

FOR LEASE Available Spring 2024



2555 Riva Road






Annapolis, MD 21401

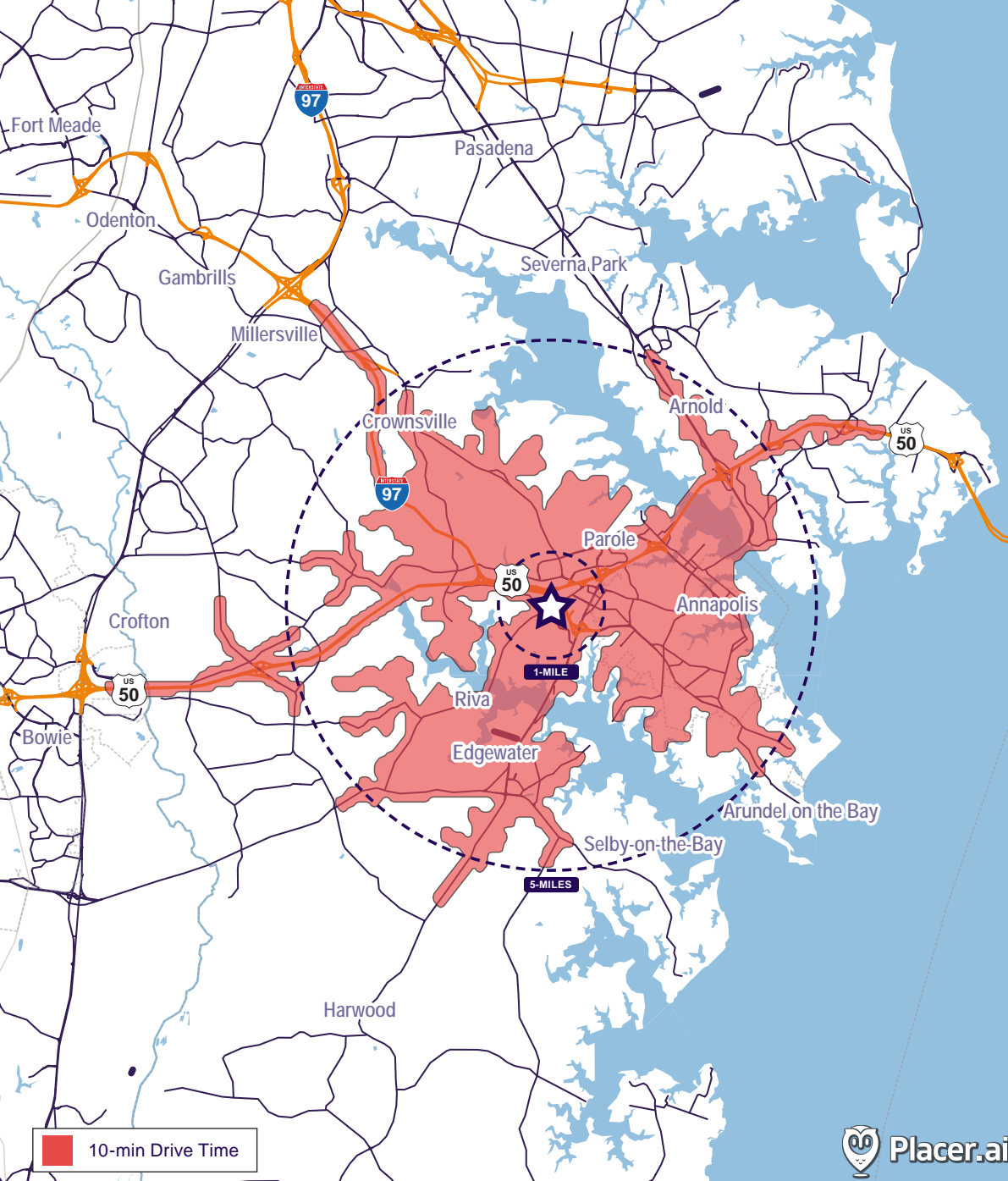
Overview

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 (Riva Road)	64,452 AADT (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%

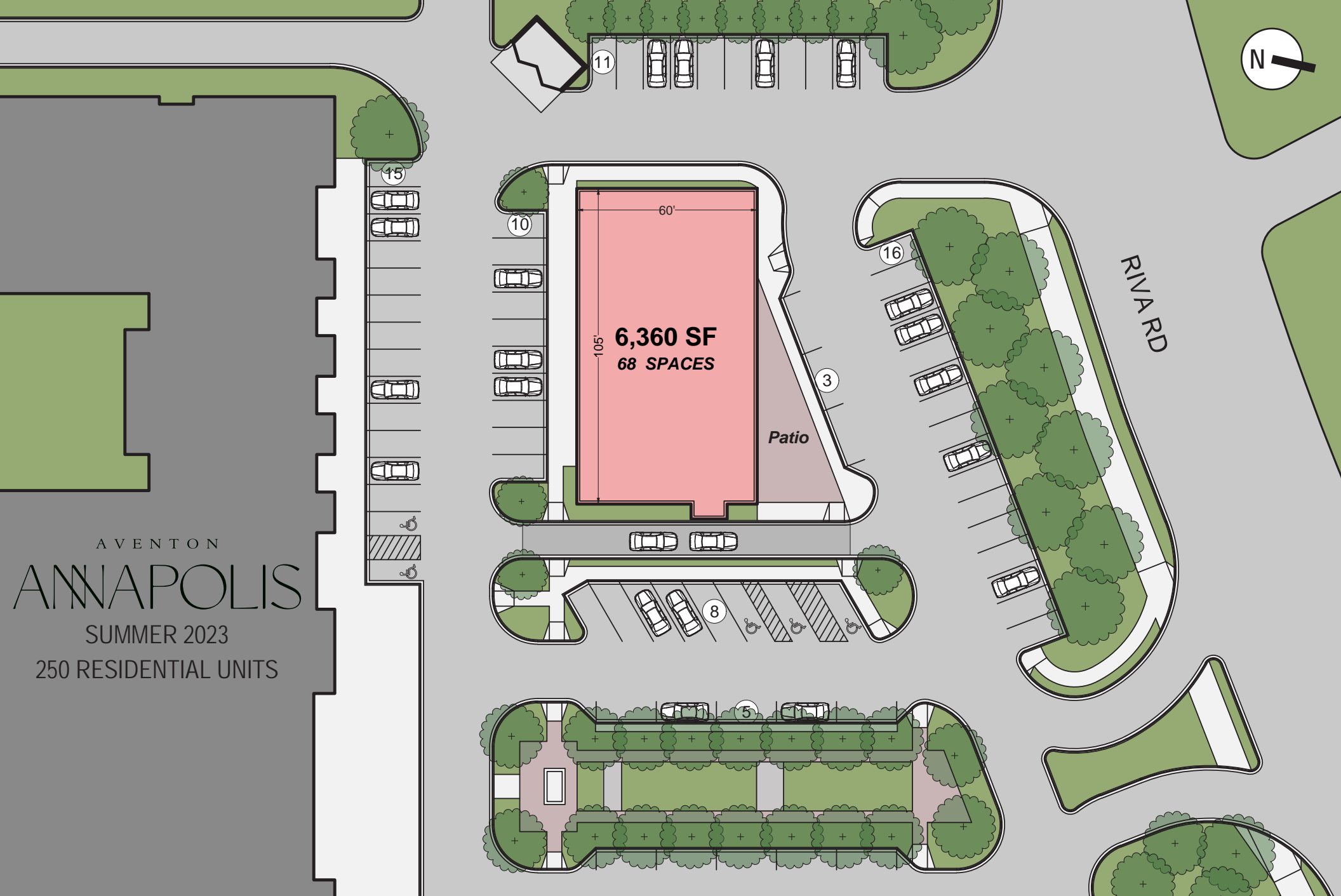
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



Q - Golden Year Guardians

8.2%

Retirees living in old homes, settled residences and communities



AVENTON
ANNAPOLIS
SUMMER 2023 / 250 UNITS

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

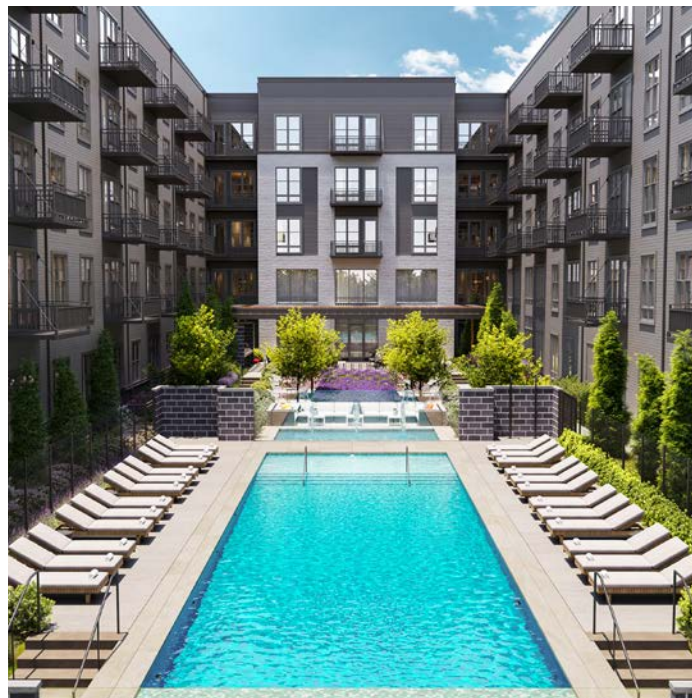
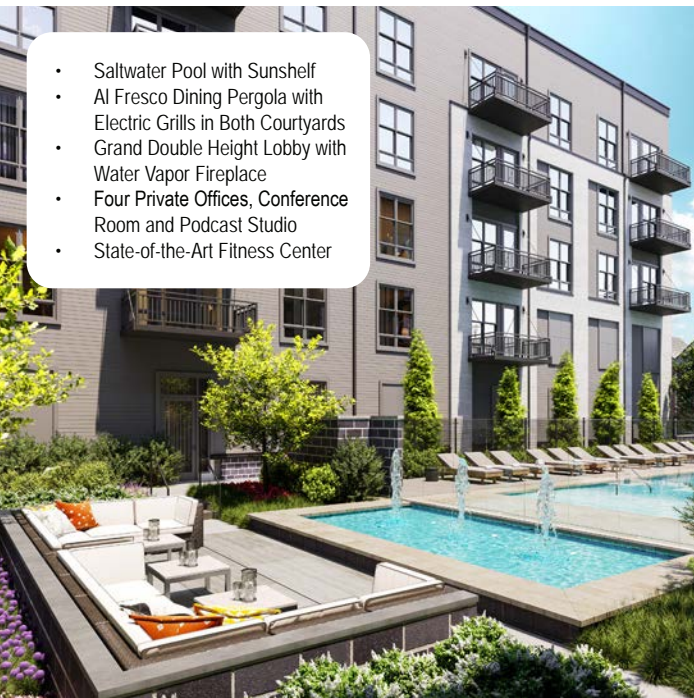


OPENING
SUMMER 2023

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



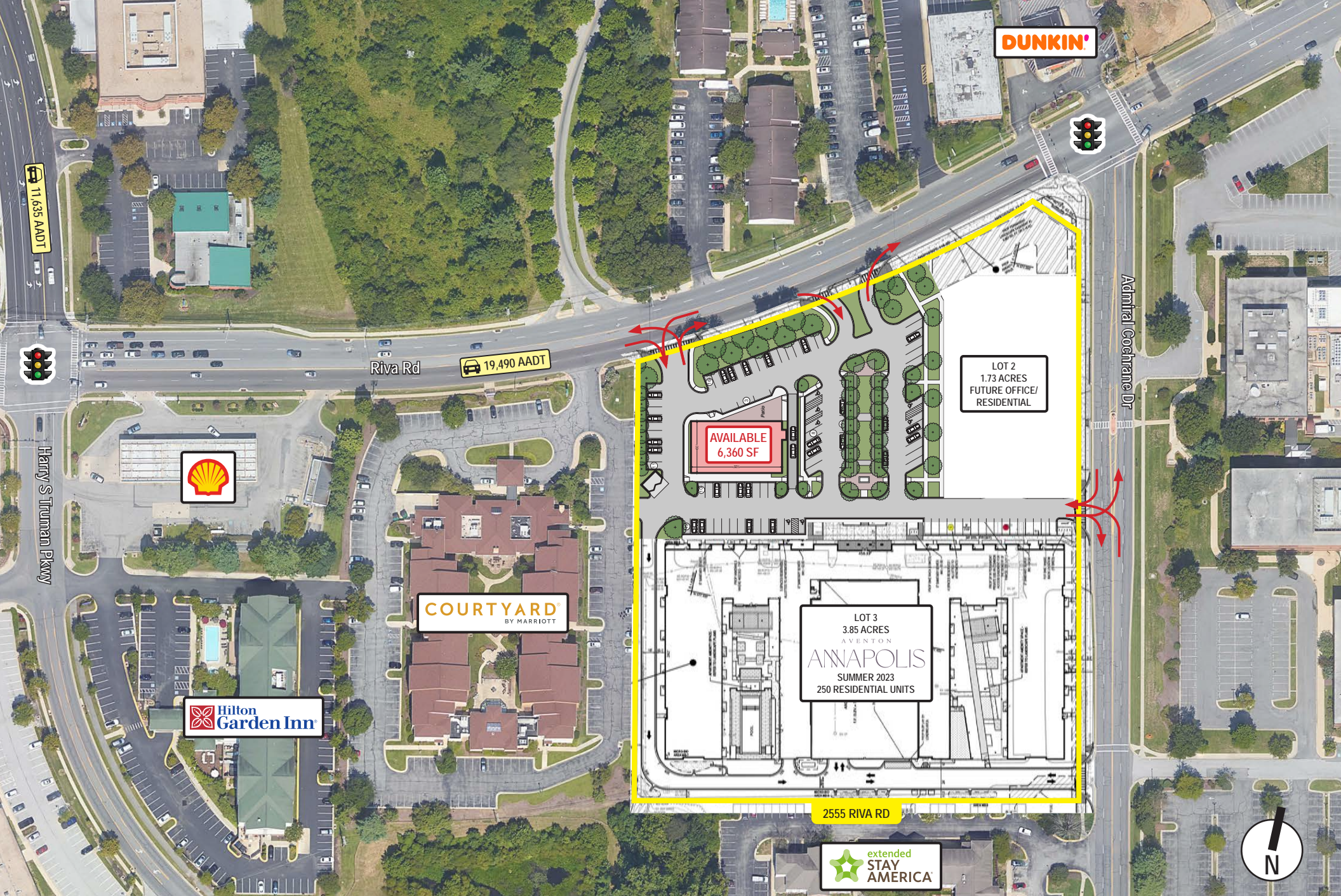
- Controlled Access Building with Parking Garage
- Electric Vehicle Charging Stations
- Smart Package System with 24/7 Access
- Pet-Friendly Community with Pet Spa and Dog Park
- Game Room with Pool Table, Shuffleboard and Arcade Games



segALL
GROUP

Aventon Annapolis

2555 Riva Road / Annapolis, MD 21401







Interested? Contact:

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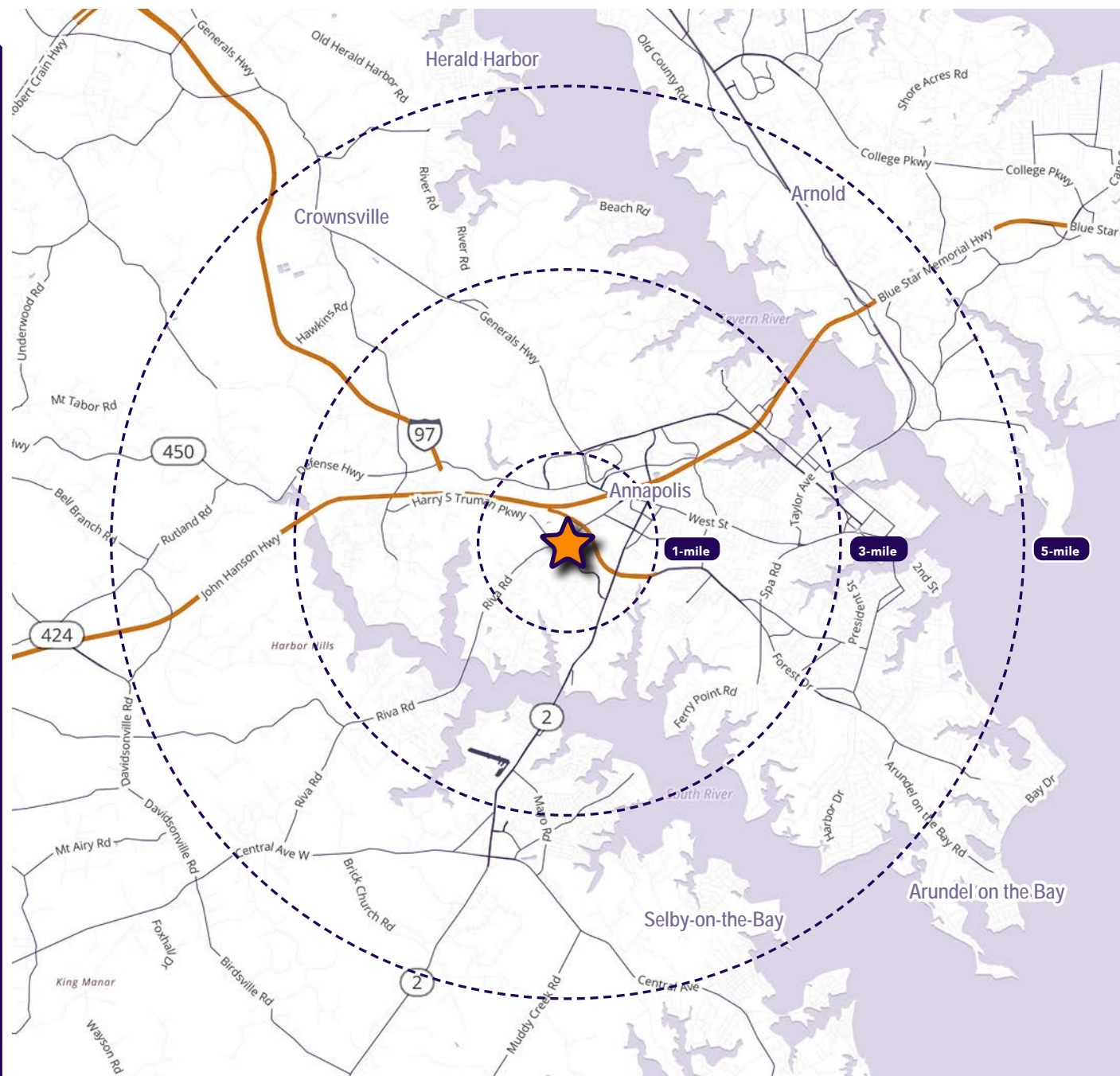
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