

**FOR LEASE** Available Spring 2024



# 2555 Riva Road






Annapolis, MD 21401

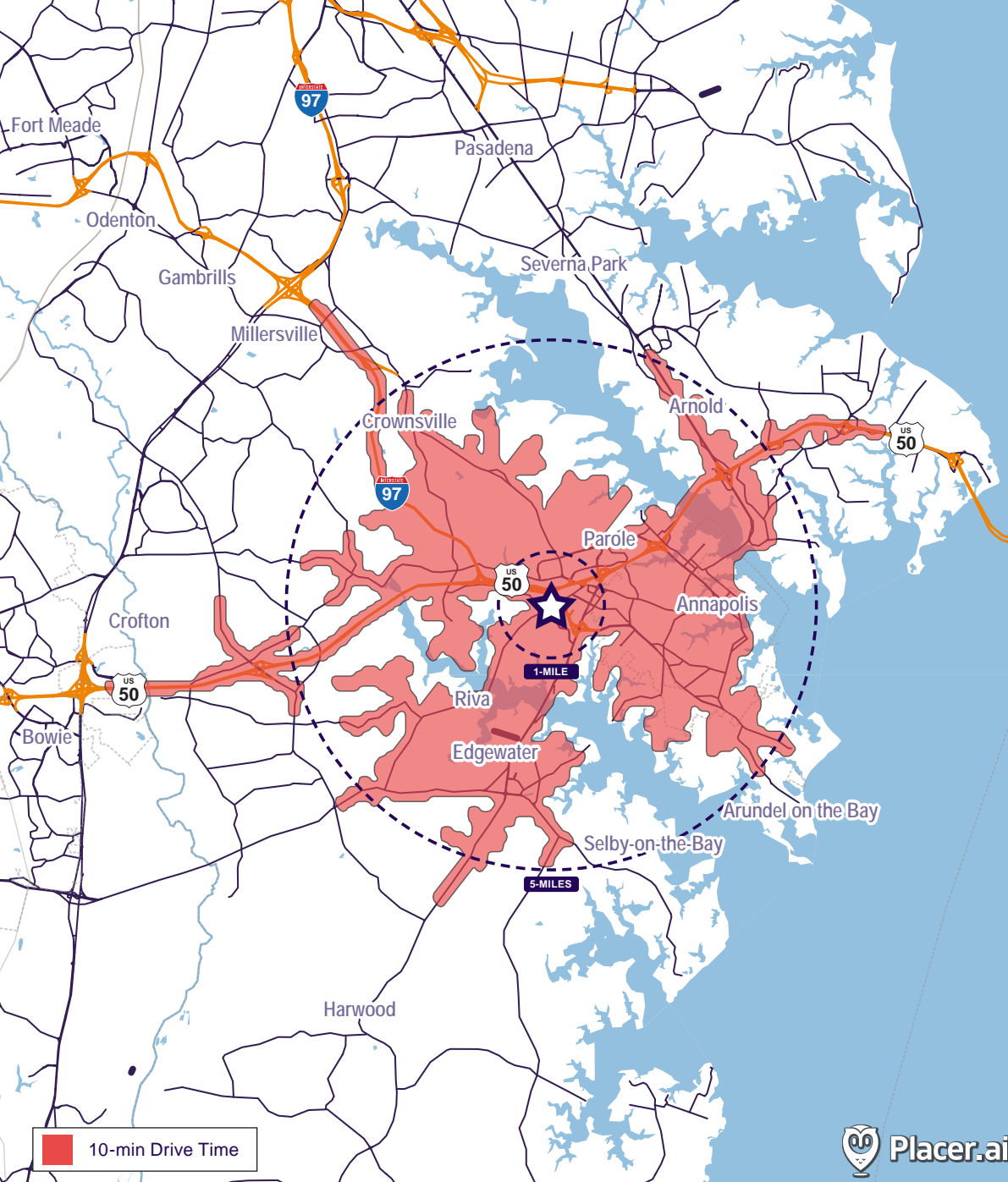
## Overview

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)  |

| 2021 Demographics  | 1 mile                     | 3 miles                                 | 5 miles   |
|--|----------------------------|---|-----------|
|  POPULATION         | 4,628                      | 53,878                                  | 104,908   |
|  HOUSEHOLDS         | 2,167                      | 22,648                                  | 41,651    |
|  AVG. HH INCOME     | \$152,070                  | \$135,737                               | \$142,680 |
|  DAYTIME POPULATION | 15,707                     | 78,739                                  | 150,474   |
|  TRAFFIC COUNT      | 19,490 AADT<br>(Riva Road) | 64,452 AADT<br>(Aris T Allen Boulevard) |           |



## Demographics (10 Min DT):



POPULATION

**76,546**



HOUSEHOLDS

**31,947**



AVERAGE HH INCOME

**\$137,357**



DAYTIME POPULATION

**114,079**



HIGH SCHOOL GRADUATE  
OR HIGHER

**91.6%**



EMPLOYEES

**75,339**

## 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%**

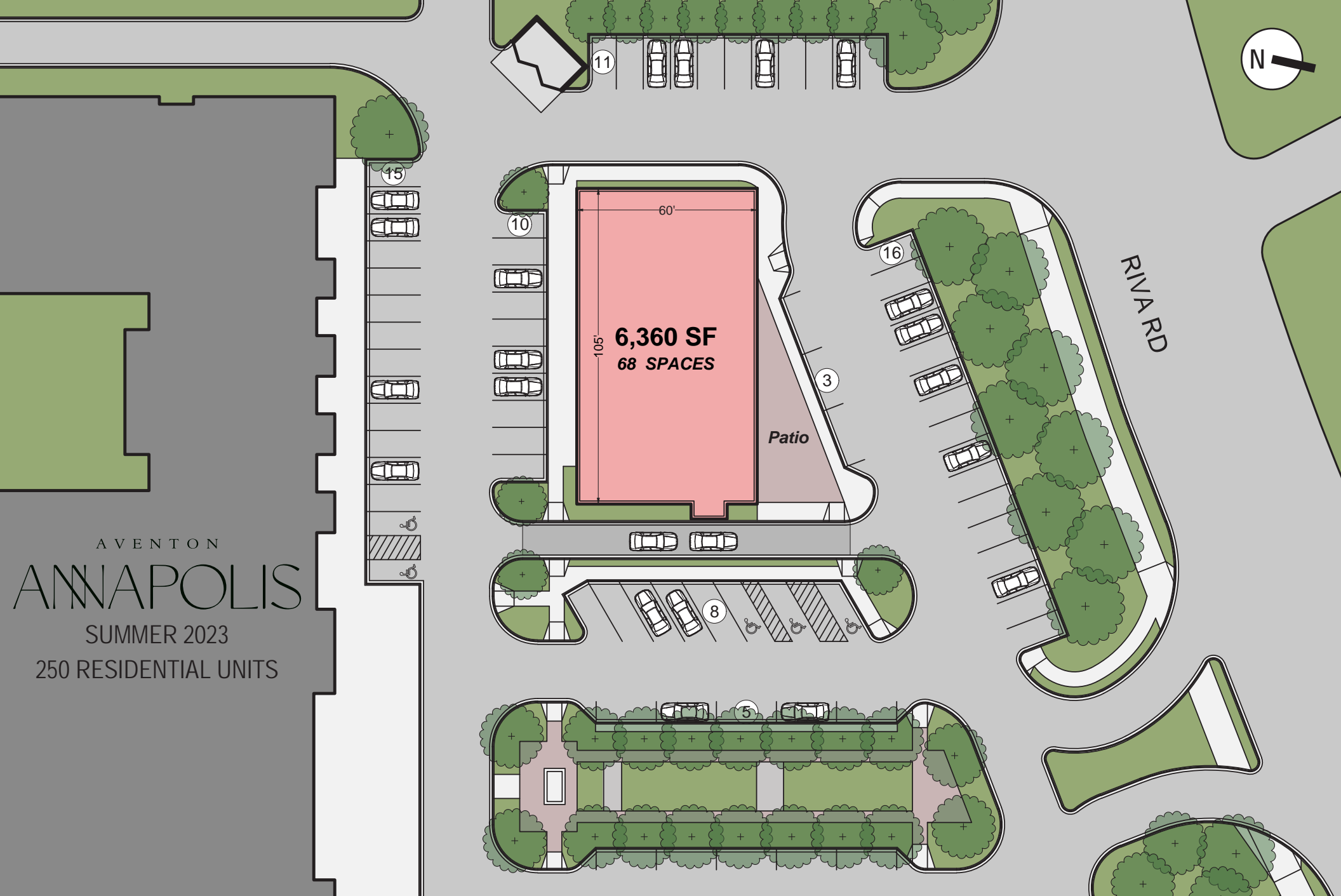
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



**Q - Golden Year Guardians**

**8.2%**

Retirees living in old homes, settled residences and communities





PROPOSED COMMUNITY SEATING AREA WITH WATER  
AND ART FEATURES; 5 PARKING SPACES

AVENTON  
**ANNAPOLIS**  
SUMMER 2023 / 250 UNITS

8 PARKING SPACES

PICKUP LANE

PATIO AREA

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

3 PARKING SPACES

16 PARKING SPACES ALONG RIVA ROAD

11 PARKING SPACES

2555 RIVA  
RETAIL

PROPOSED MONUMENT SIGNAGE

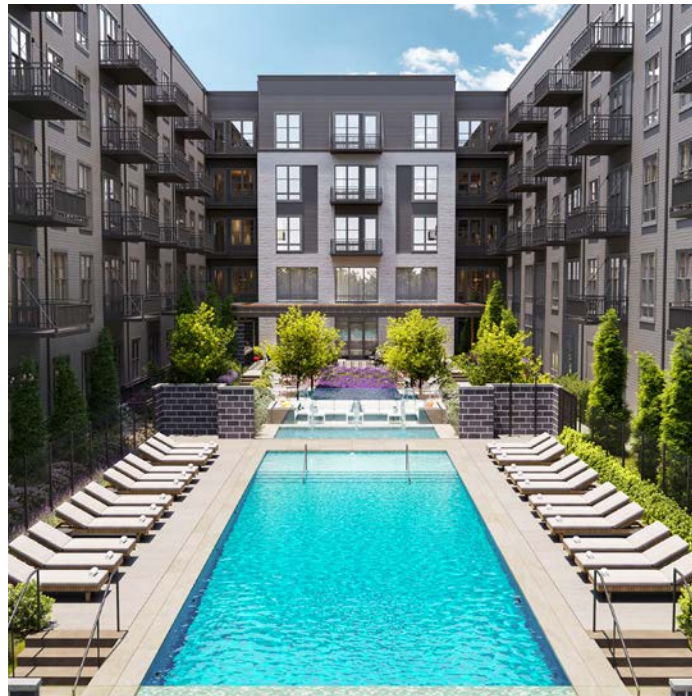
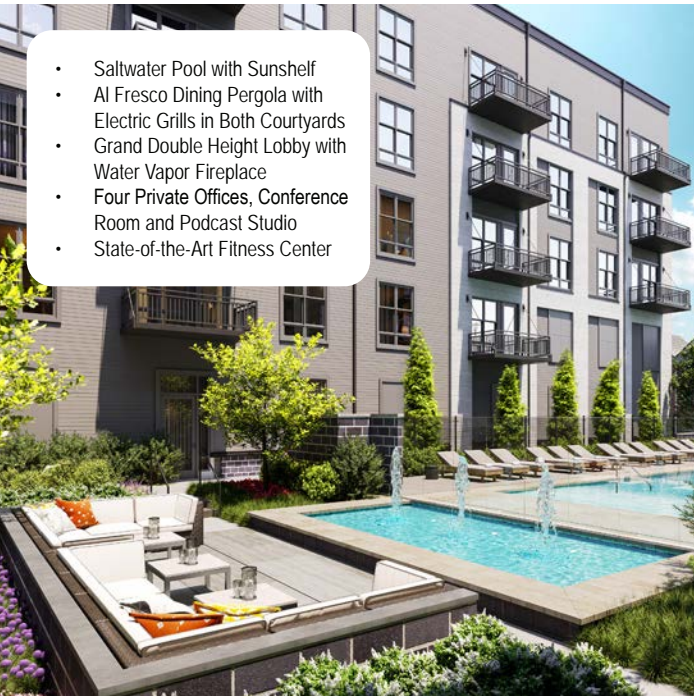


OPENING  
SUMMER 2023

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

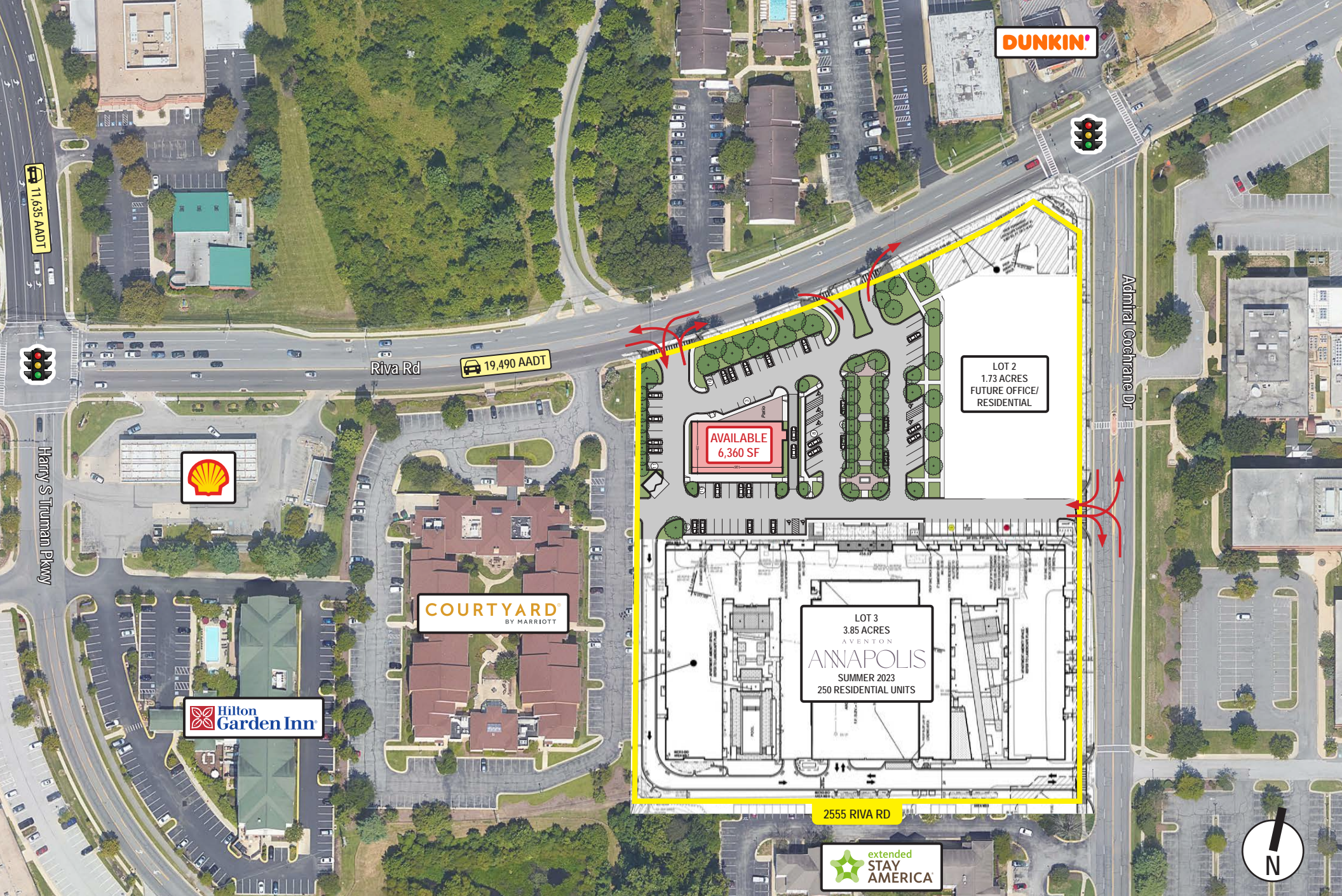


segALL  
GROUP

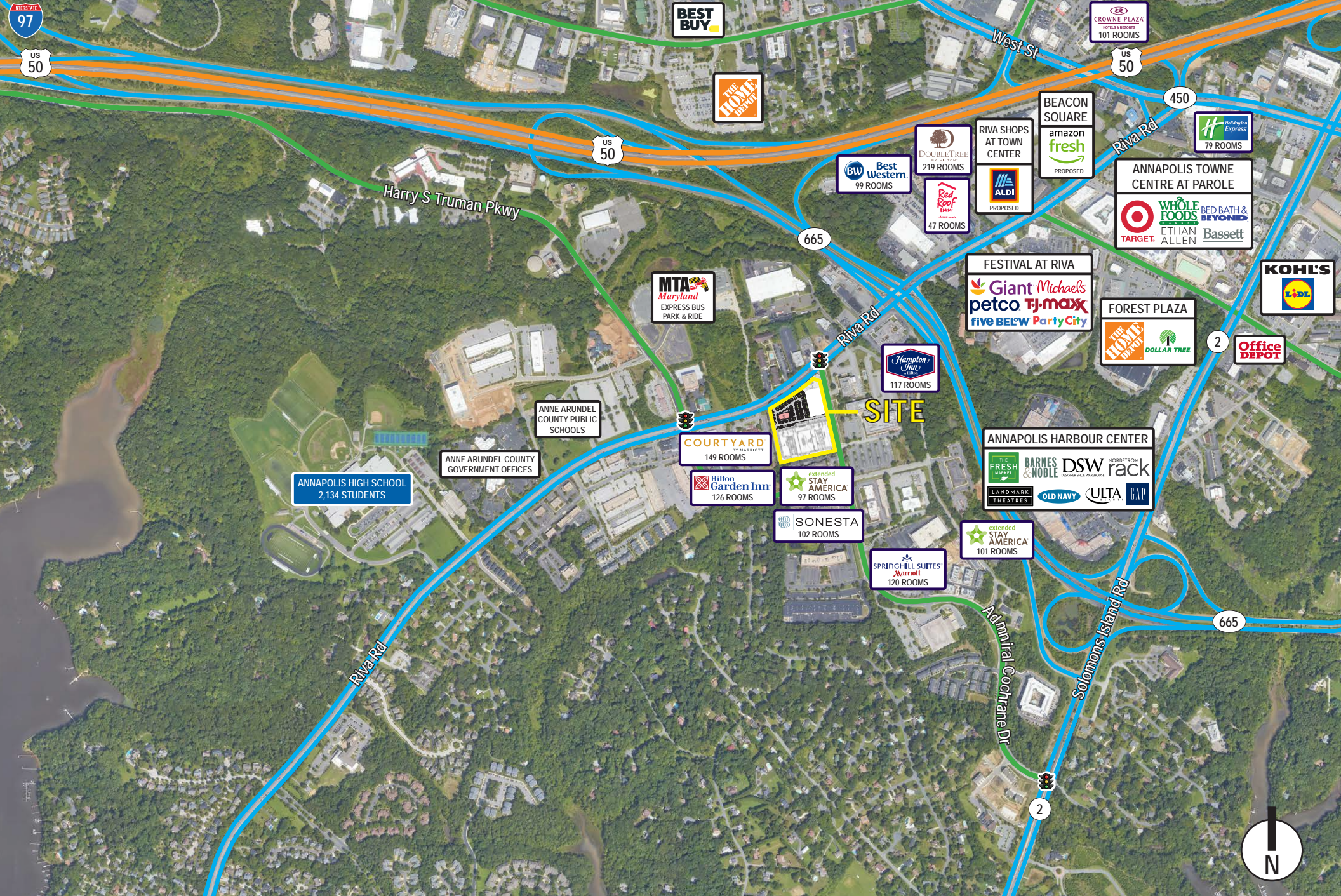
**Aventon Annapolis**

2555 Riva Road / Annapolis, MD 21401

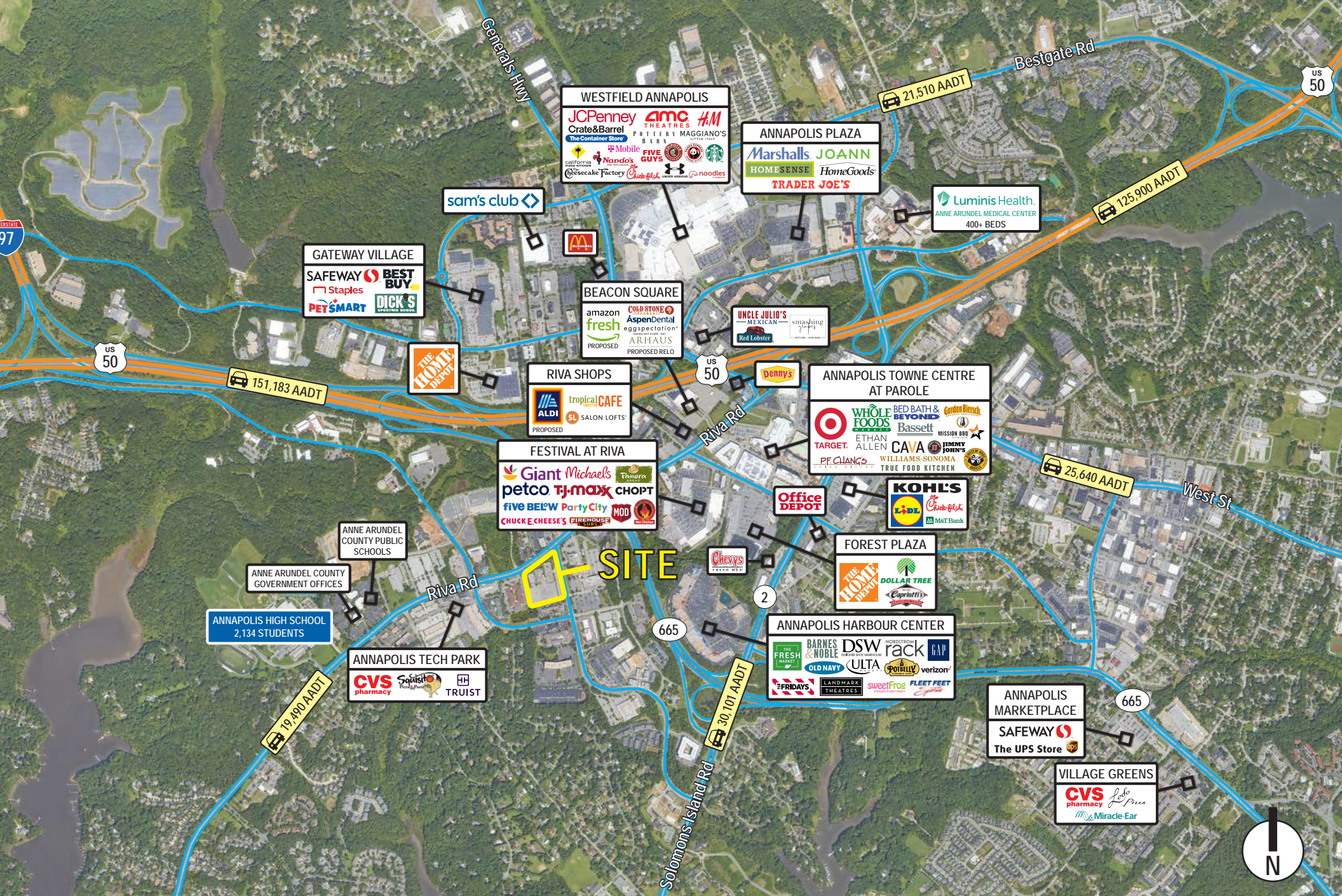














# Interested? Contact:

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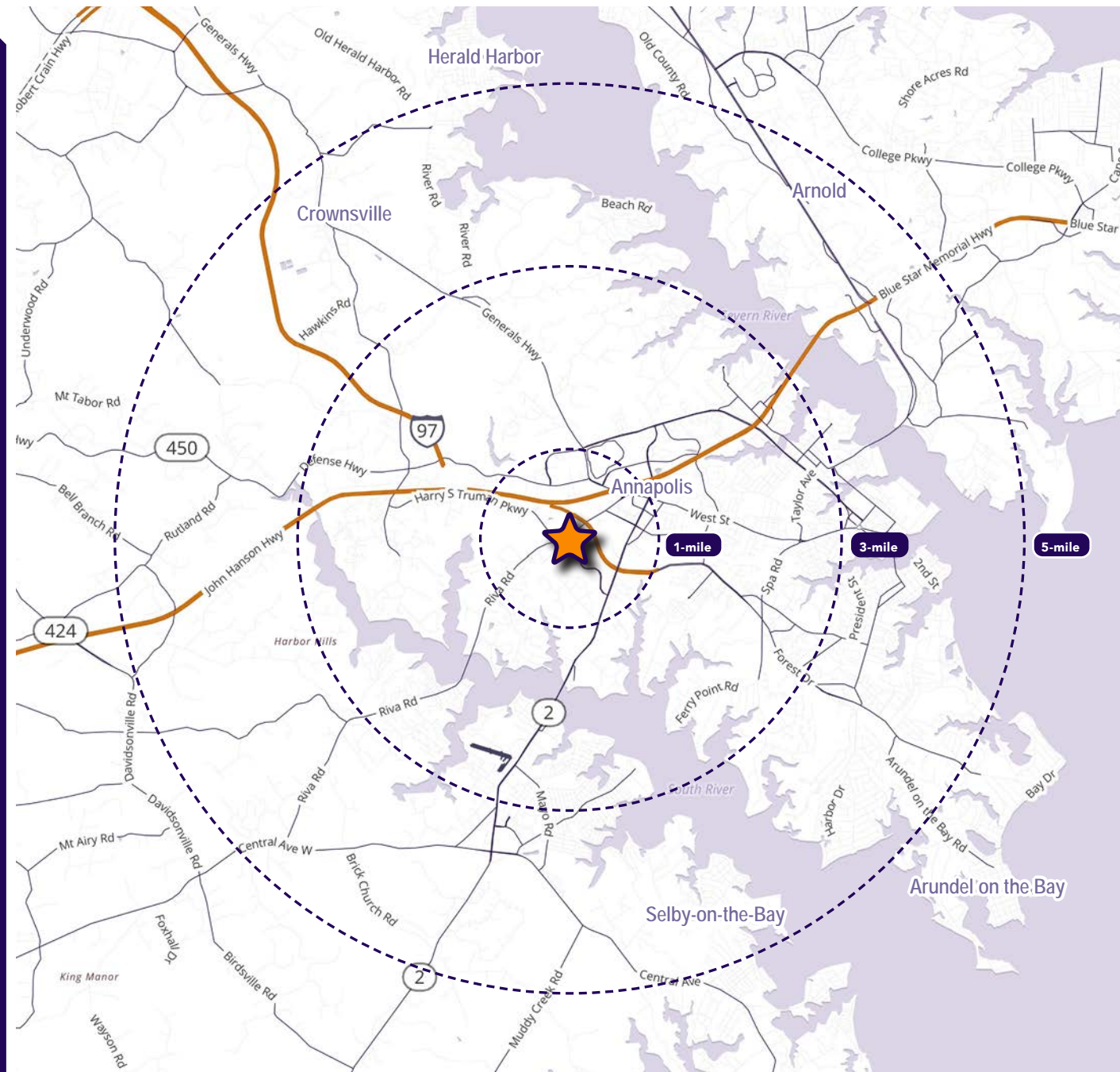
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