

**FOR LEASE** Available Spring 2024



# 2555 Riva Road






Annapolis, MD 21401

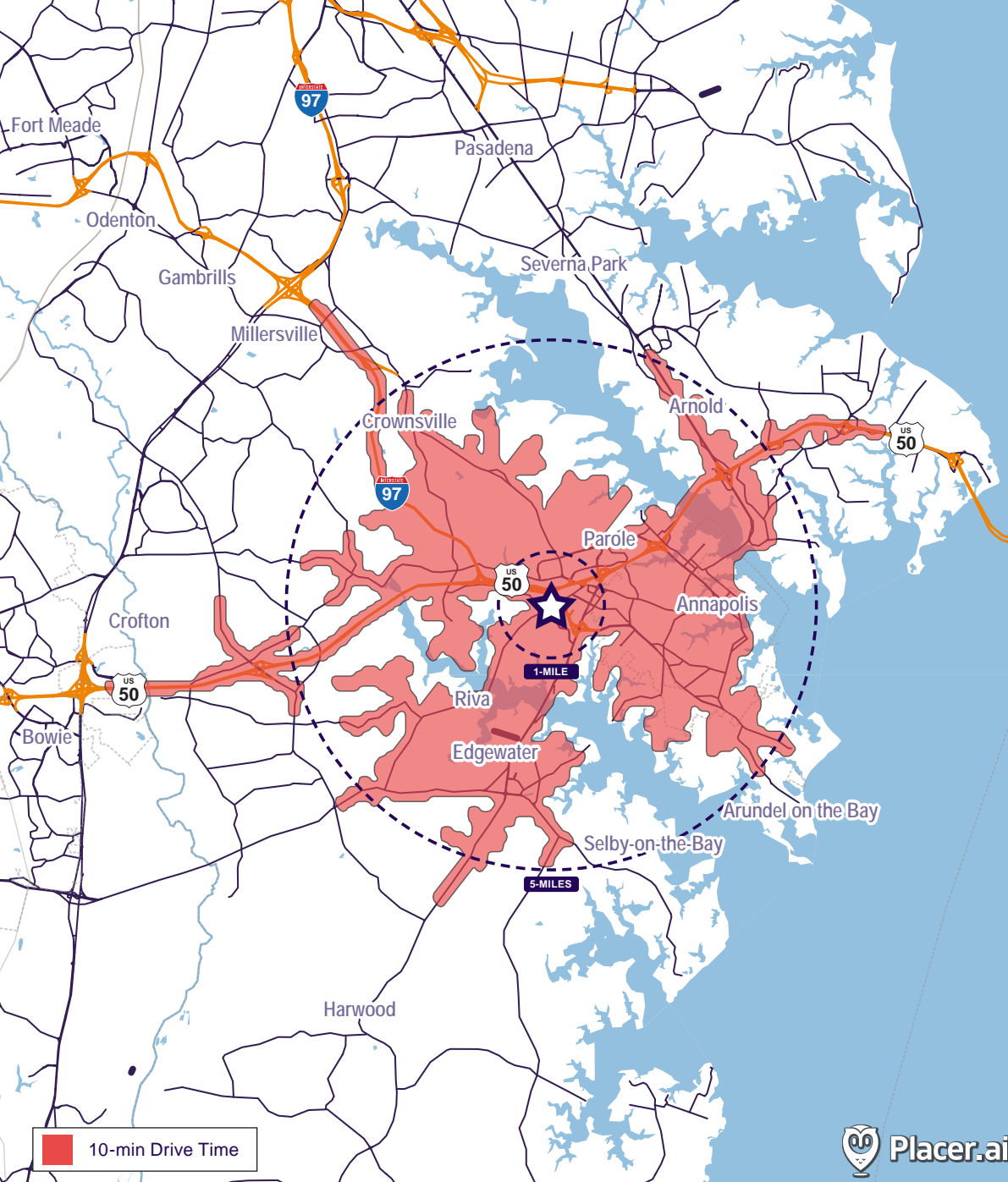
## Overview

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

<b>Availability</b>	Spring 2024
<b>Size</b>	Up to 6,260 square feet (demisable)
<b>Rental Rate</b>	TBD
<b>Net Charges</b>	\$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

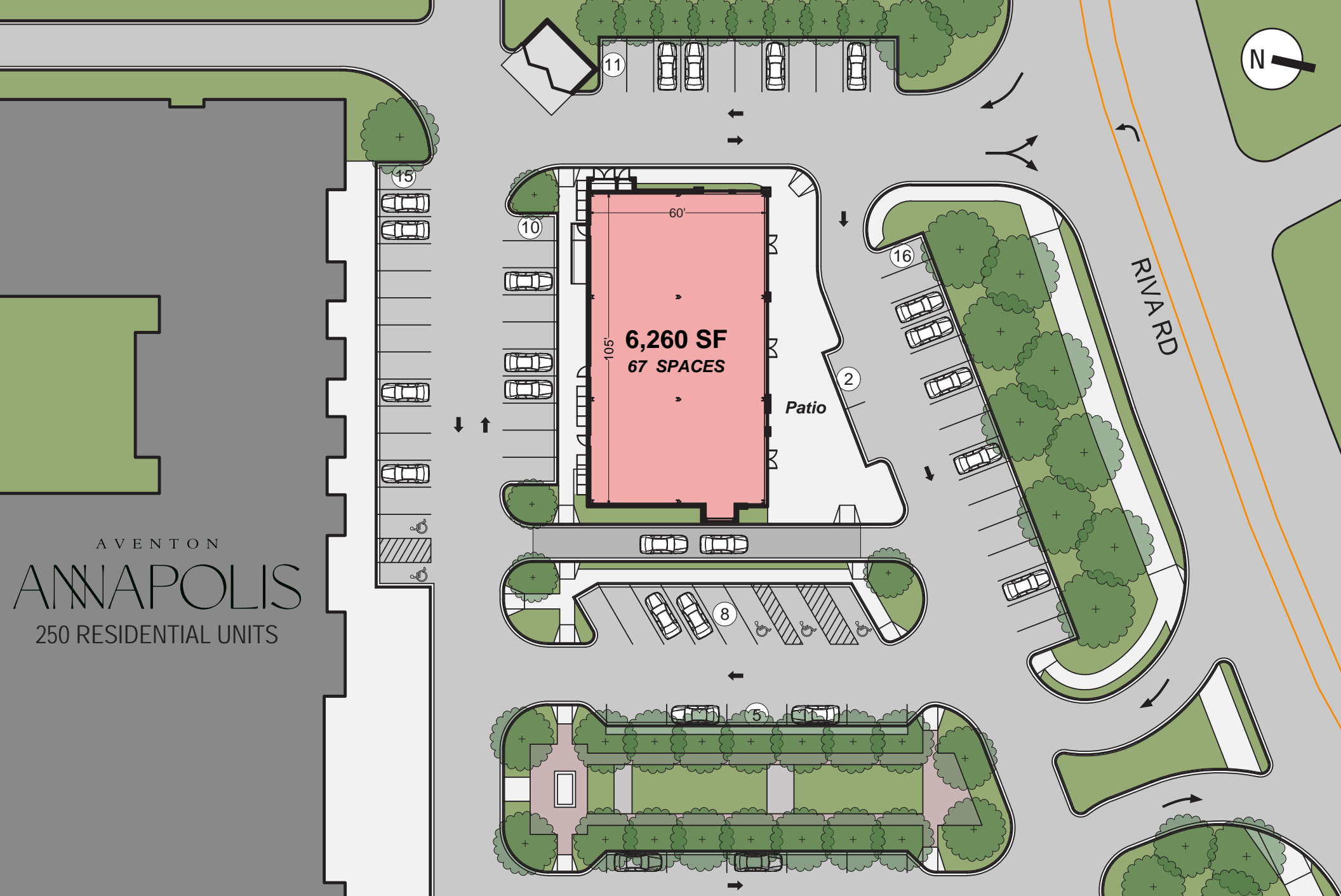


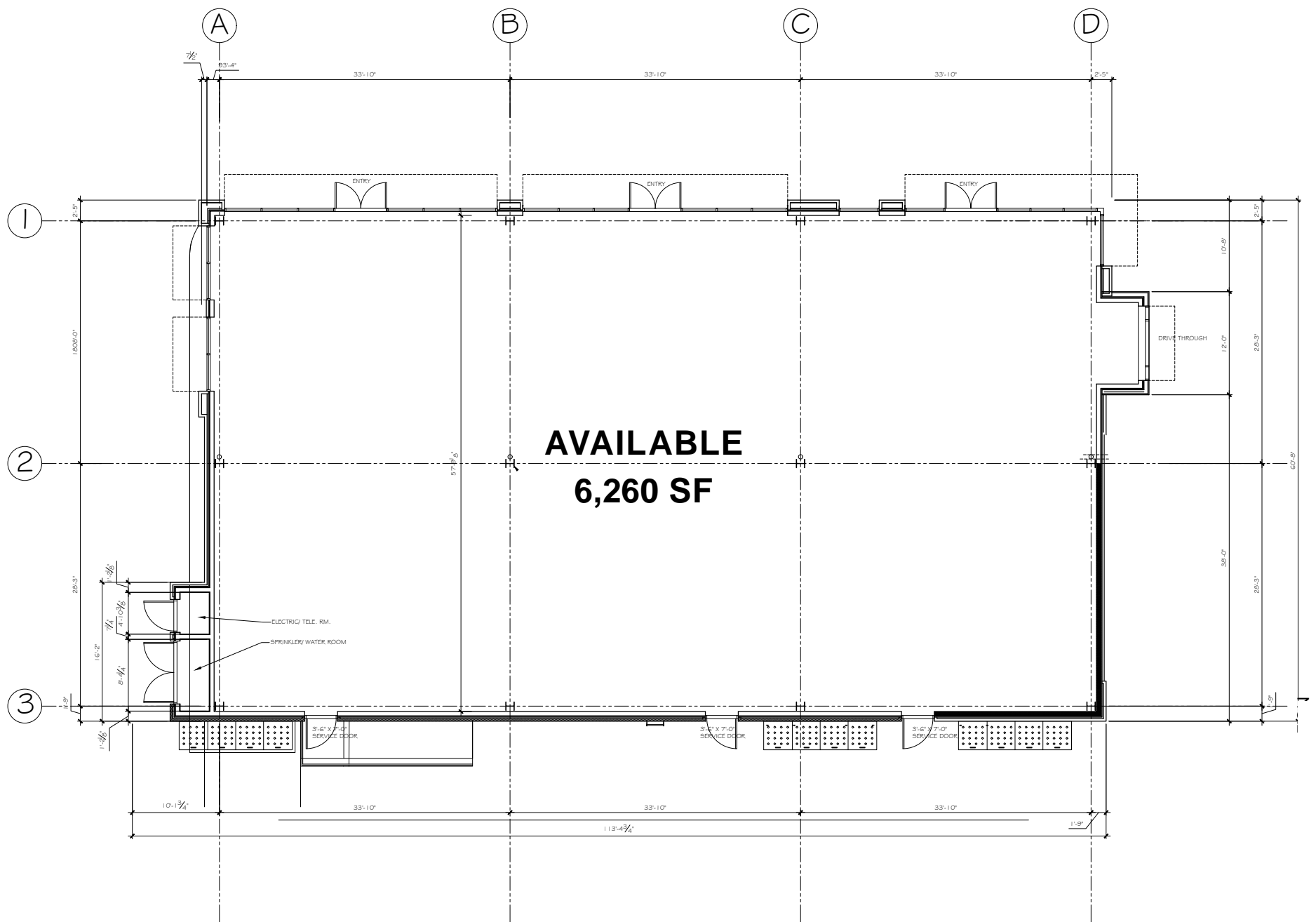
**Q - Golden Year Guardians**

**7.8%**

Retirees living in old homes, settled residences and communities

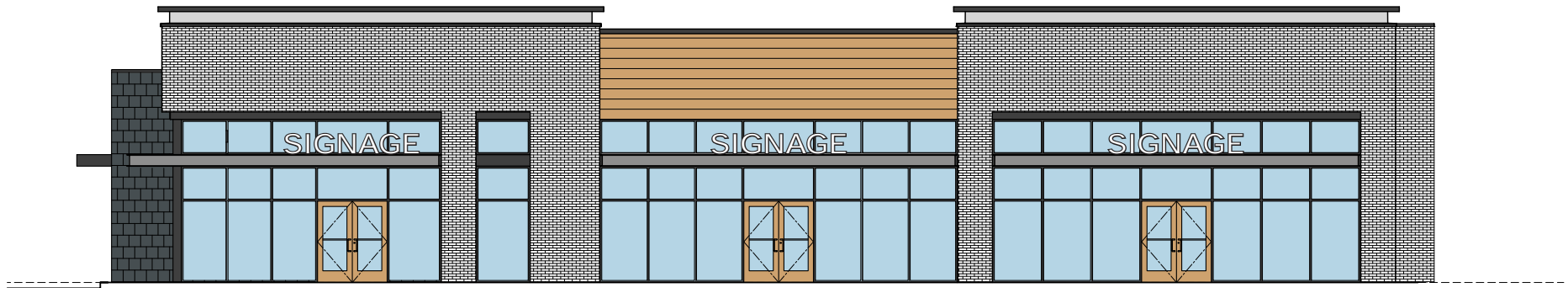




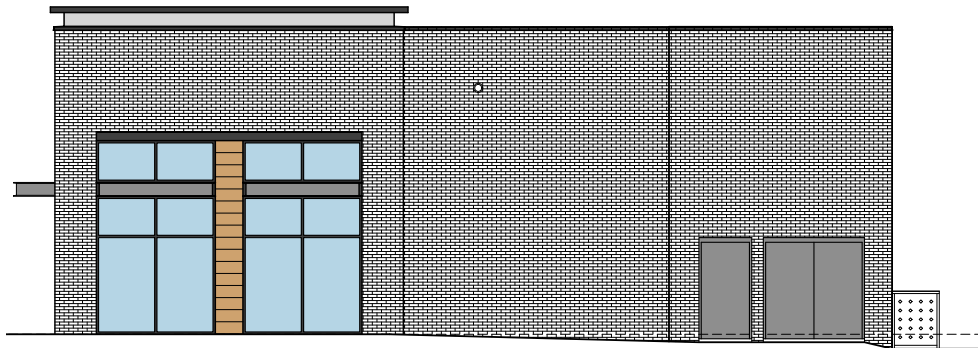


**1 FIRST FLOOR PLAN**  
 A1.1  
 TOTAL SF: 6,384 SF  
 TOTAL LEASABLE: 6,261 SF  
 ELEC / SPRINKLER RMS: 123 SF

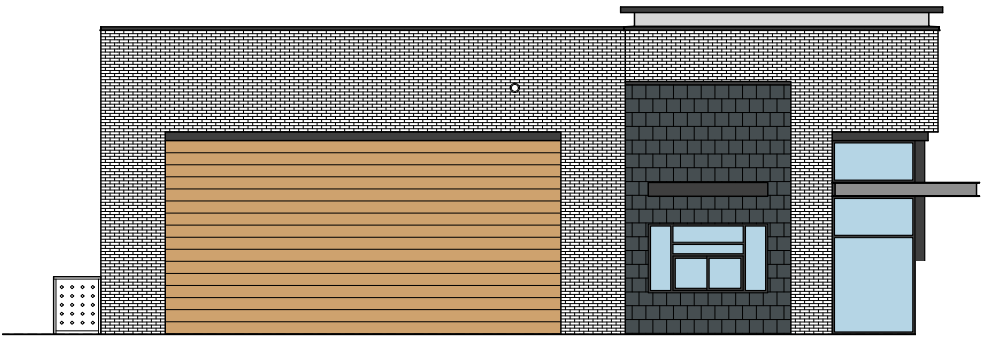




1 NORTH ELEVATION  
A3.1



2 WEST ELEVATION  
A3.1

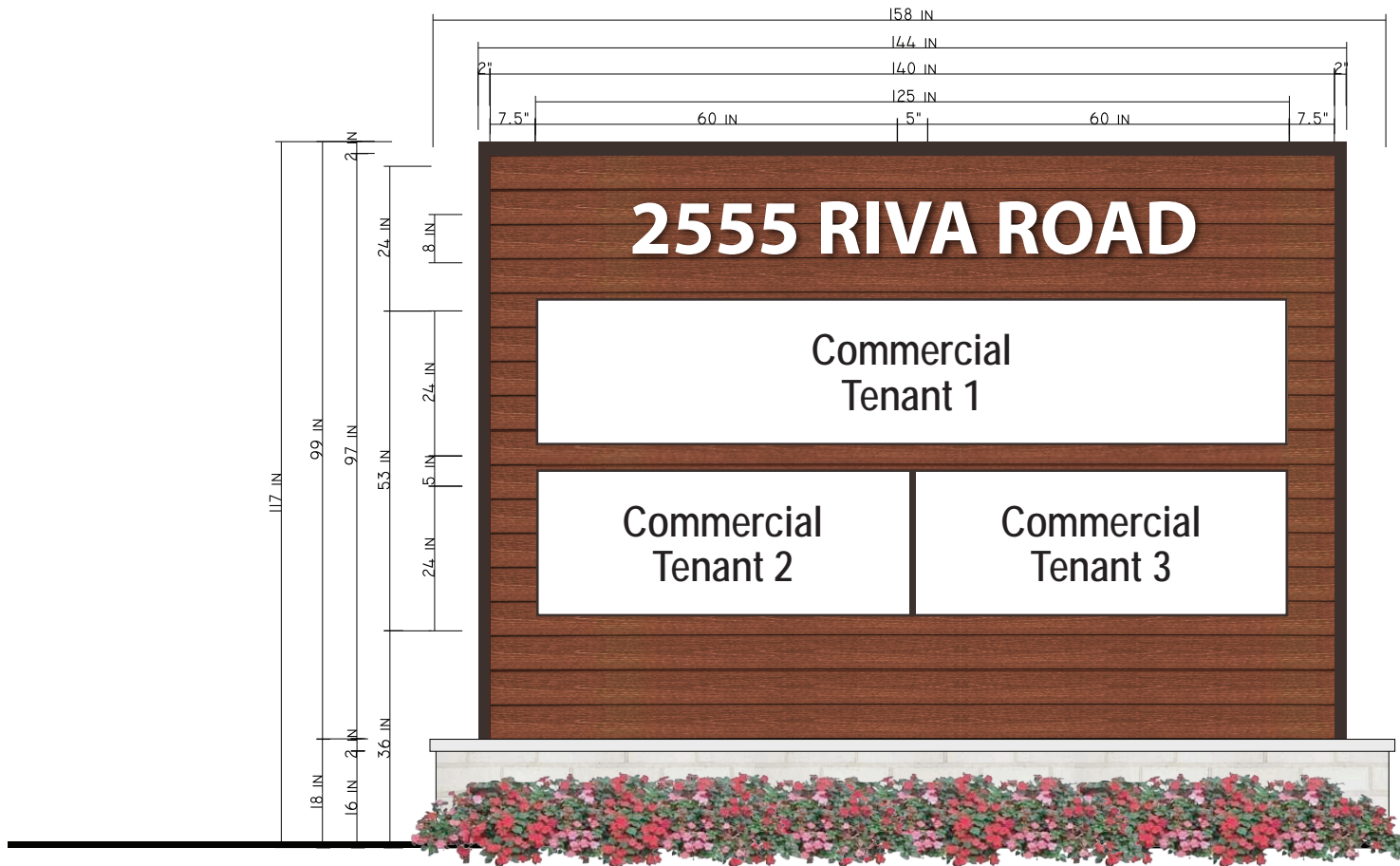
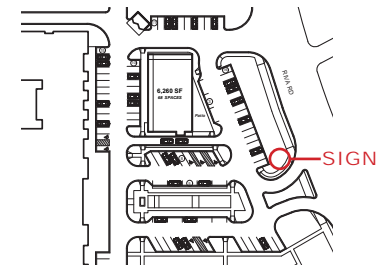
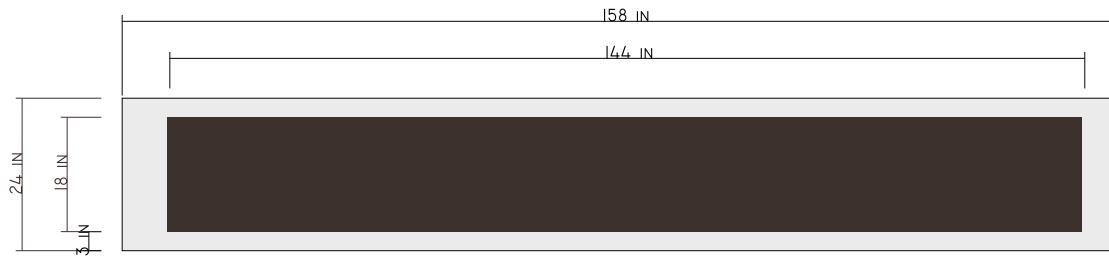


3 EAST ELEVATION  
A3.1







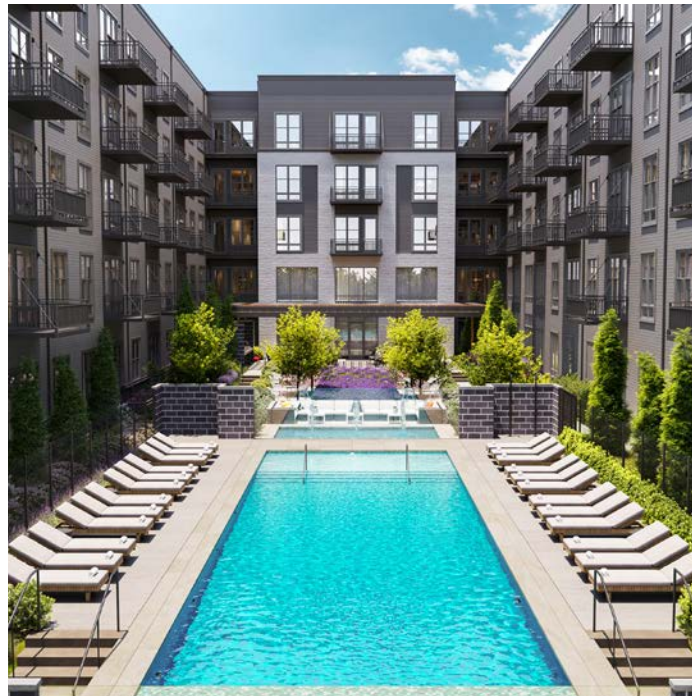
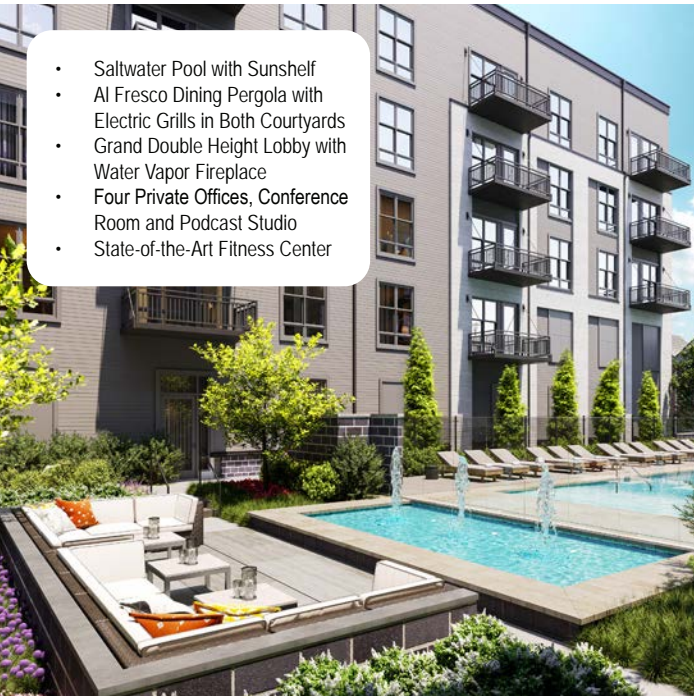




250 UNITS



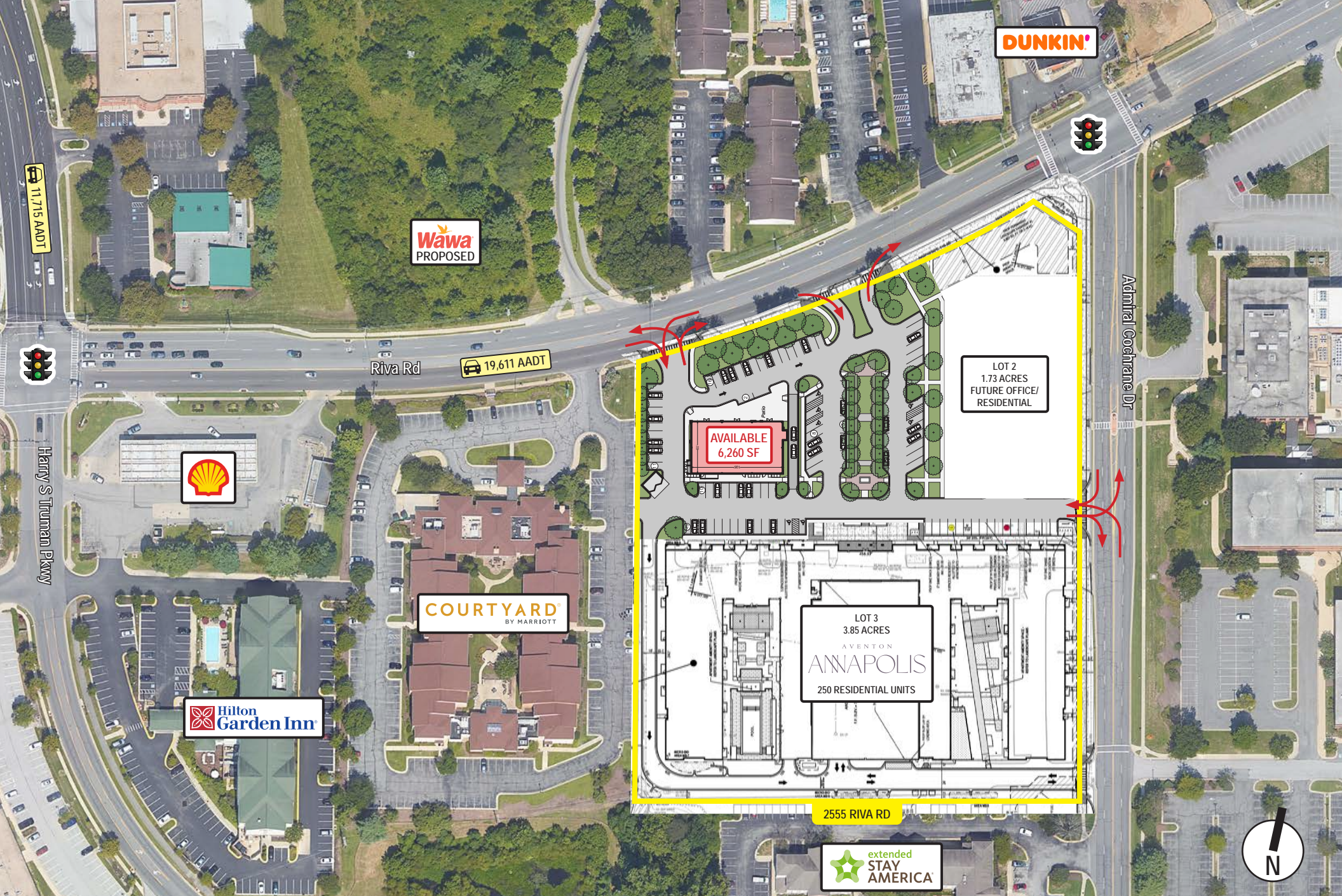
- Saltwater Pool with Sunshelf
- Al Fresco Dining Pergola with Electric Grills in Both Courtyards
- Grand Double Height Lobby with Water Vapor Fireplace
- Four Private Offices, Conference Room and Podcast Studio
- State-of-the-Art Fitness Center



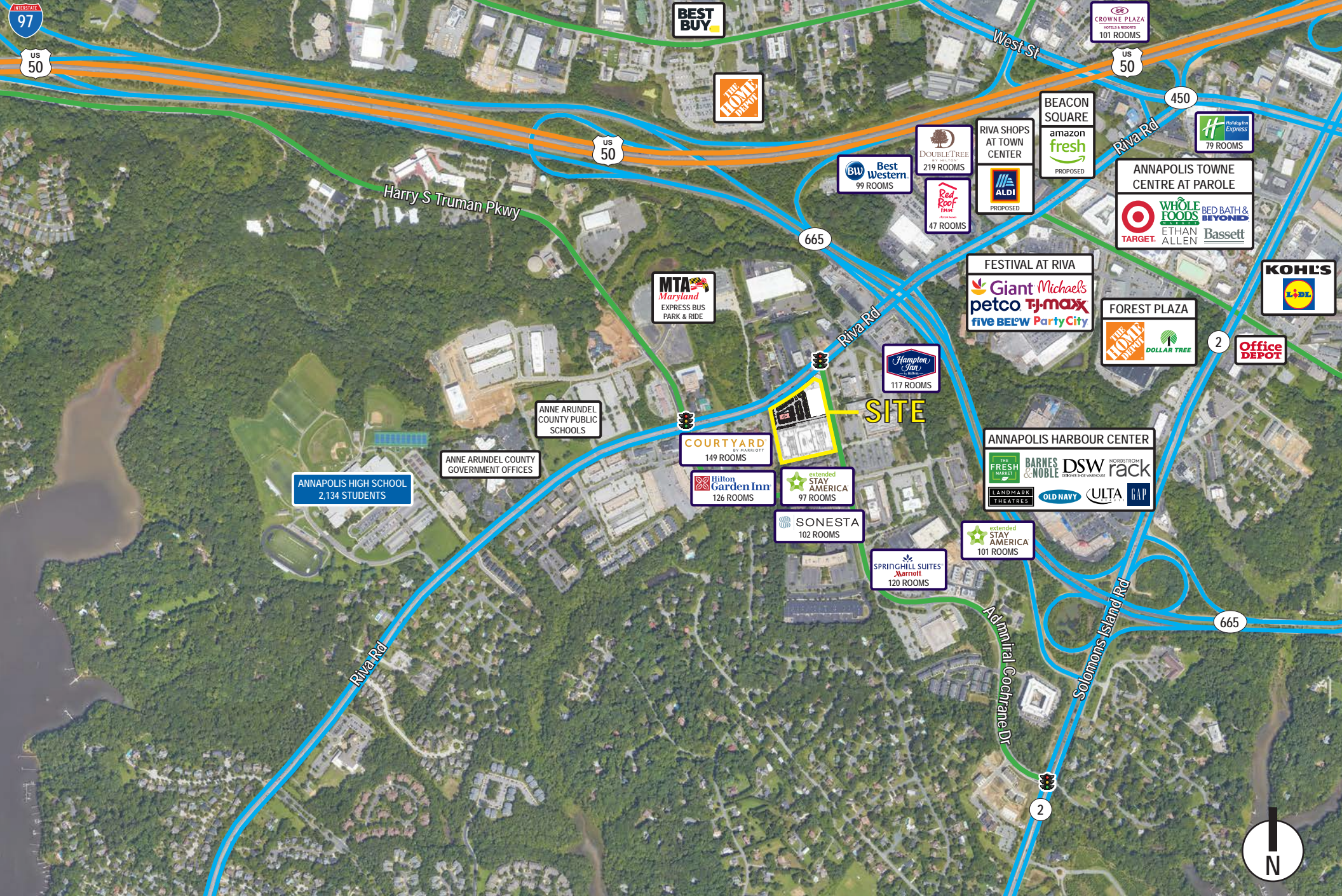
- Controlled Access Building with Parking Garage
- Electric Vehicle Charging Stations
- Smart Package System with 24/7 Access
- Pet-Friendly Community with Pet Spa and Dog Park
- Game Room with Pool Table, Shuffleboard and Arcade Games

















# Interested? Contact:

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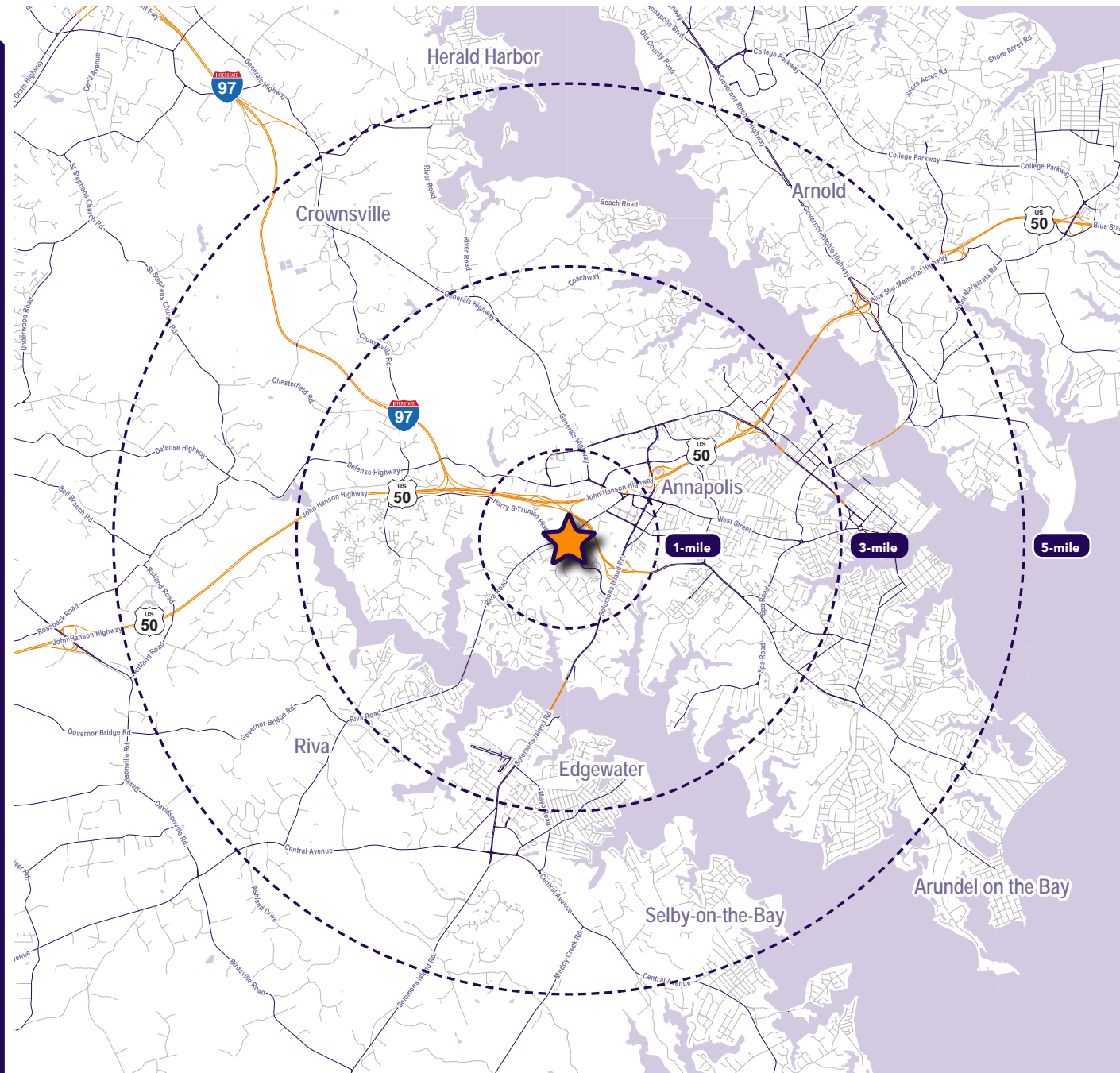
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