active retail corridors. This is a rare opportunity to establish a presence where the customer base is already coming to you. With direct access to US-50 and MD-2, the site connects easily to Washington D.C. (35 miles) and Baltimore (30 miles).



Map data ©2026 Google

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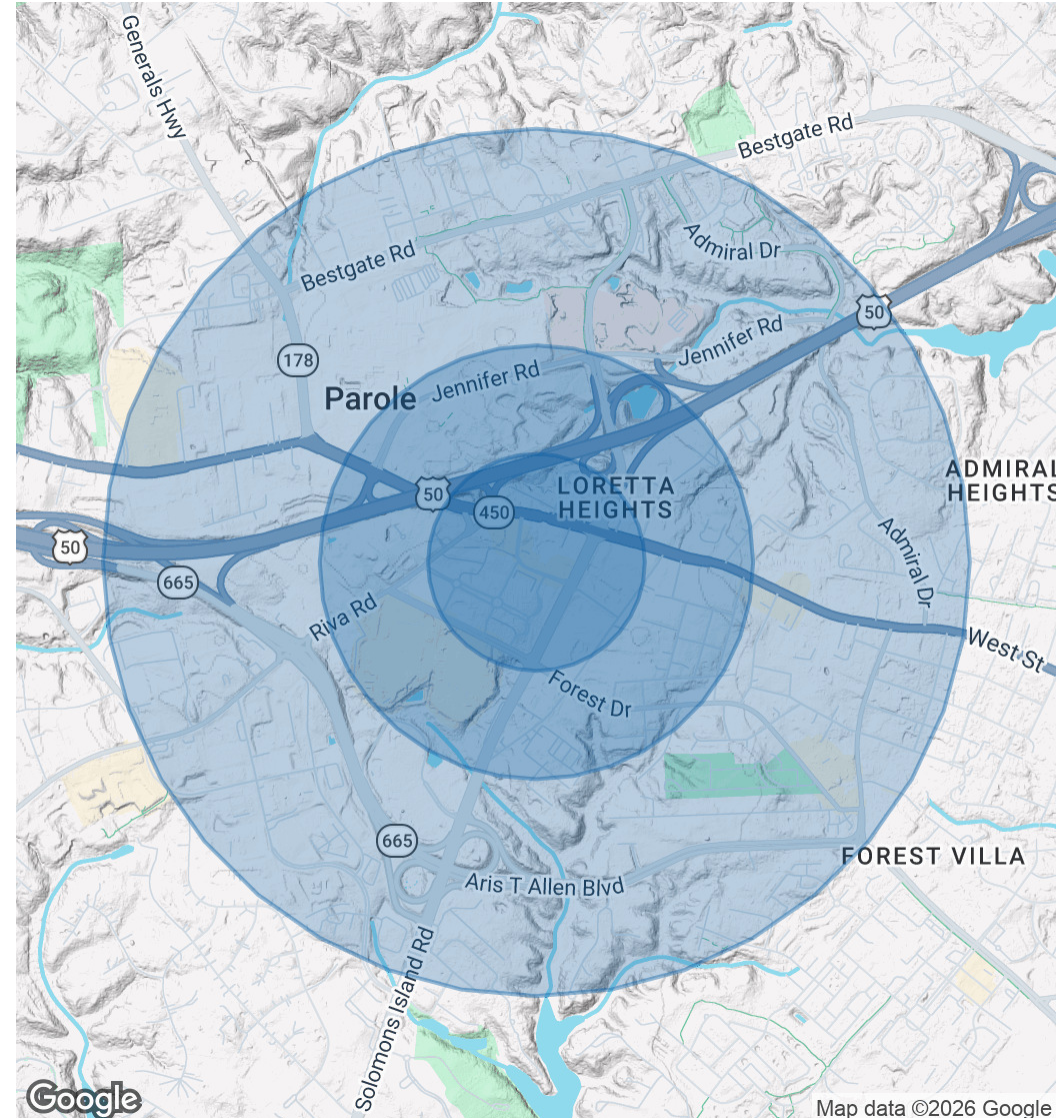
2058 Somerville Rd  
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	495	1,946	8,142
Average Age	37.1	36.3	38.8
Average Age (Male)	35.0	33.6	37.4
Average Age (Female)	38.1	38.8	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	190	764	3,470
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$138,337	\$133,163	\$136,969
Average House Value	\$455,388	\$465,565	\$519,260

2023 American Community Survey (ACS)



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