

FOR LEASE Available Spring 2024



2555 Riva Road






Annapolis, MD 21401

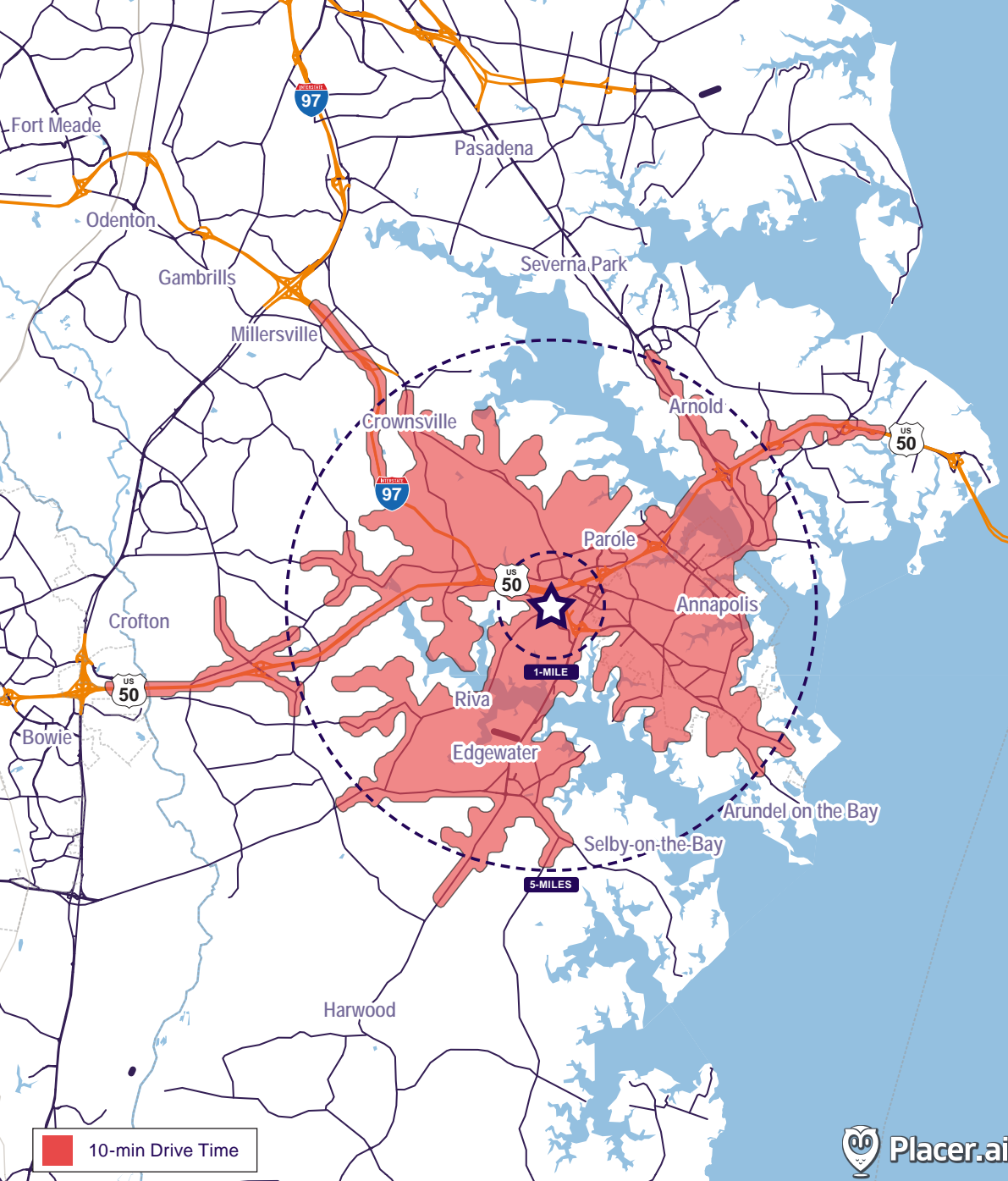
Overview

6,300 square foot proposed retail building with signalized access near the corner of Riva Road and Admiral Cochrane Drive in Annapolis, MD. The site will have outstanding visibility and access, and is situated in a heavily trafficked area near Anne Arundel County Offices, Annapolis High School and numerous hotel and new residential developments, including a new 250 unit apartment building immediately adjacent.

Quick Facts

Availability	Spring 2024
Size	Up to 6,360 square feet (demisable)
Rental Rate	TBD
Net Charges	\$7.50 per square foot (estimated)

2022 Demographics	1 mile	3 miles	5 miles
 POPULATION	4,640	52,625	103,035
 HOUSEHOLDS	2,174	22,156	40,848
 AVG. HH INCOME	\$161,968	\$147,141	\$151,582
 DAYTIME POPULATION	15,707	78,739	150,474
 TRAFFIC COUNT	19,490 AADT (Riva Road)	64,452 AADT (Aris T Allen Boulevard)	



Demographics (10 Min DT):



POPULATION

81,714



HOUSEHOLDS

31,908



AVERAGE HH INCOME

\$148,126



DAYTIME POPULATION

112,461



HIGH SCHOOL GRADUATE
OR HIGHER

92.0%



EMPLOYEES

85,680

TAPESTRY PROFILE (1-MILE):



C - Booming with Confidence

29.8%

Prosperous, established couples in their peak earning years living in suburban homes



A - Power Elite

18.5%

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer



K - Significant Singles

13.0%

Diversely aged singles earning mid-scale incomes supporting active city styles of living



E - Thriving Boomers

10.2%

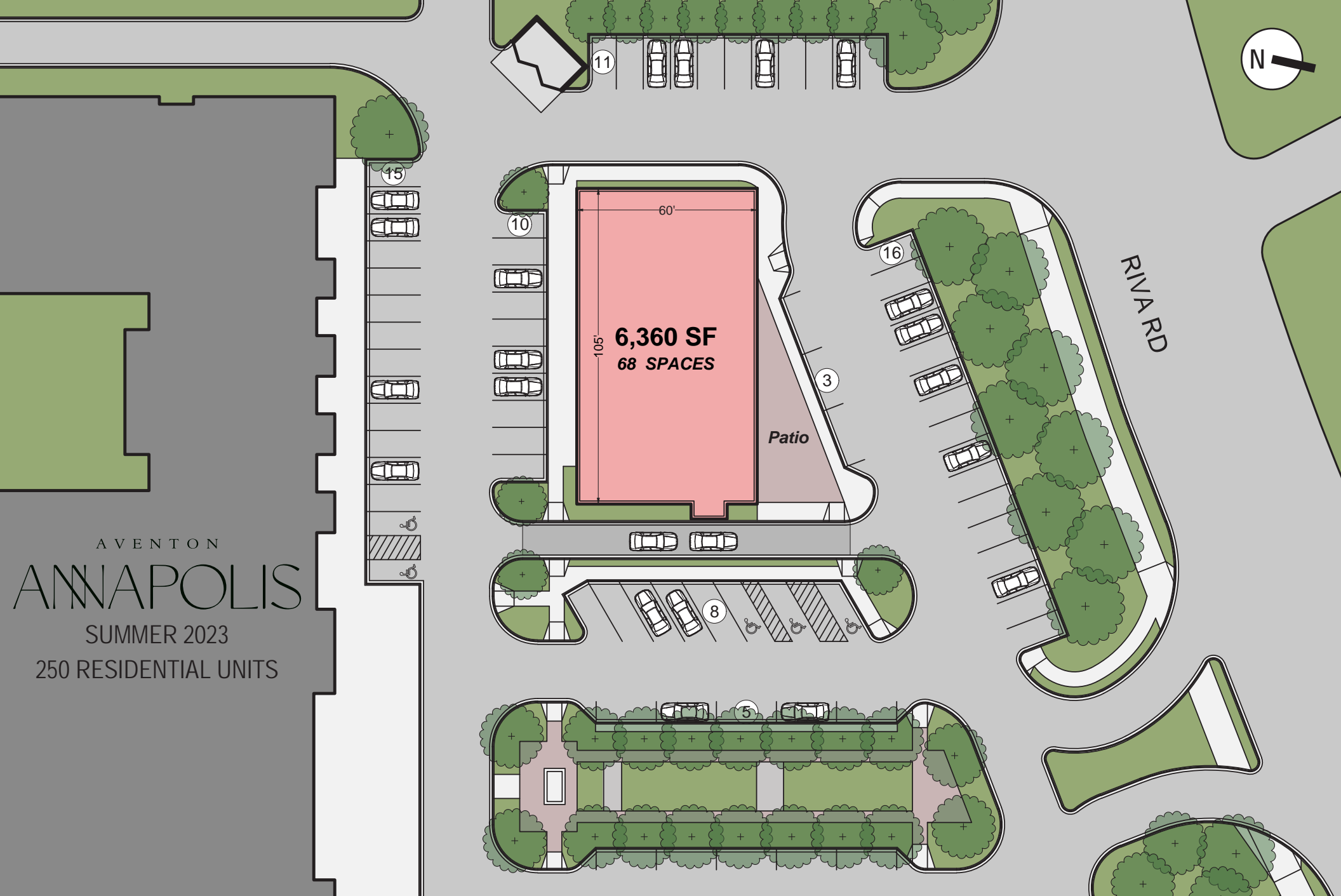
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



Q - Golden Year Guardians

8.2%

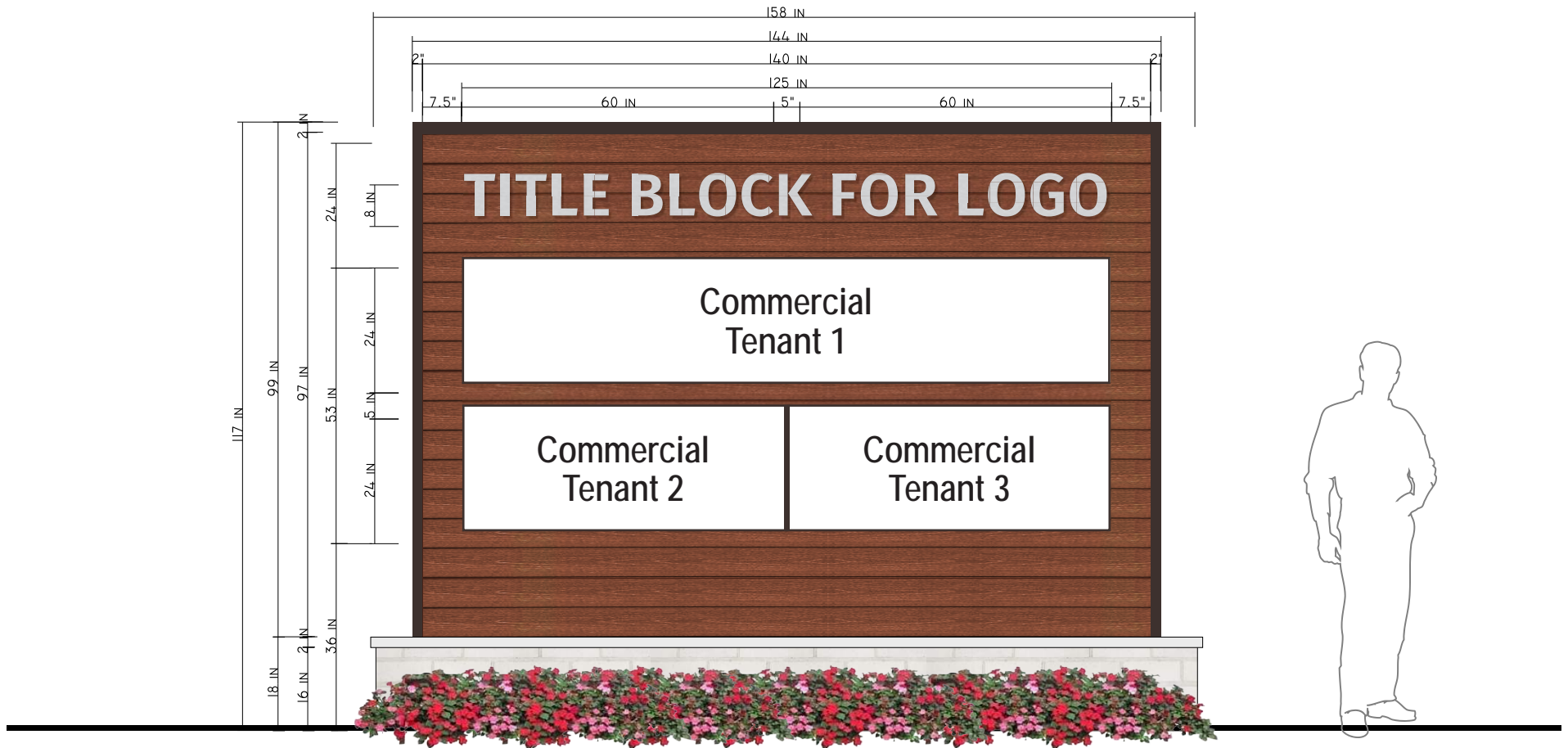
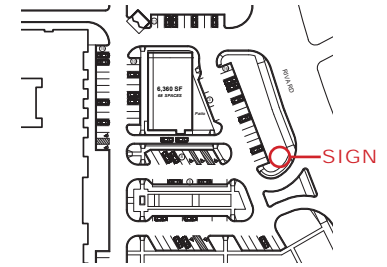
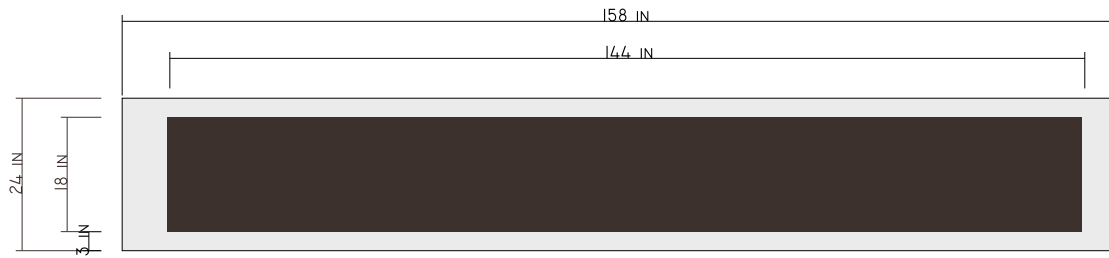
Retirees living in old homes, settled residences and communities



AVENTON
ANNAPOLIS
SUMMER 2023 / 250 UNITS

RETAIL BUILDING PROPOSED
(UP TO 6,340 SF AVAILABLE)



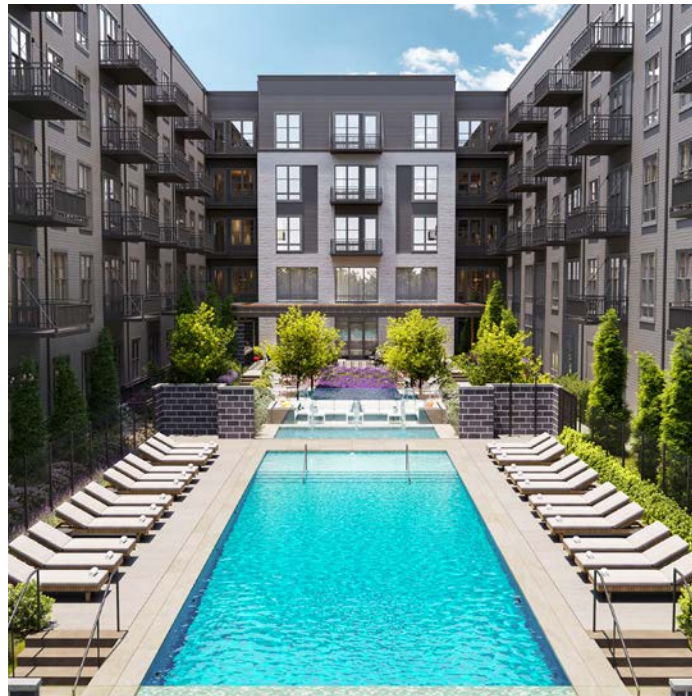
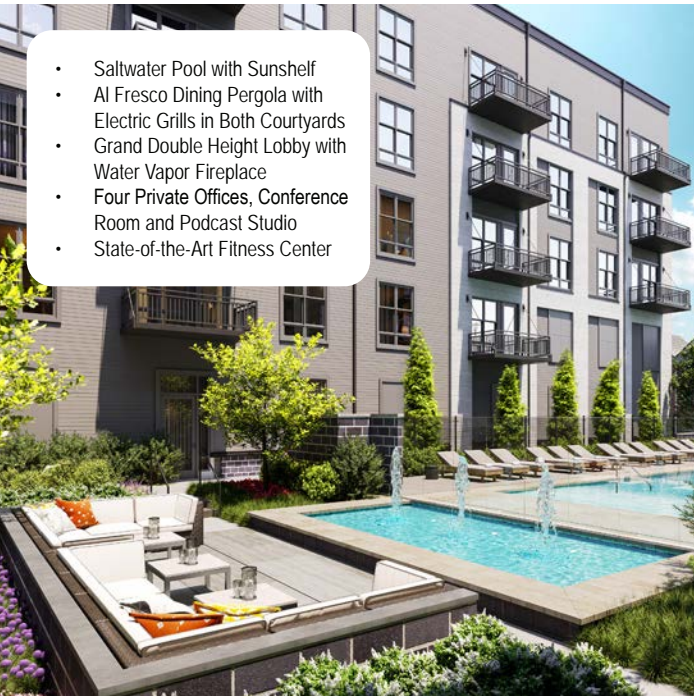


OPENING
SUMMER 2023

250 UNITS



- Saltwater Pool with Sunshelf
- All Fresco Dining Pergola with Electric Grills in Both Courtyards
- Grand Double Height Lobby with Water Vapor Fireplace
- Four Private Offices, Conference Room and Podcast Studio
- State-of-the-Art Fitness Center



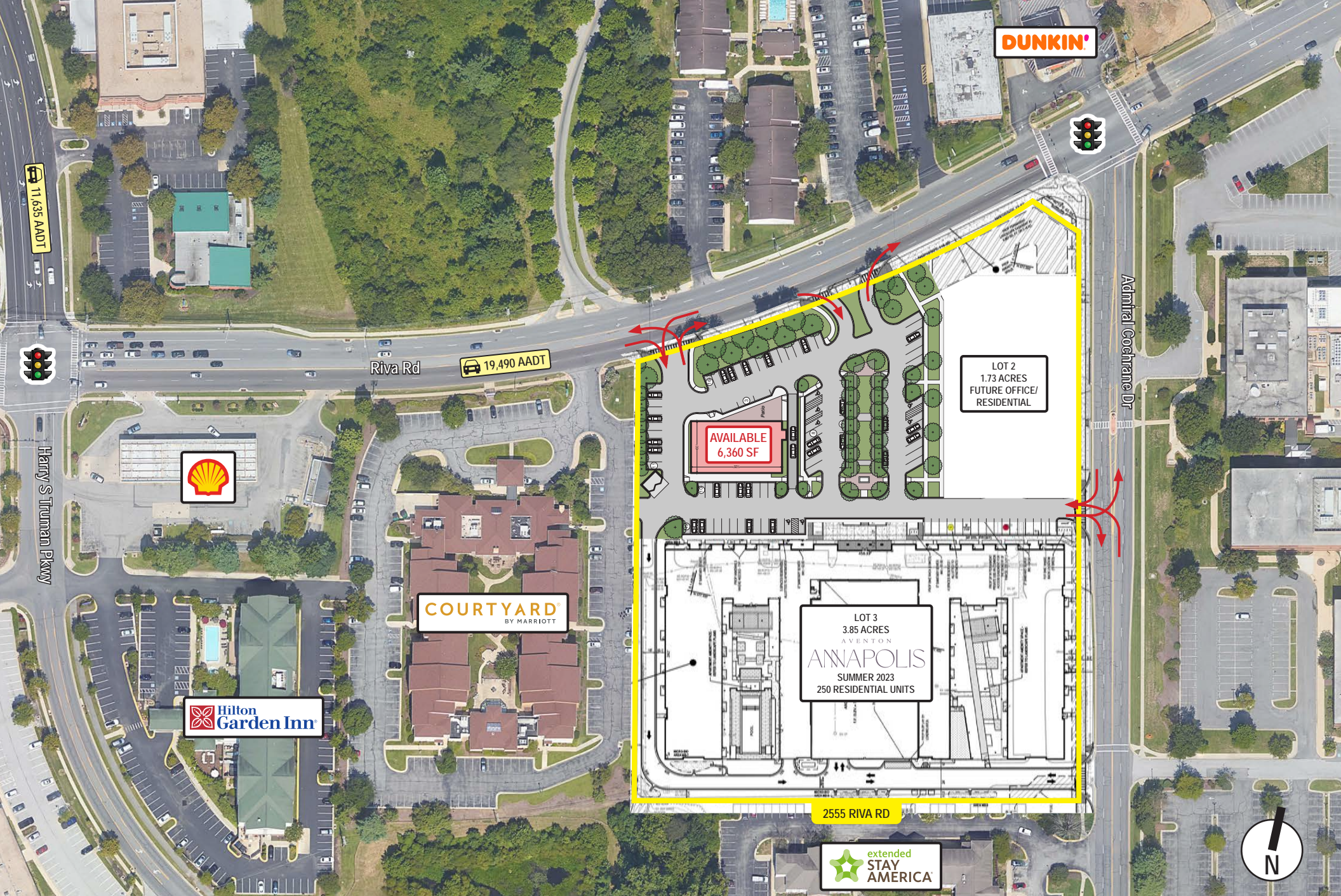
- Controlled Access Building with Parking Garage
- Electric Vehicle Charging Stations
- Smart Package System with 24/7 Access
- Pet-Friendly Community with Pet Spa and Dog Park
- Game Room with Pool Table, Shuffleboard and Arcade Games

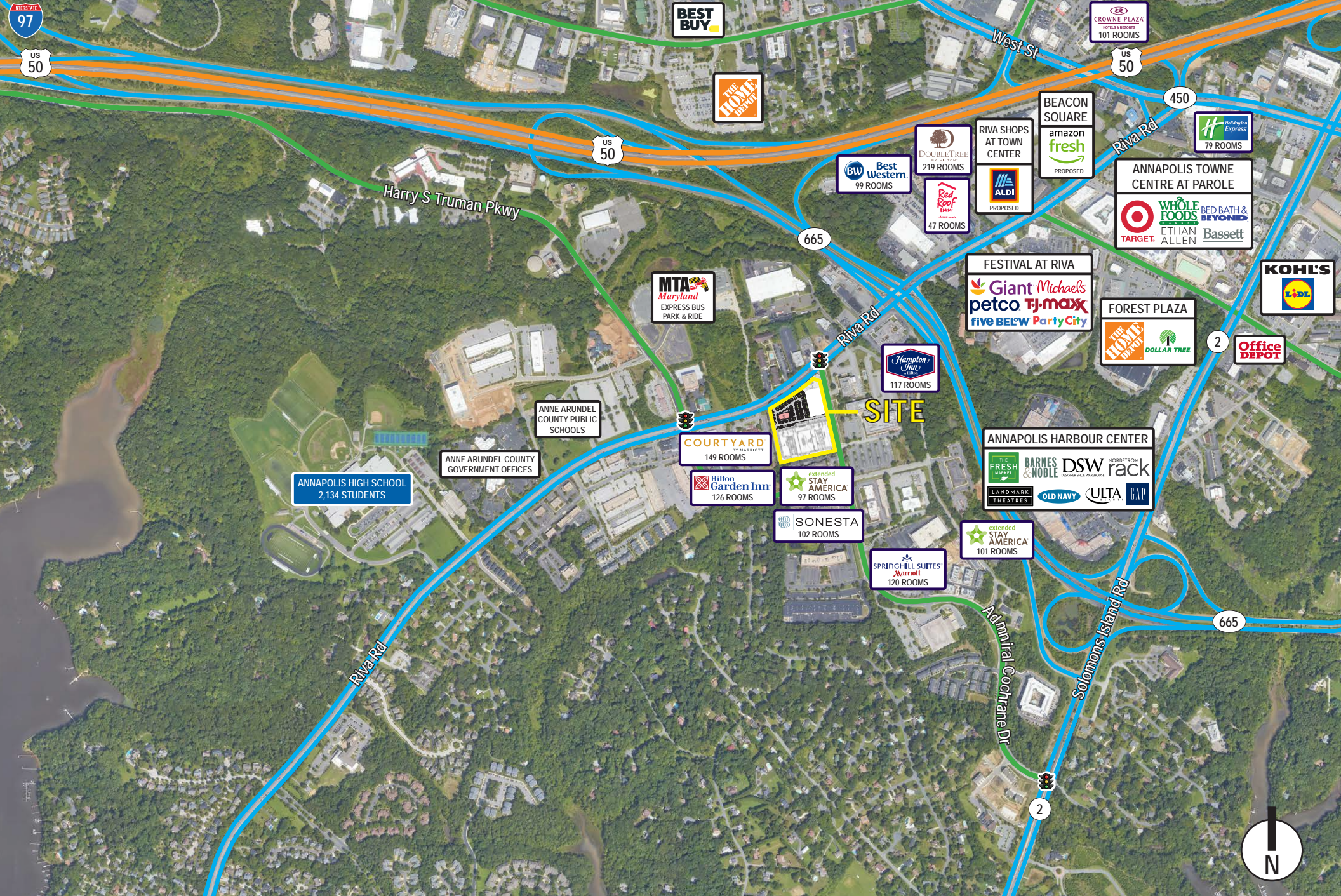


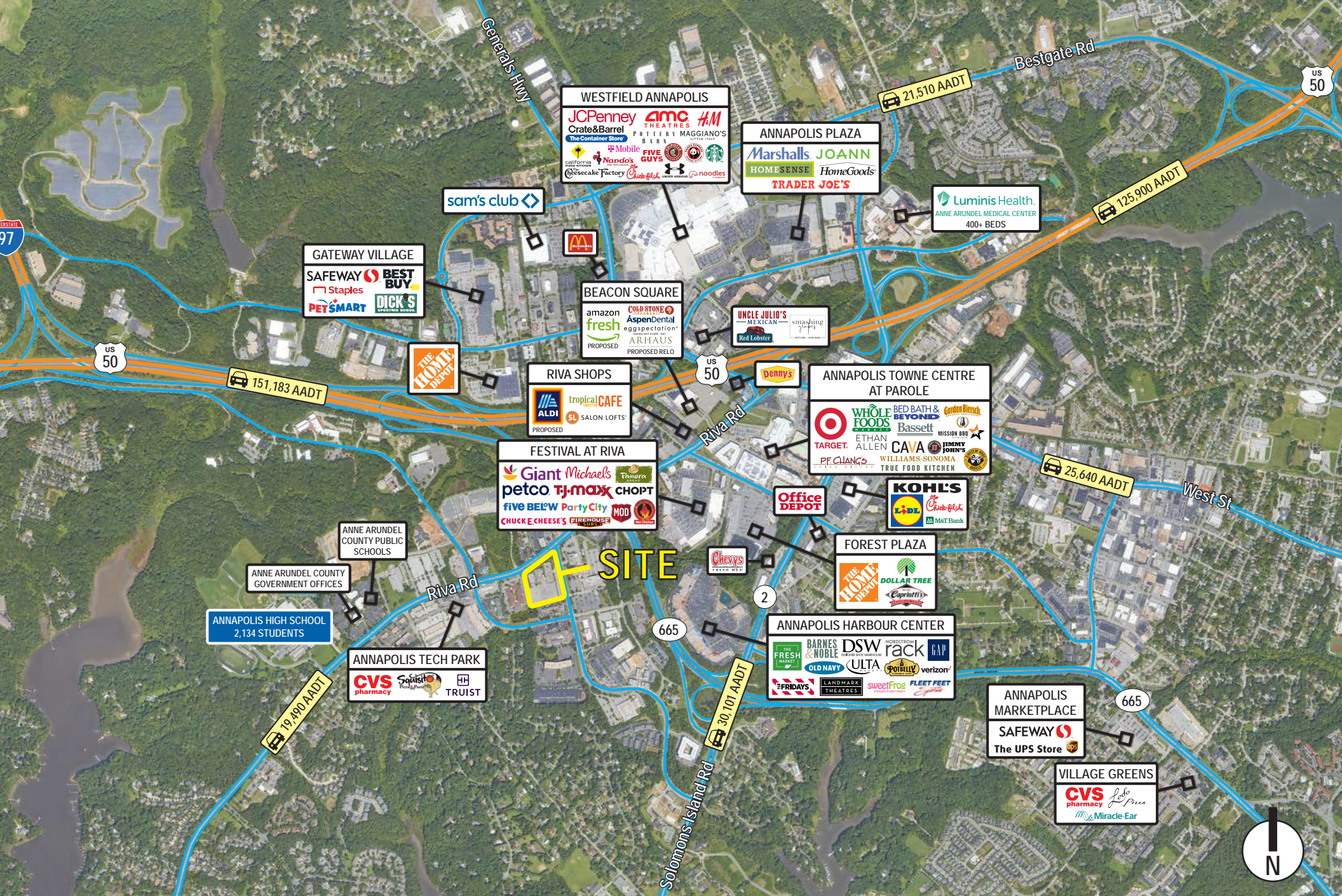
segALL
GROUP

Aventon Annapolis

2555 Riva Road / Annapolis, MD 21401







Interested? Contact:

Jonathan Garritt

✉ jgarritt@segallgroup.com

☎ 410.753.3942

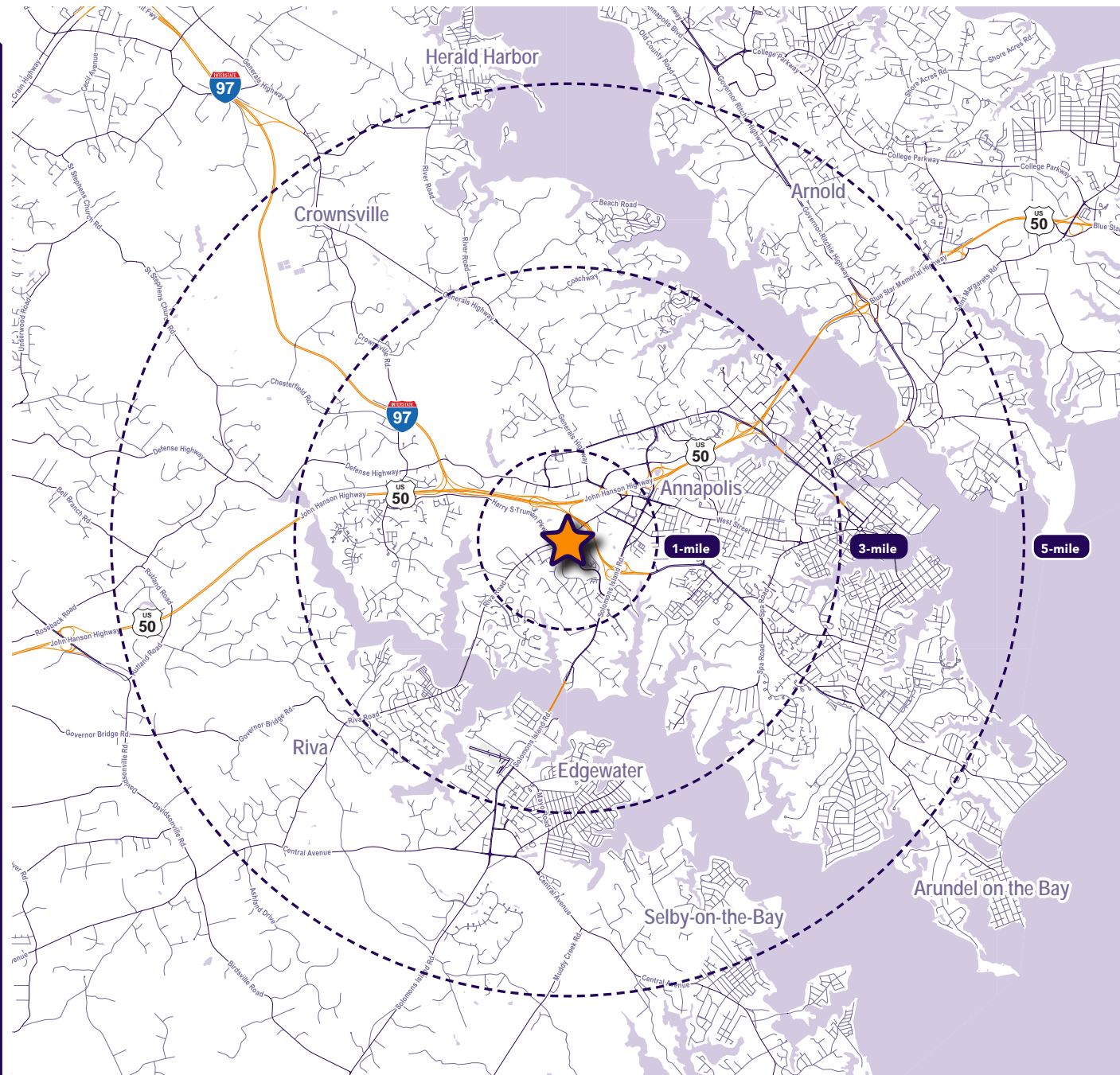
📞 443.223.0662

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361



segall
GROUP

Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

2400 Old Brick Road
Suite 54
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

RETAIL
READY.