

**FOR LEASE** Available Spring 2024



# 2555 Riva Road

Annapolis, MD 21401

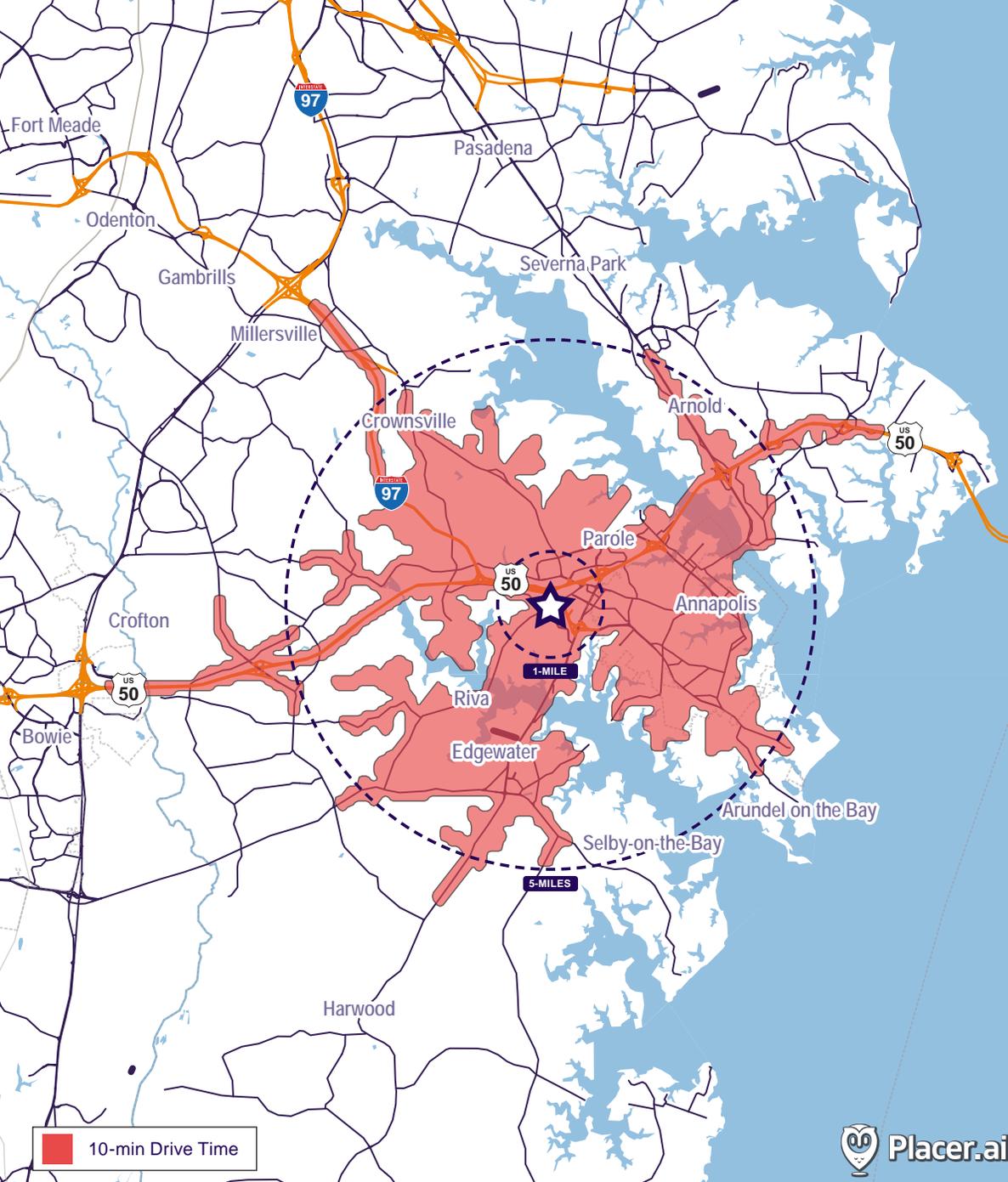
## Overview

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

- Availability** Spring 2024
- 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	<b>5,739</b>	<b>49,163</b>	<b>100,442</b>
 HOUSEHOLDS	<b>2,882</b>	<b>20,922</b>	<b>41,176</b>
 AVG. HH INCOME	<b>\$140,999</b>	<b>\$143,540</b>	<b>\$144,452</b>
 DAYTIME POPULATION	<b>15,985</b>	<b>79,993</b>	<b>153,225</b>
 TRAFFIC COUNT	<b>19,611 AADT</b> (Riva Road)	<b>64,843 AADT</b> (Aris T Allen Boulevard)	



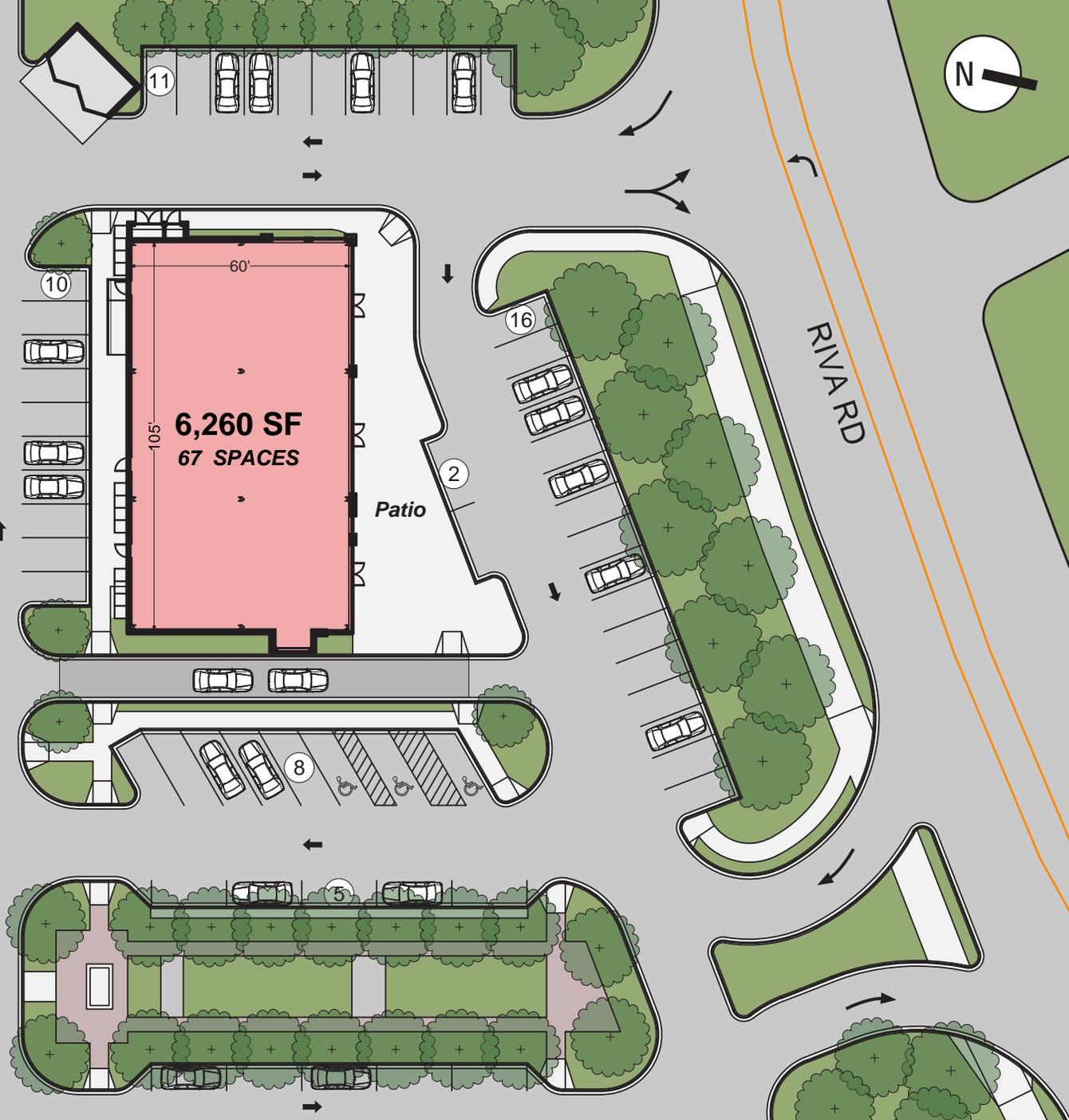
## Demographics (10 Min DT):

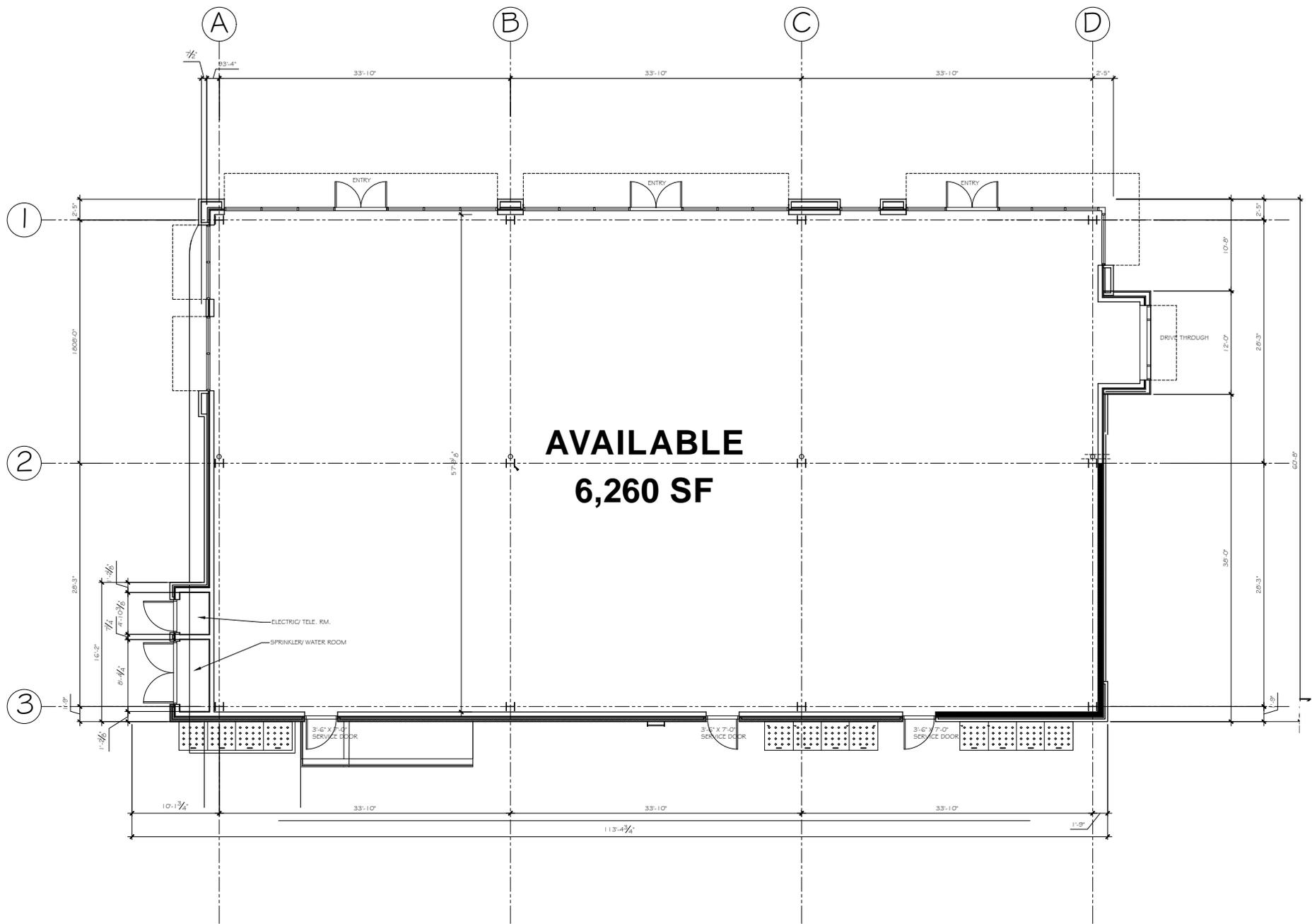
	POPULATION	<b>73,974</b>
	HOUSEHOLDS	<b>30,309</b>
	AVERAGE HH INCOME	<b>\$139,840</b>
	DAYTIME POPULATION	<b>154,494</b>
	HIGH SCHOOL GRADUATE OR HIGHER	<b>92.1%</b>
	EMPLOYEES	<b>77,770</b>

## TAPESTRY PROFILE (1-MILE):

	<b>C - Booming with Confidence</b>	<b>31.8%</b>
	Prosperous, established couples in their peak earning years living in suburban homes	
	<b>A - Power Elite</b>	<b>21.9%</b>
	The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer	
	<b>K - Significant Singles</b>	<b>14.2%</b>
	Diversely aged singles earning mid-scale incomes supporting active city styles of living	
	<b>E - Thriving Boomers</b>	<b>8.3%</b>
	Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes	
	<b>Q - Golden Year Guardians</b>	<b>7.8%</b>
	Retirees living in old homes, settled residences and communities	

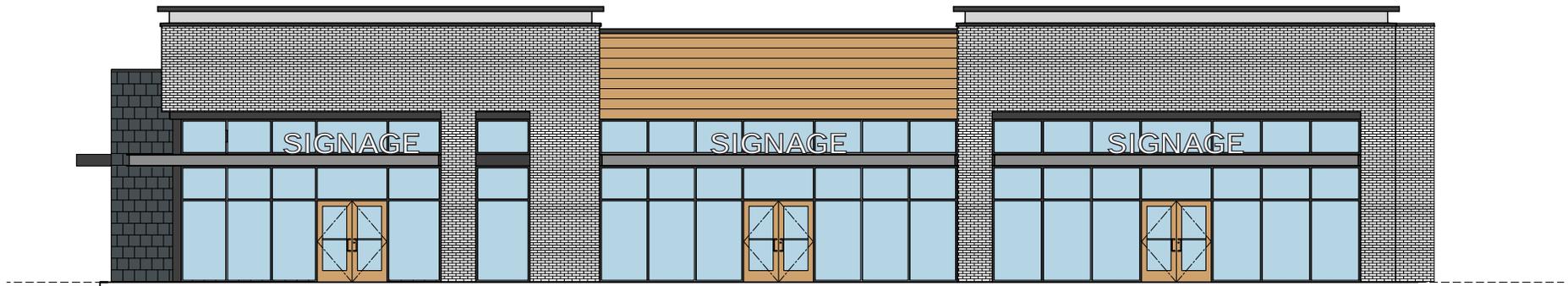
AVENTON  
**ANNAPOLIS**  
250 RESIDENTIAL UNITS



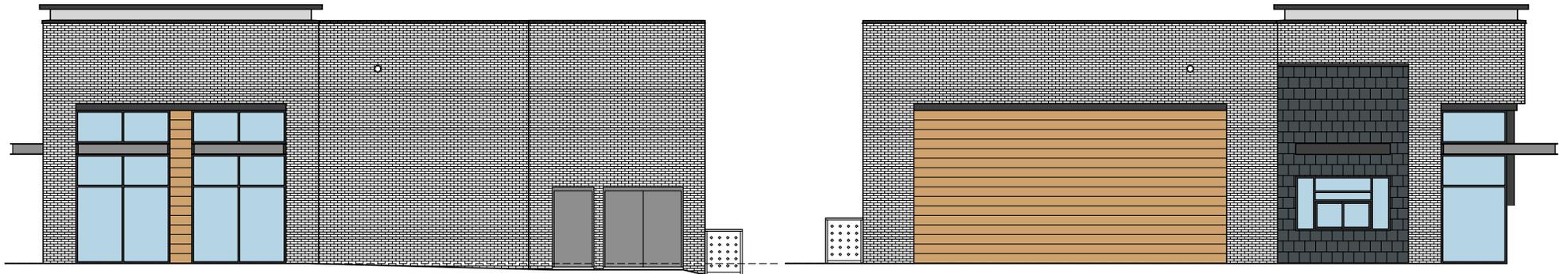


**AVAILABLE  
6,260 SF**

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



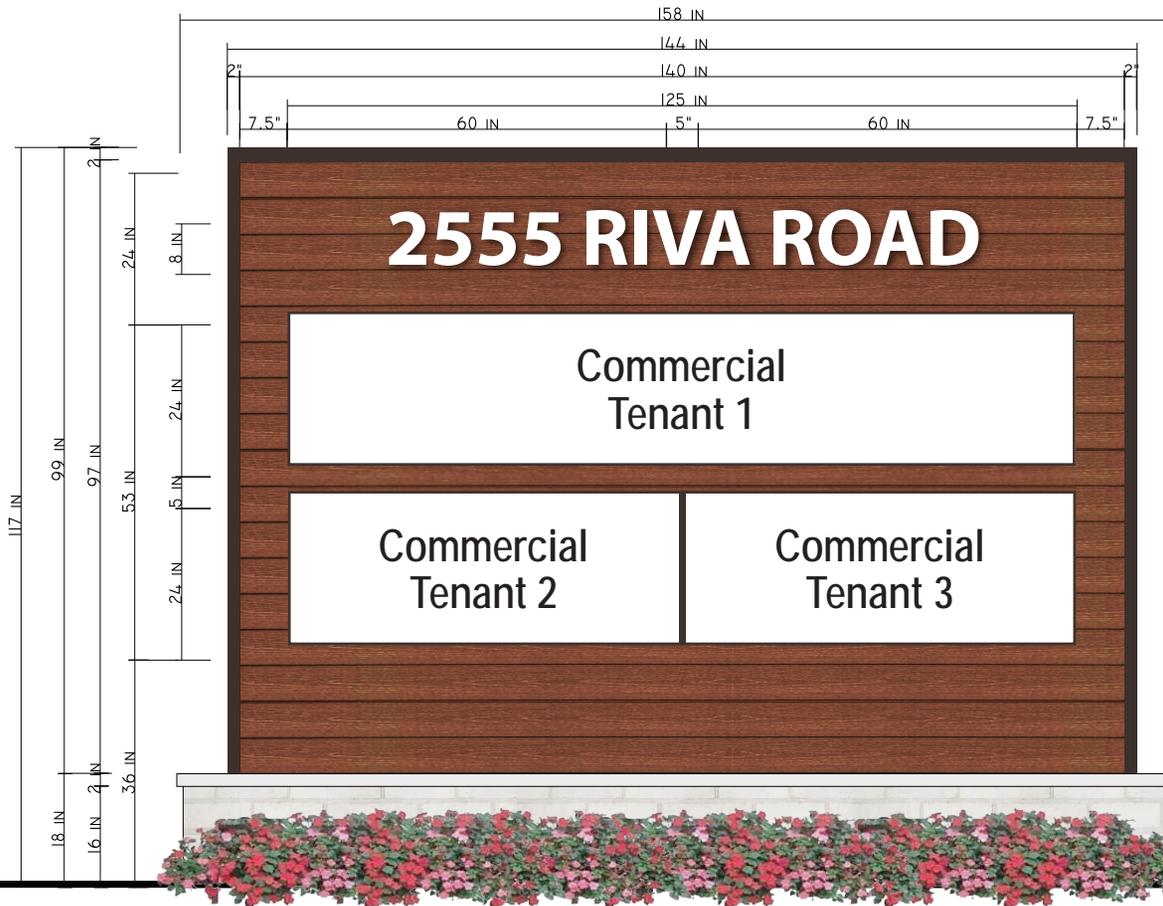
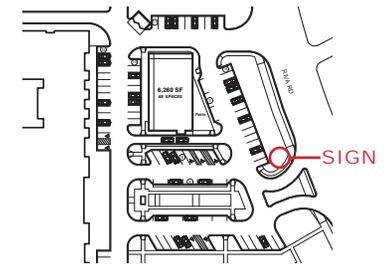
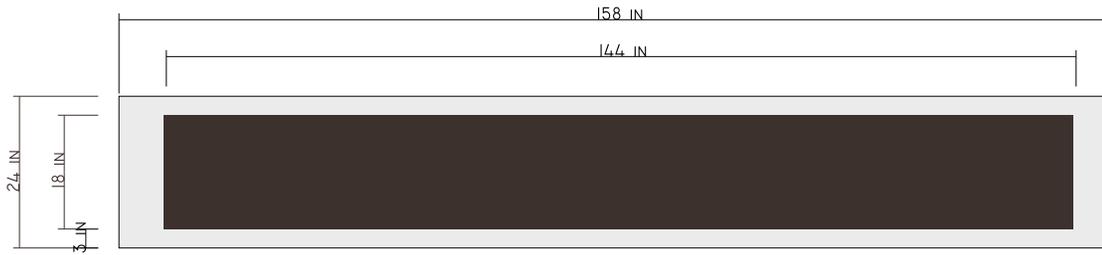
1 NORTH ELEVATION  
A3.1



2 WEST ELEVATION  
A3.1

3 EAST ELEVATION  
A3.1

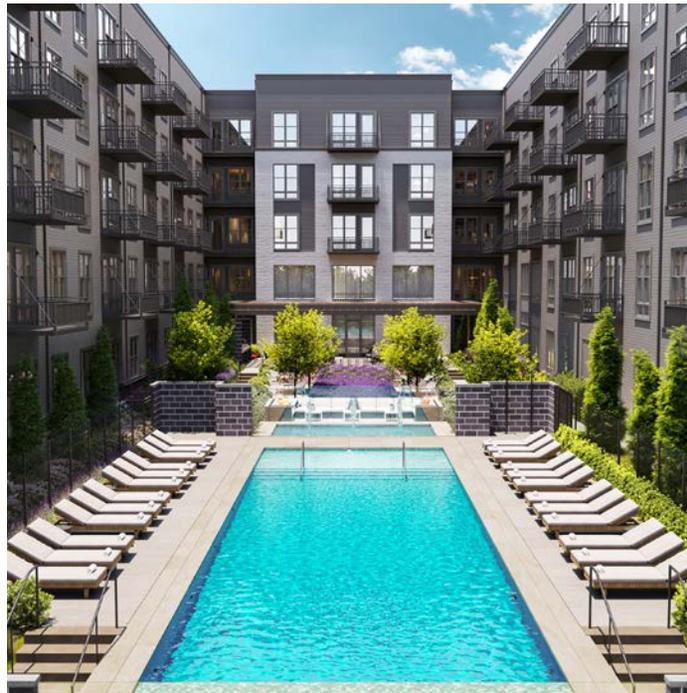
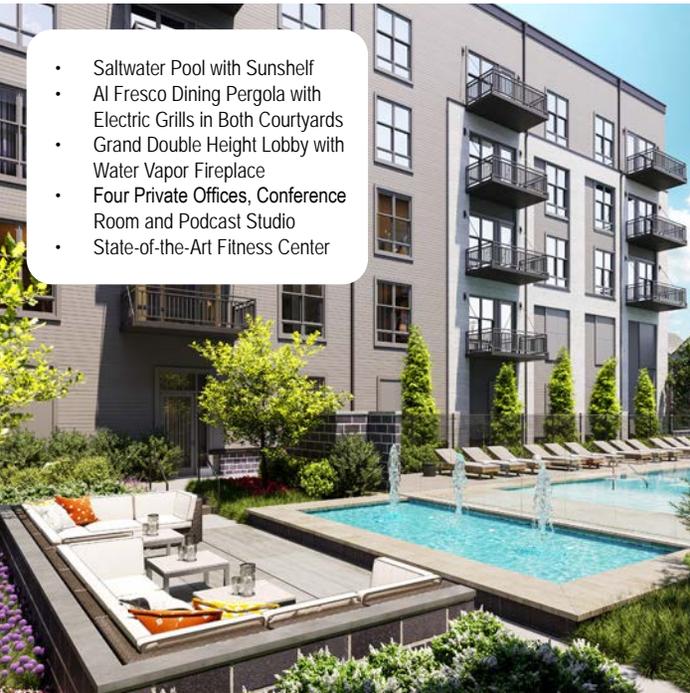




250 UNITS

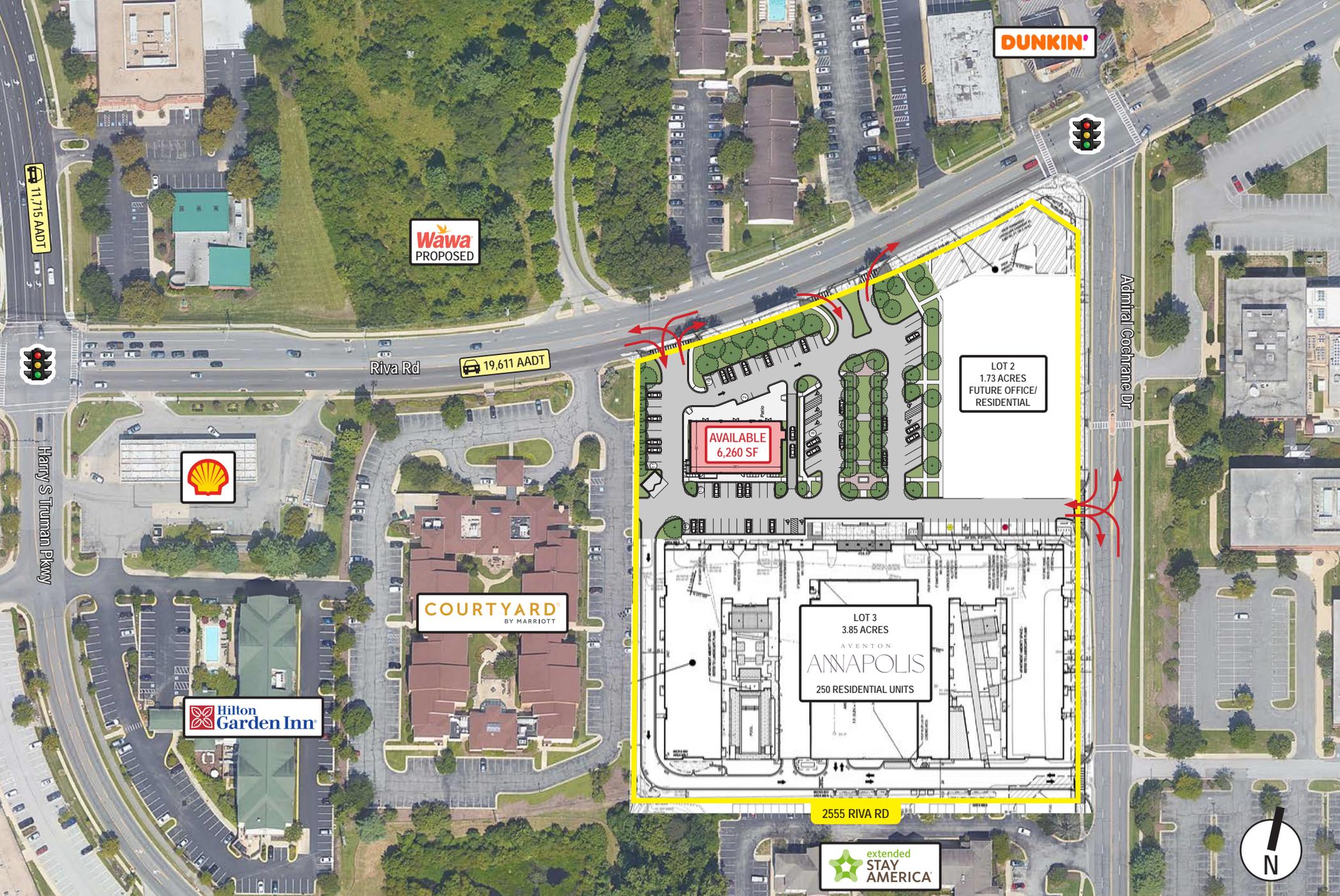


- Saltwater Pool with Sunshelf
- All Fresco Dining Pergola with Electric Grills in Both Courtyards
- Grand Double Height Lobby with Water Vapor Fireplace
- Four Private Offices, Conference Room and Podcast Studio
- State-of-the-Art Fitness Center



- 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





DUNKIN'

Wawa  
PROPOSED

11,715 AADT

Riva Rd

19,611 AADT

LOT 2  
1.73 ACRES  
FUTURE OFFICE/  
RESIDENTIAL

AVAILABLE  
6,260 SF

COURTYARD  
BY MARRIOTT

Hilton  
Garden Inn

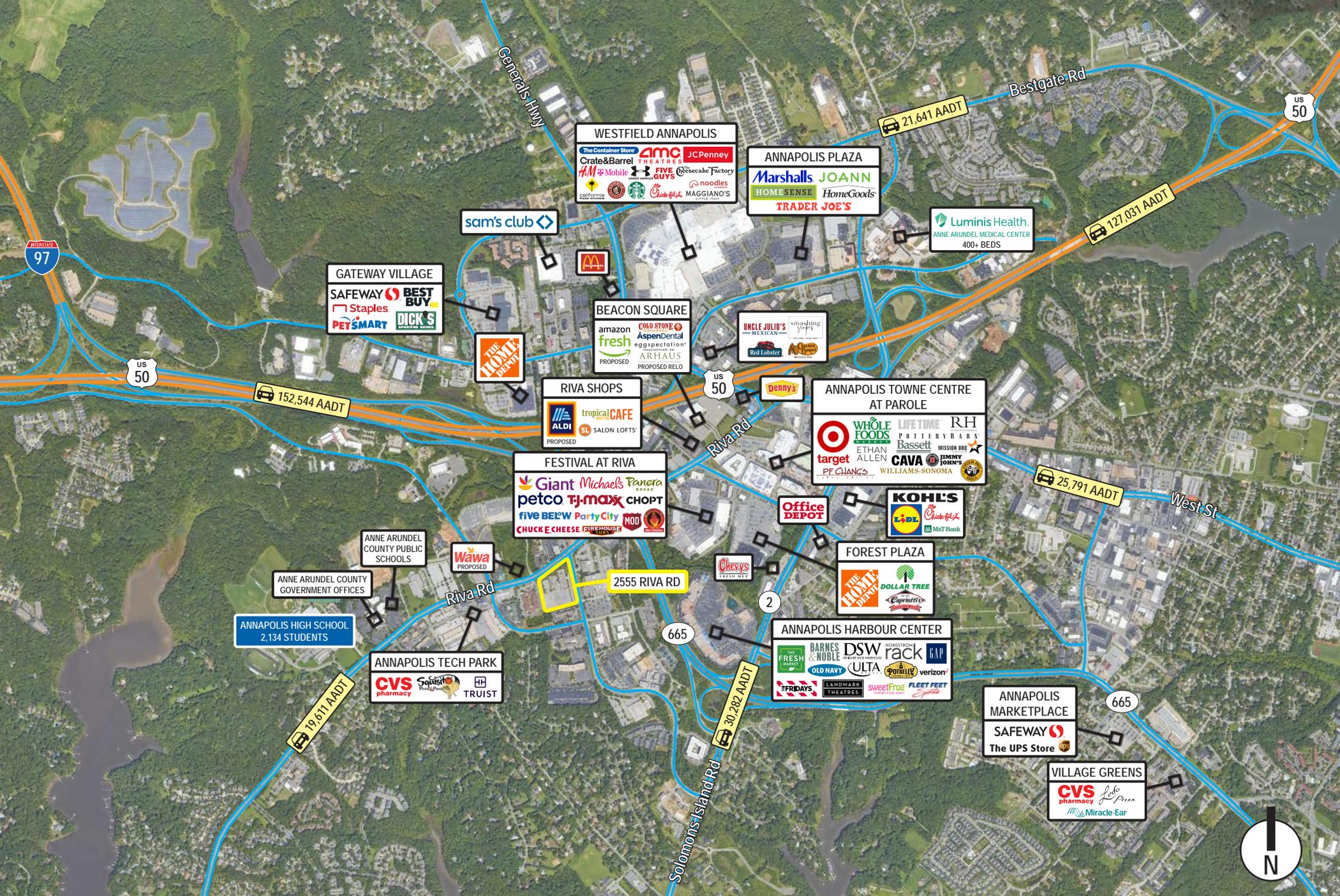
LOT 3  
3.85 ACRES  
AVENTON  
ANNAPOLIS  
250 RESIDENTIAL UNITS

2555 RIVA RD

extended  
STAY  
AMERICA







# Interested? Contact:

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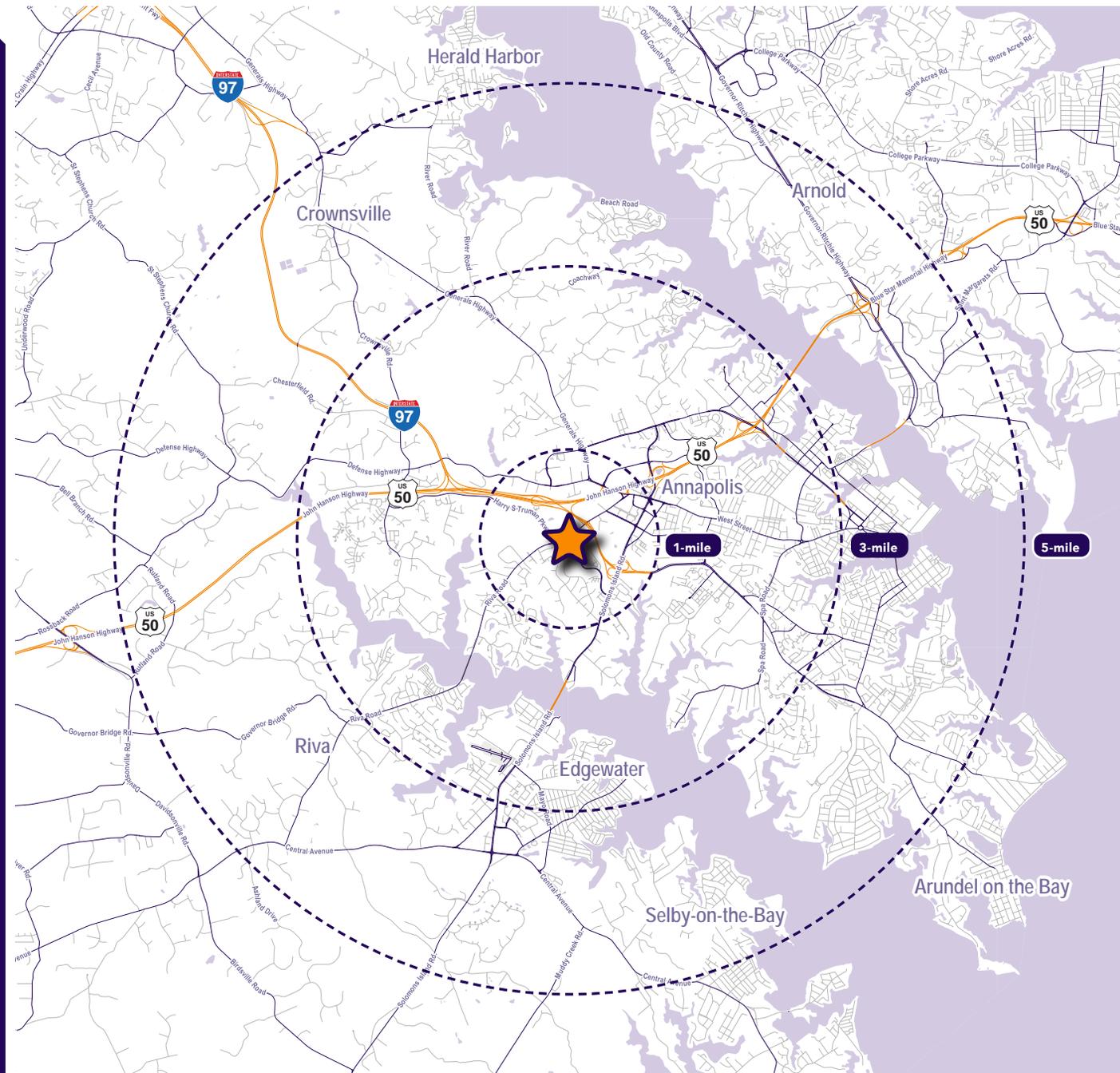
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