

FOR LEASE Available Spring 2025



2555 Riva Road

Annapolis, MD 21401

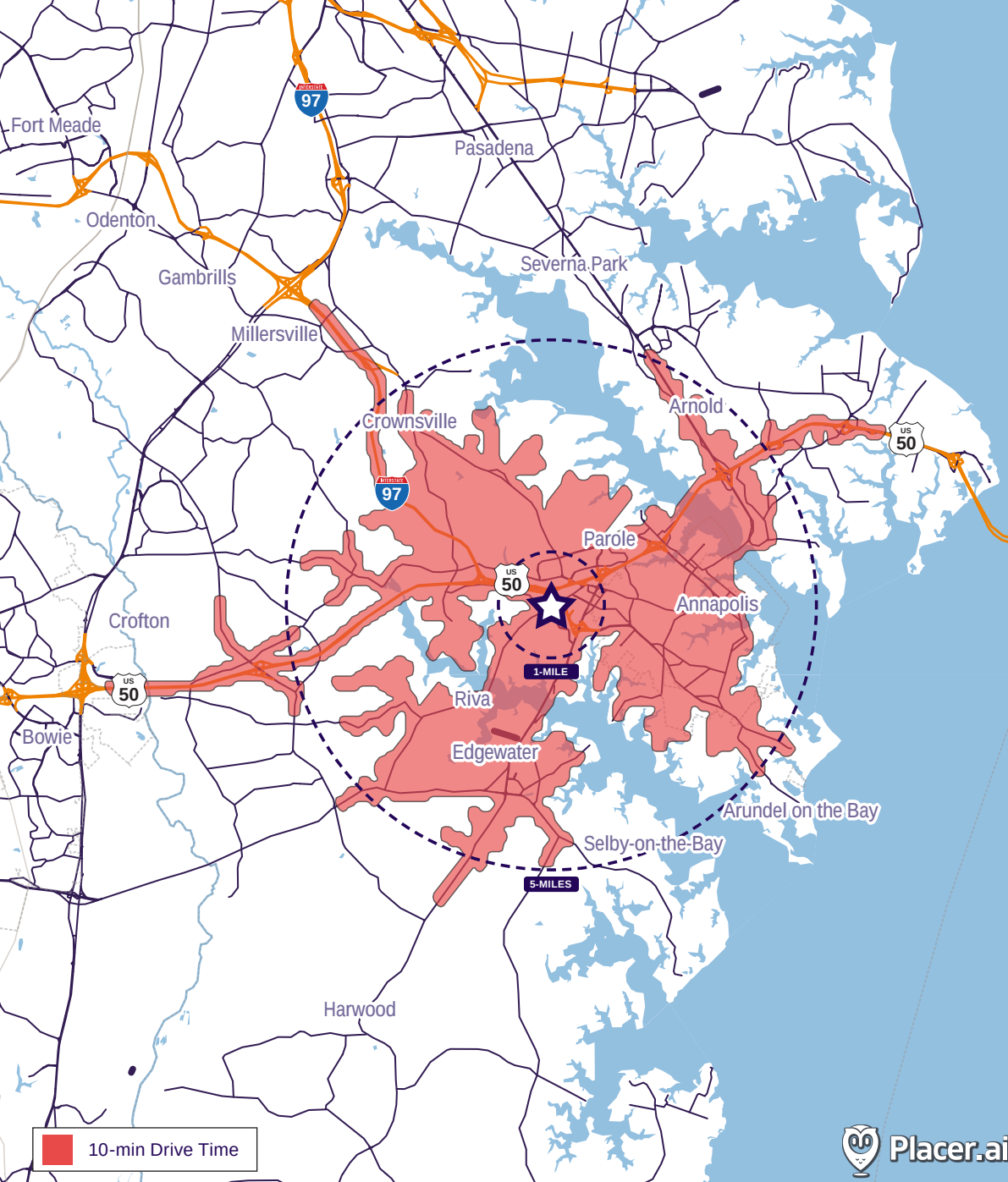
Overview

6,260 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 2025
Size	Up to 6,260 square feet (demisable)
Rental Rate	TBD
Net Charges	\$7.50 per square foot (estimated)

2023 Demographics	1 mile	3 miles	5 miles
 POPULATION	5,739	49,163	100,442
 HOUSEHOLDS	2,882	20,922	41,176
 AVG. HH INCOME	\$140,999	\$143,540	\$144,452
 DAYTIME POPULATION	15,985	79,993	153,225
 TRAFFIC COUNT	19,611 AADT (Riva Road)	64,843 AADT (Aris T Allen Boulevard)	



Demographics (10 Min DT):



POPULATION

73,974



HOUSEHOLDS

30,309



AVERAGE HH INCOME

\$139,840



DAYTIME POPULATION

154,494



HIGH SCHOOL GRADUATE
OR HIGHER

92.1%



EMPLOYEES

77,770

TAPESTRY PROFILE (1-MILE):



C - Booming with Confidence

31.8%

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



A - Power Elite

21.9%

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



K - Significant Singles

14.2%

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



E - Thriving Boomers

8.3%

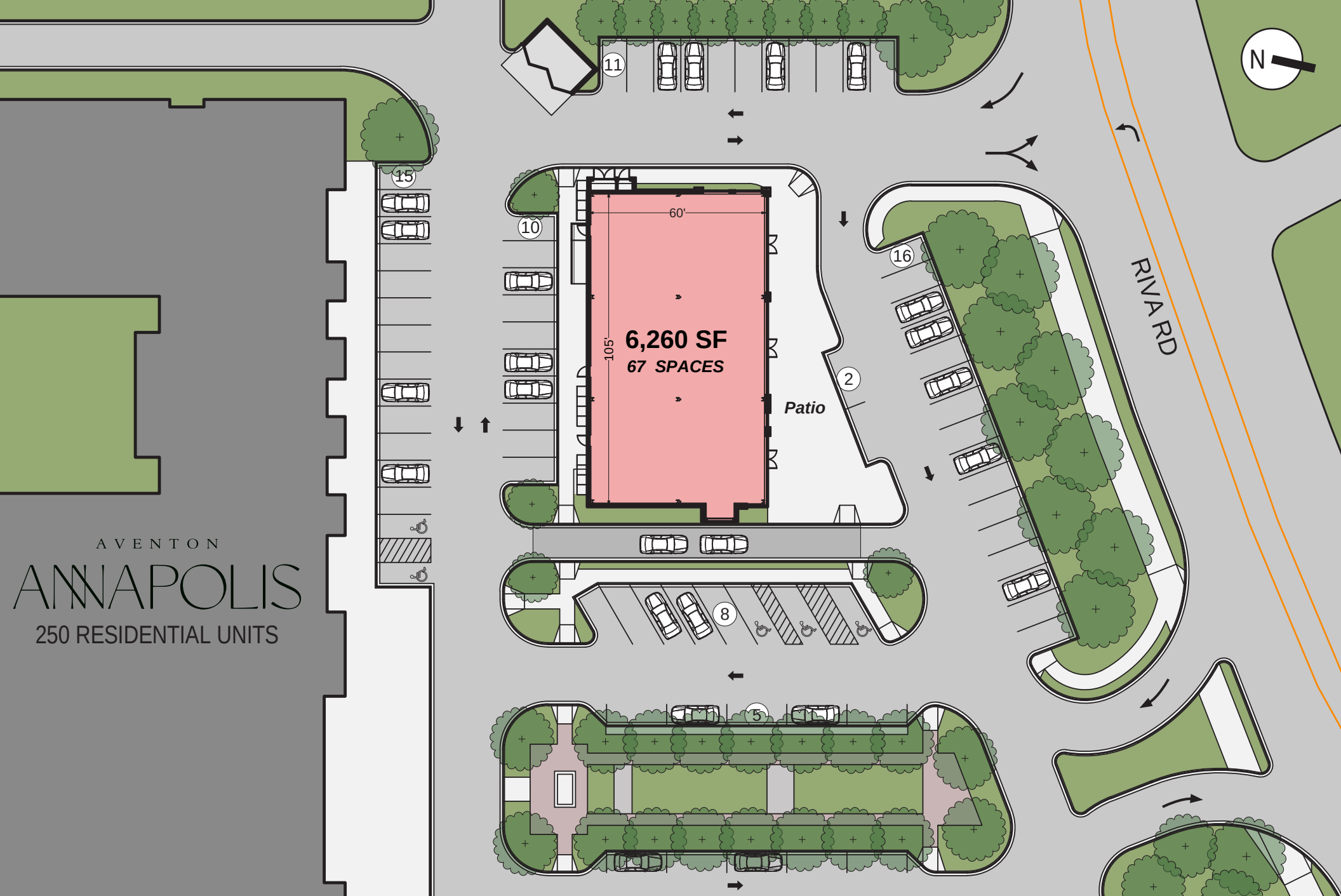
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



Q - Golden Year Guardians

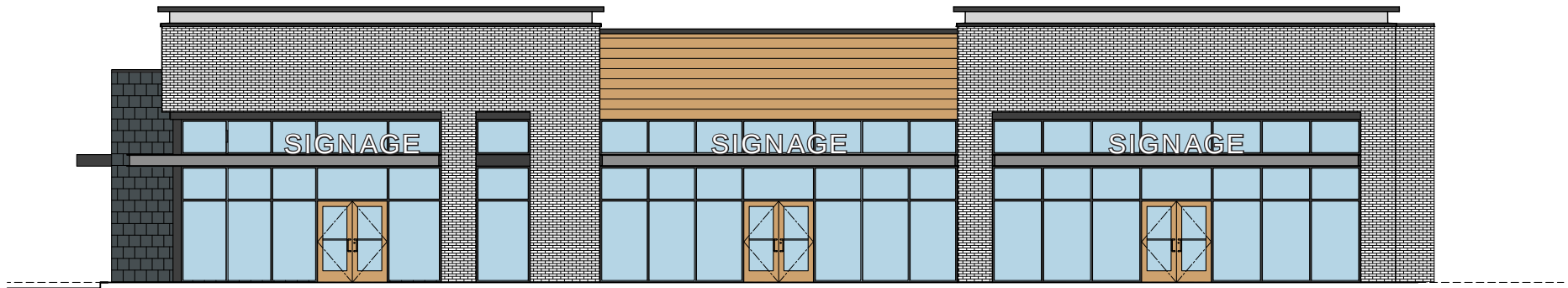
7.8%

Retirees living in old homes, settled residences and communities

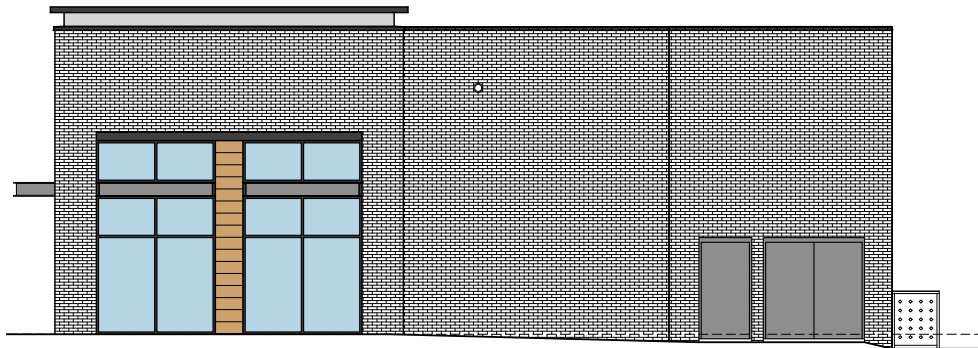


AVENTON
ANNAPOLIS
250 RESIDENTIAL UNITS

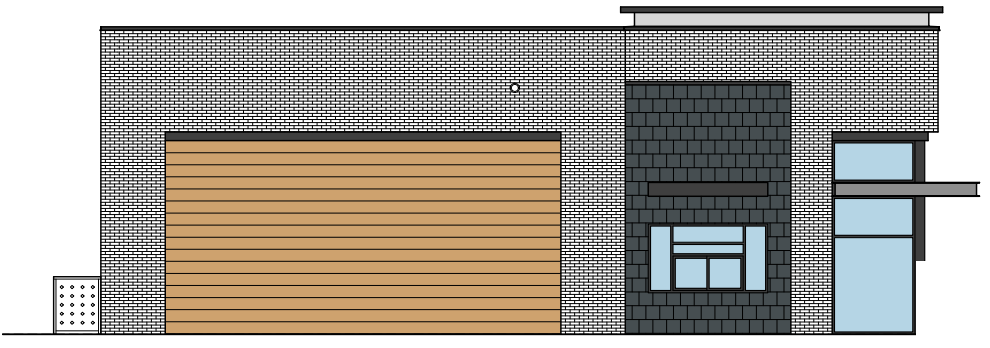




1 NORTH ELEVATION
A3.1

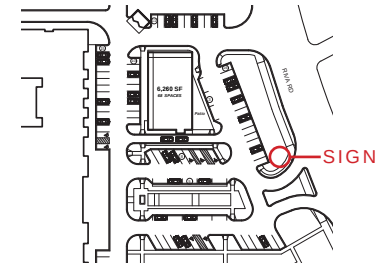
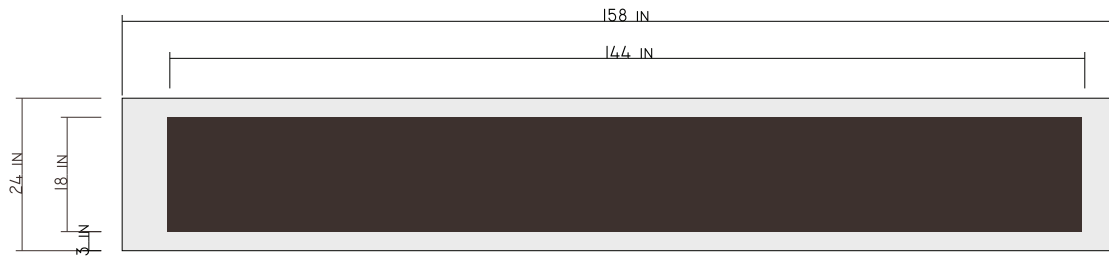


2 WEST ELEVATION
A3.1



3 EAST ELEVATION
A3.1

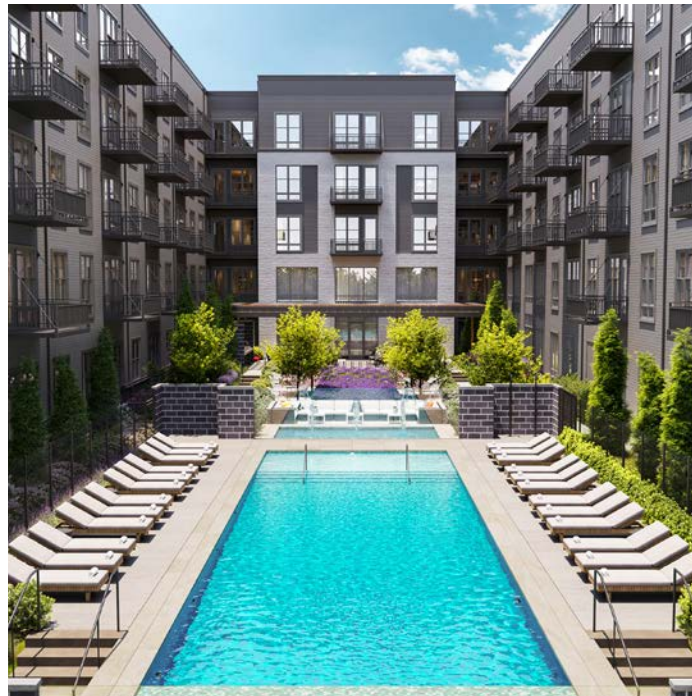
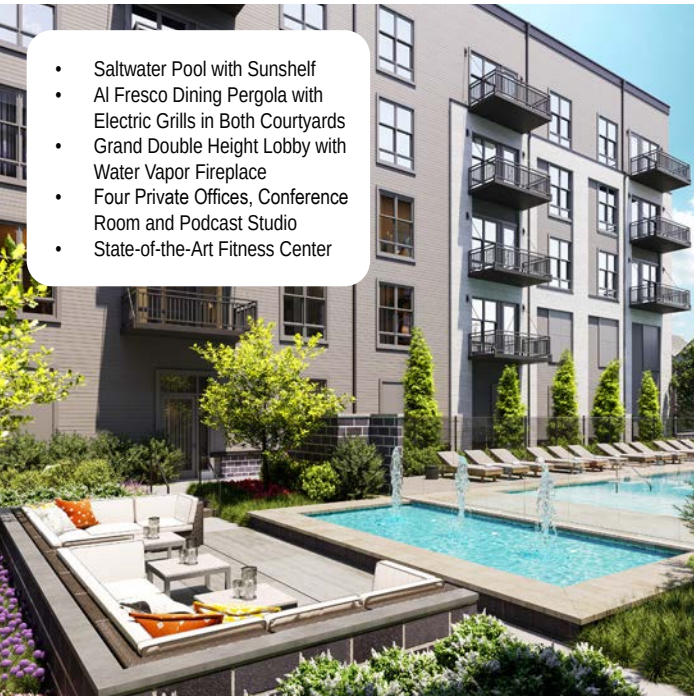




250 UNITS

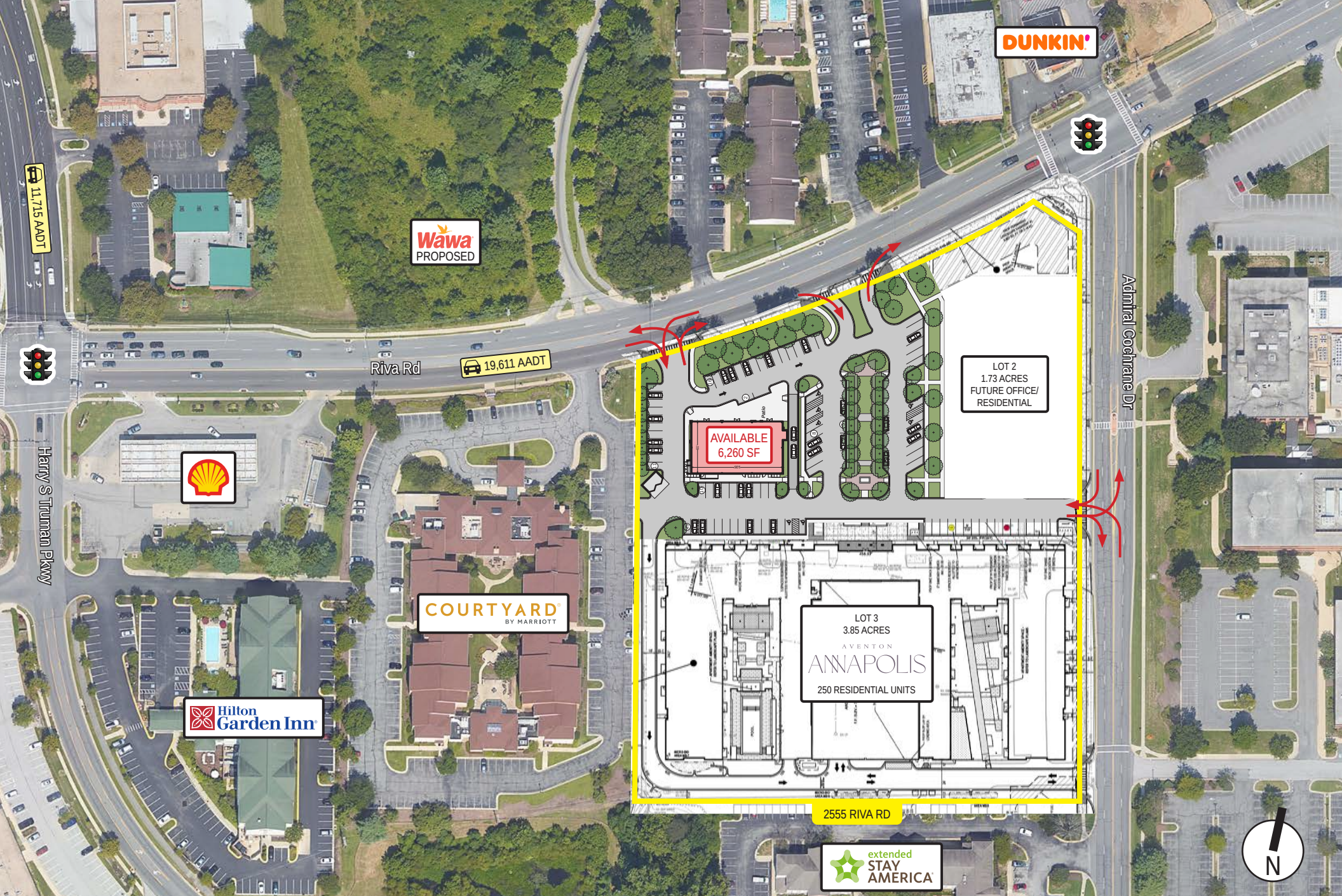


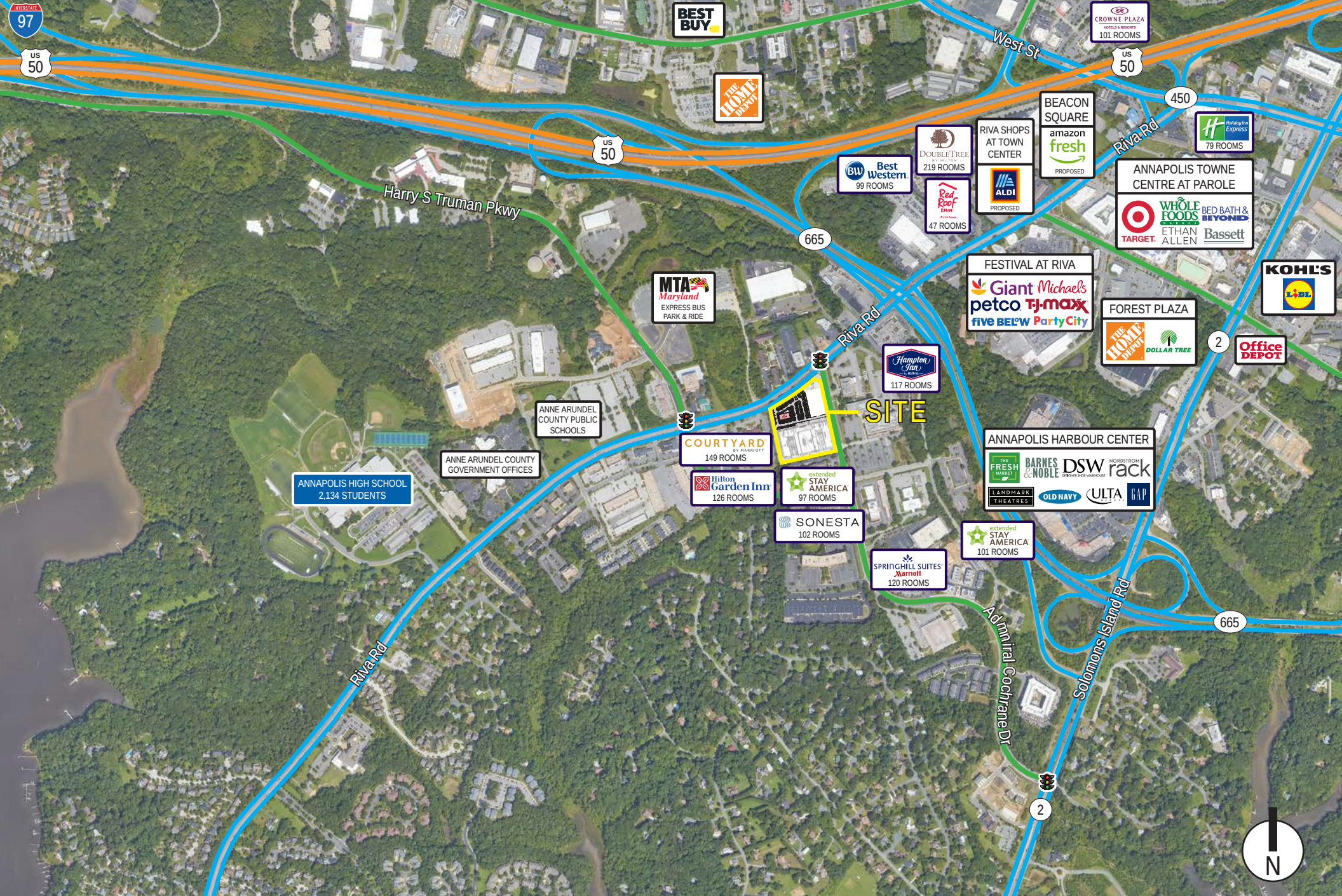
- Saltwater Pool with Sunshelf
- Al Fresco Dining Pergola with Electric Grills in Both Courtyards
- Grand Double Height Lobby with Water Vapor Fireplace
- Four Private Offices, Conference Room and Podcast Studio
- State-of-the-Art Fitness Center



- 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









Interested? Contact:

Jonathan Garritt

✉ jgarritt@segallgroup.com

☎ 410.753.3942

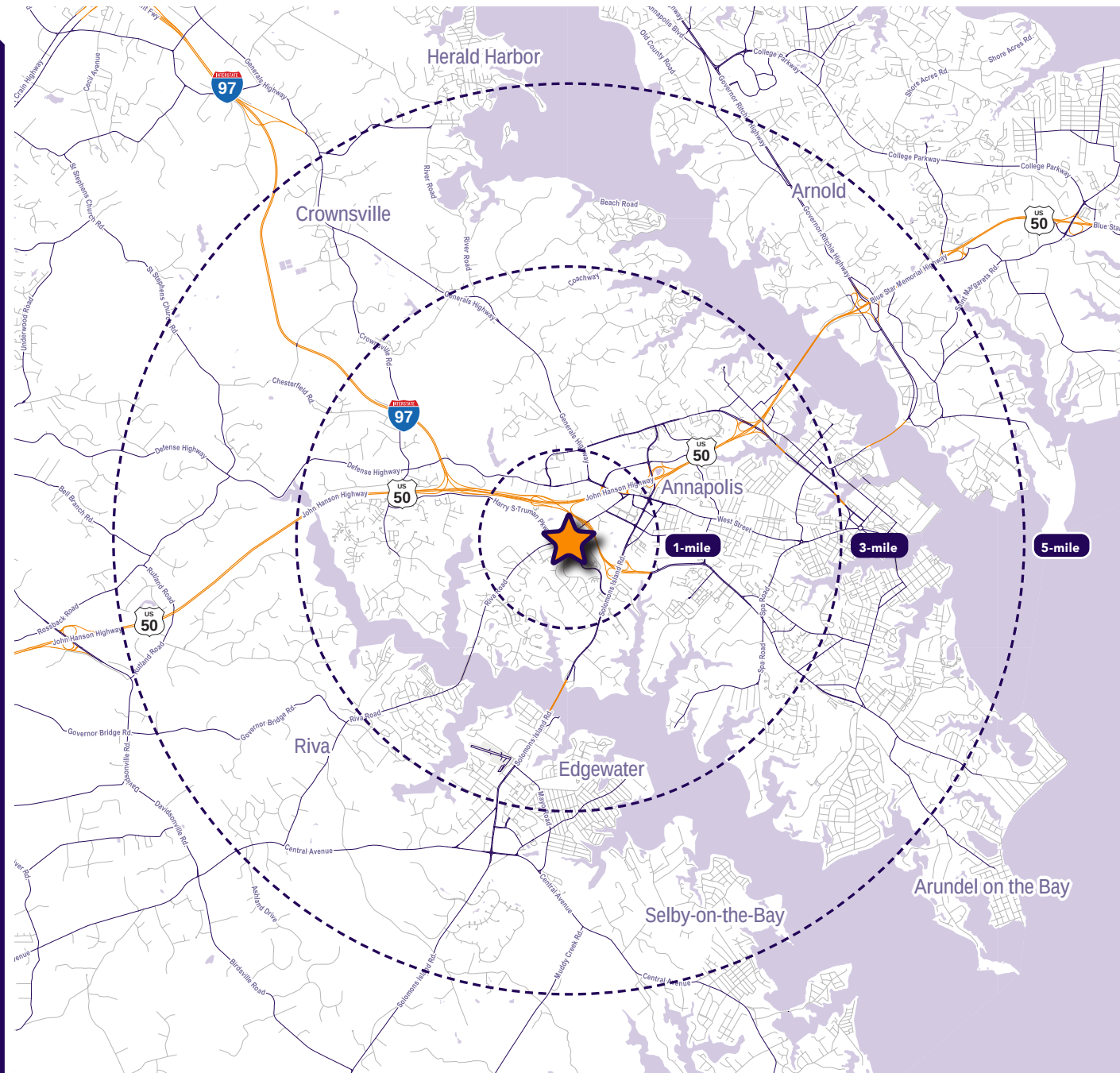
📞 443.223.0662

Andrew Segall

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361



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

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of

REALTY
RESOURCES

RETAIL
READY.

segall
GROUP