

FOR LEASE Available Summer 2025



Shoppes at Riva

2557 Riva Road, Annapolis, MD 21401

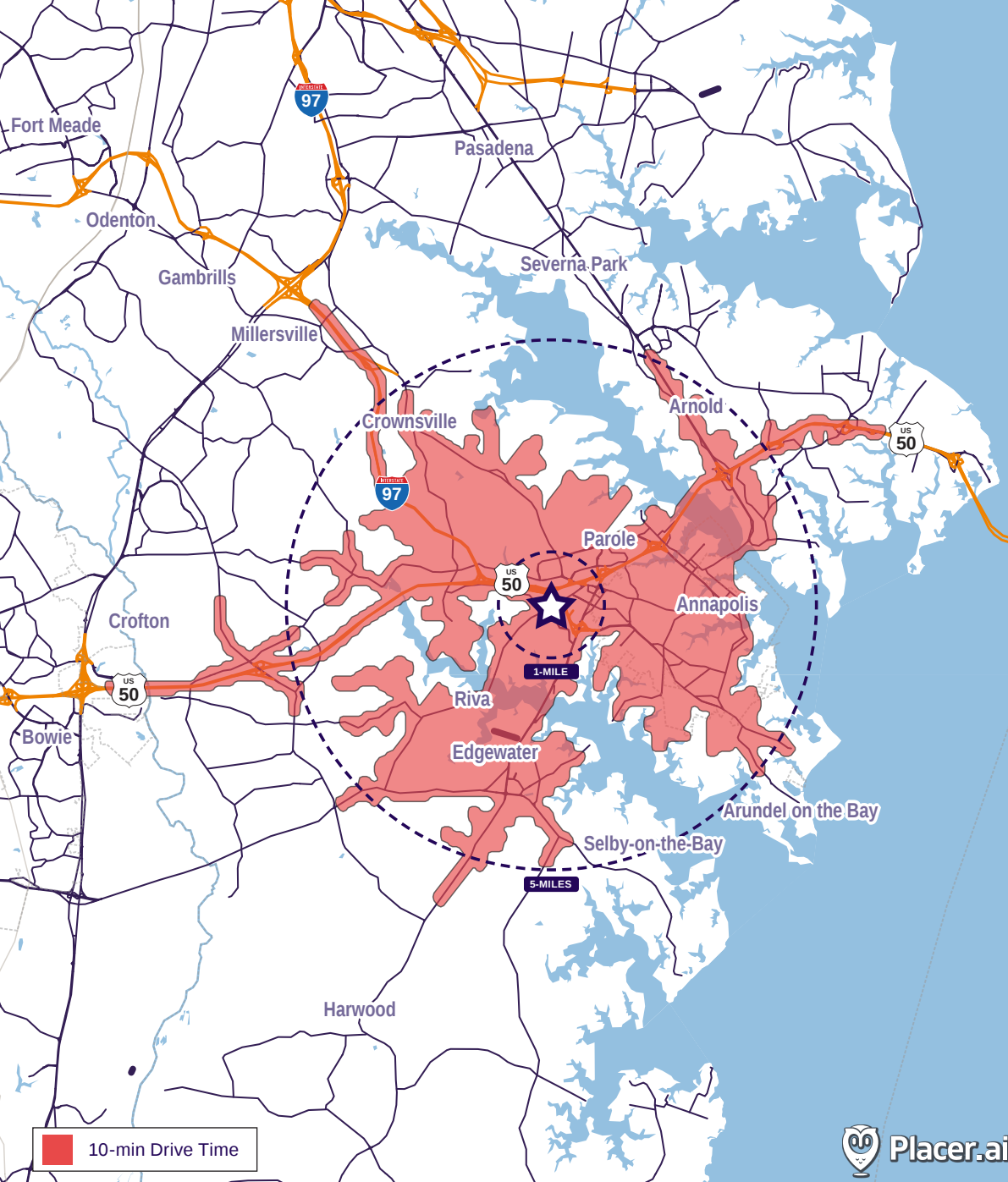
Overview

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	Summer 2025
Size	1,157 square feet
Rental Rate	TBD
Net Charges	\$8.50 per square foot (estimated)

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	5,964	49,148	100,138
 HOUSEHOLDS	3,018	20,863	40,994
 AVG. HH INCOME	\$167,678	\$167,576	\$175,096
 DAYTIME POPULATION	16,257	89,641	160,204
 TRAFFIC COUNT	19,611 AADT (Riva Road)	64,843 AADT (Aris T Allen Boulevard)	



Demographics (10 Min DT):



POPULATION

73,693



HOUSEHOLDS

30,144



AVERAGE HH INCOME

\$165,466



DAYTIME POPULATION

124,847



HIGH SCHOOL GRADUATE
OR HIGHER

93.4%



EMPLOYEES

82,982

TAPESTRY PROFILE (1-MILE):



C - Booming with Confidence

33.3%

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



K - Significant Singles

20%

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



A - Power Elite

16.8%

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



Q - Golden Year Guardians

13.6%

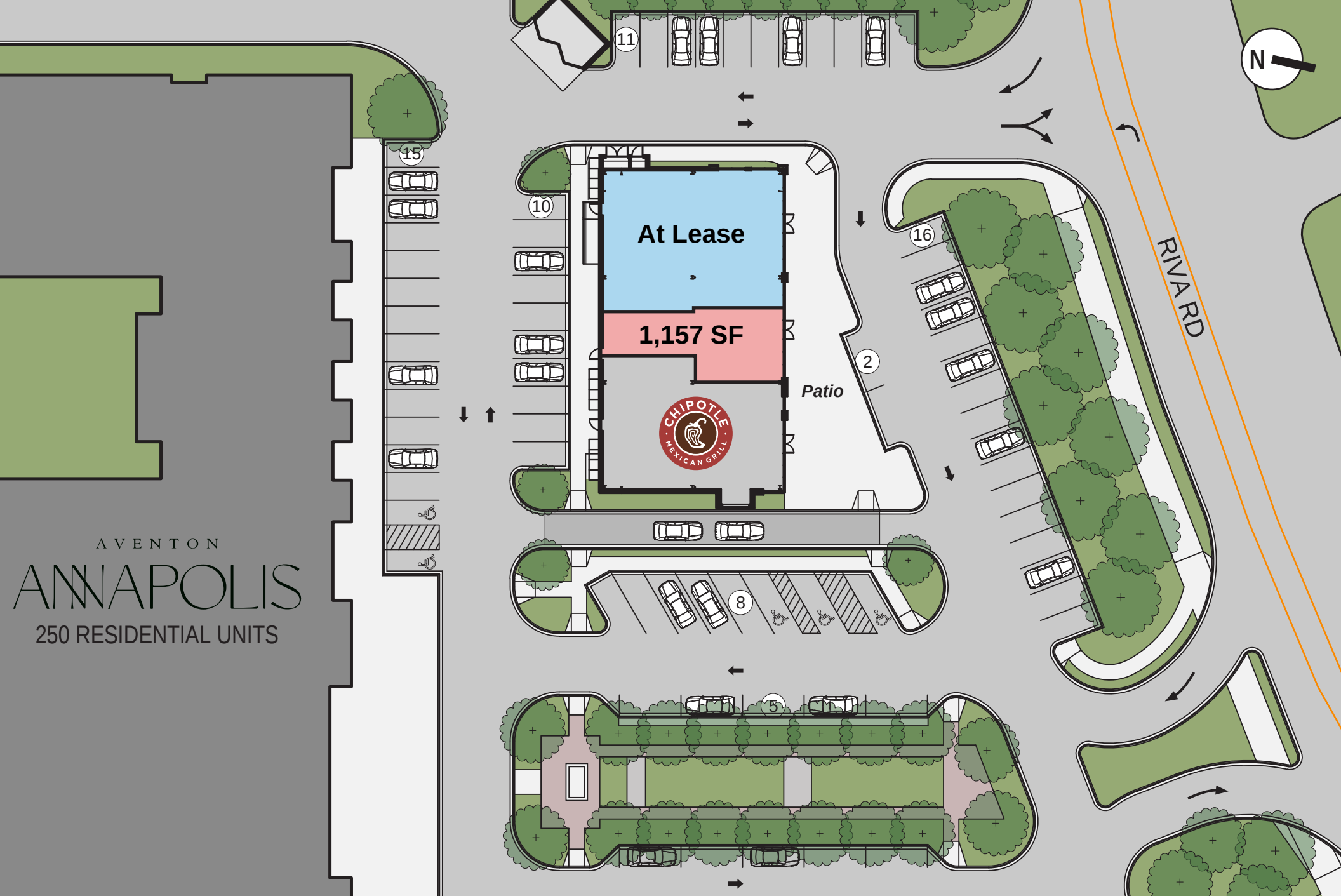
Retirees living in old homes, settled residences and communities



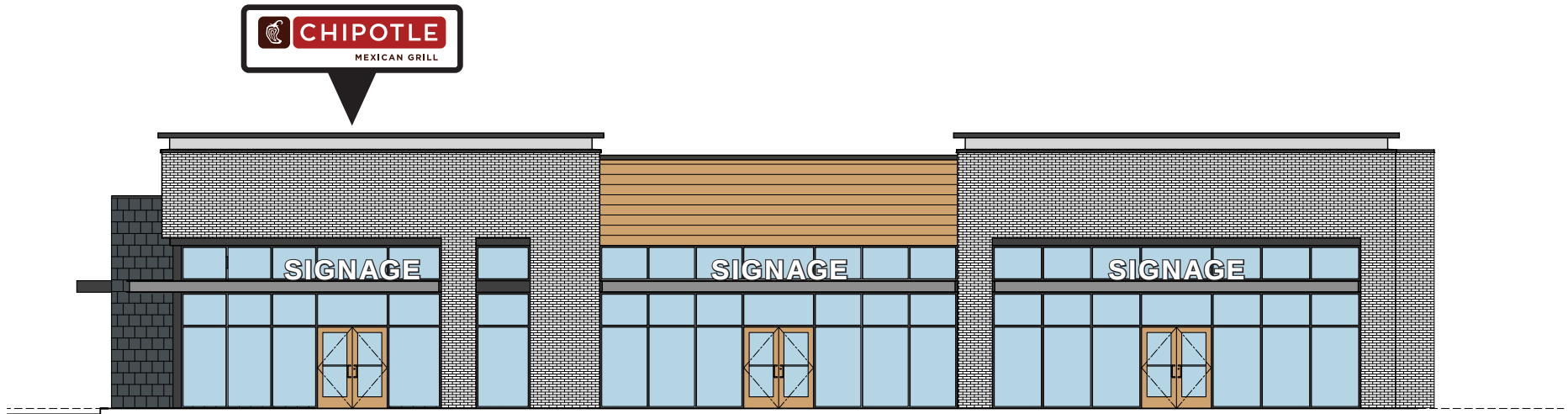
E - Thriving Boomers

5.1%

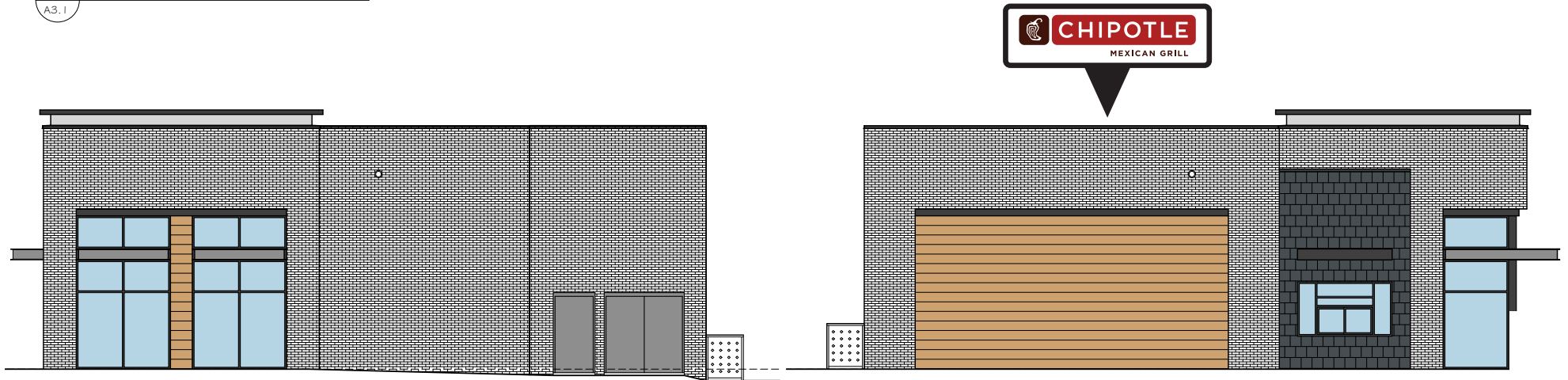
Upper-middle-class baby boomer-age couples living comfortable lifestyles settled in suburban homes



AVENTON
ANNAPOLIS
250 RESIDENTIAL UNITS



1 NORTH ELEVATION
A3.1



2 WEST ELEVATION
A3.1

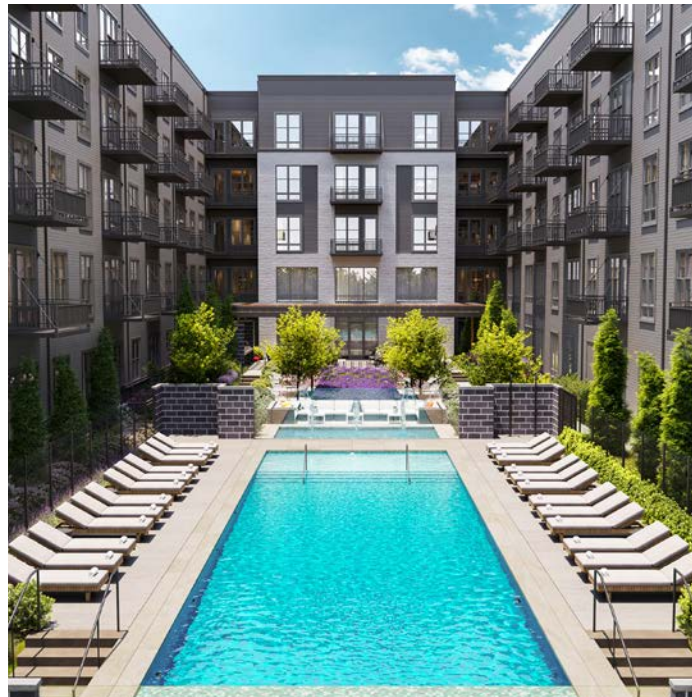
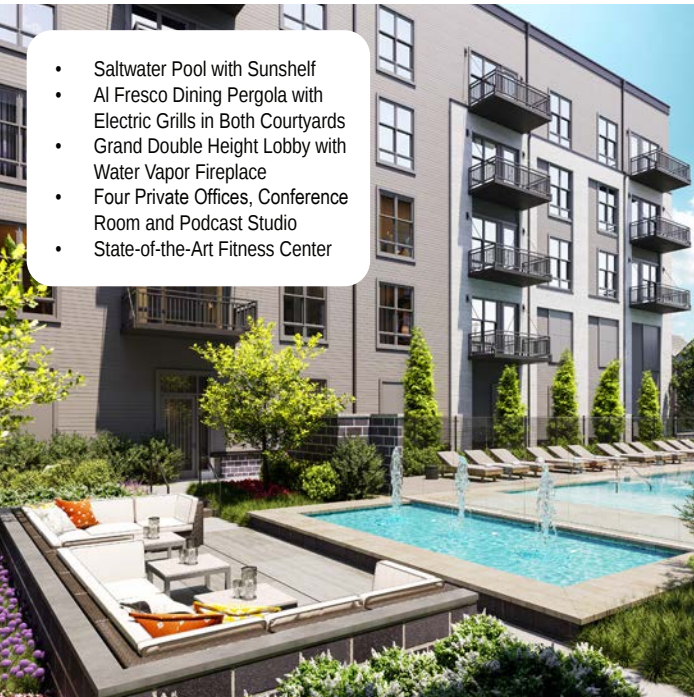
3 EAST ELEVATION
A3.1



250 UNITS

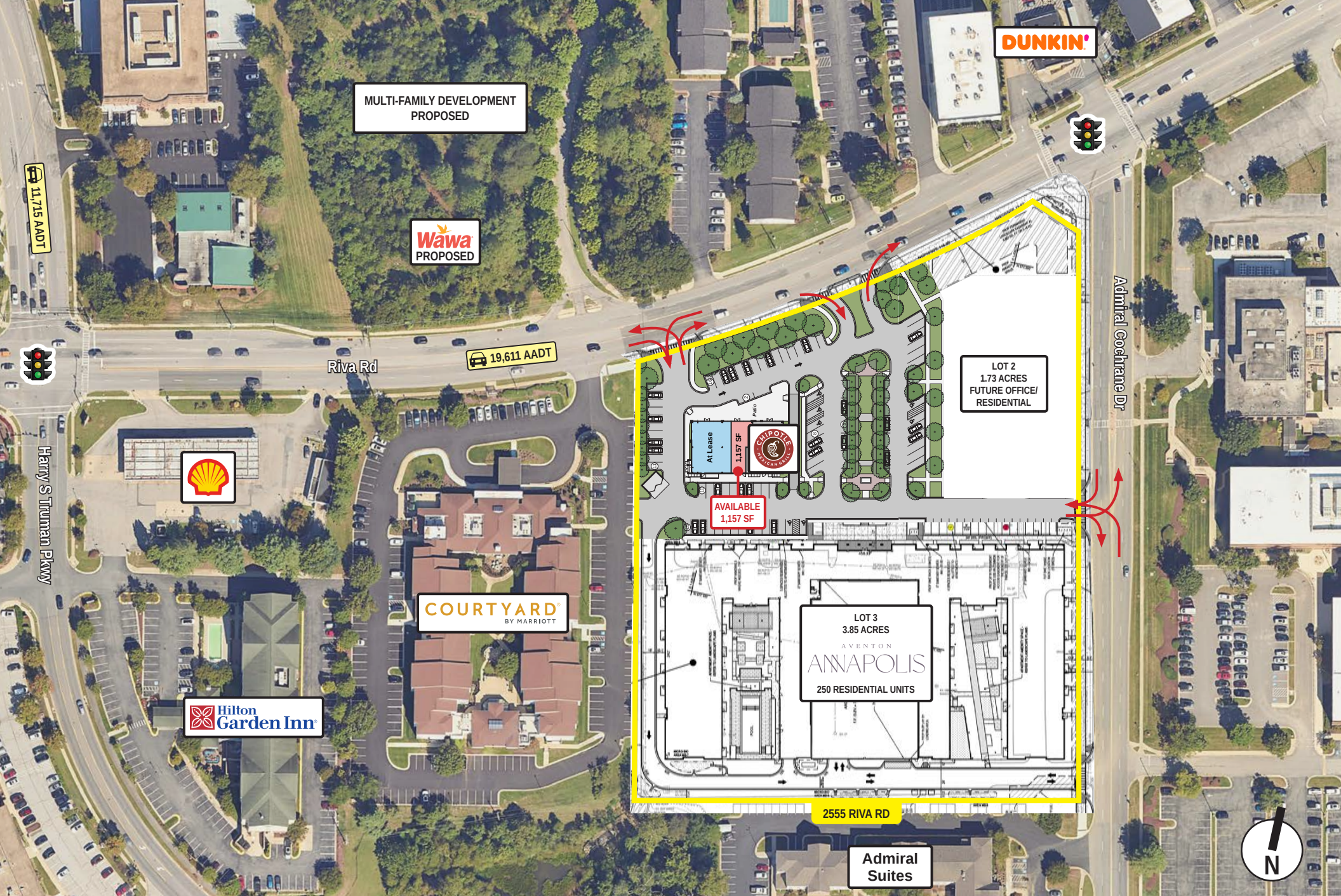


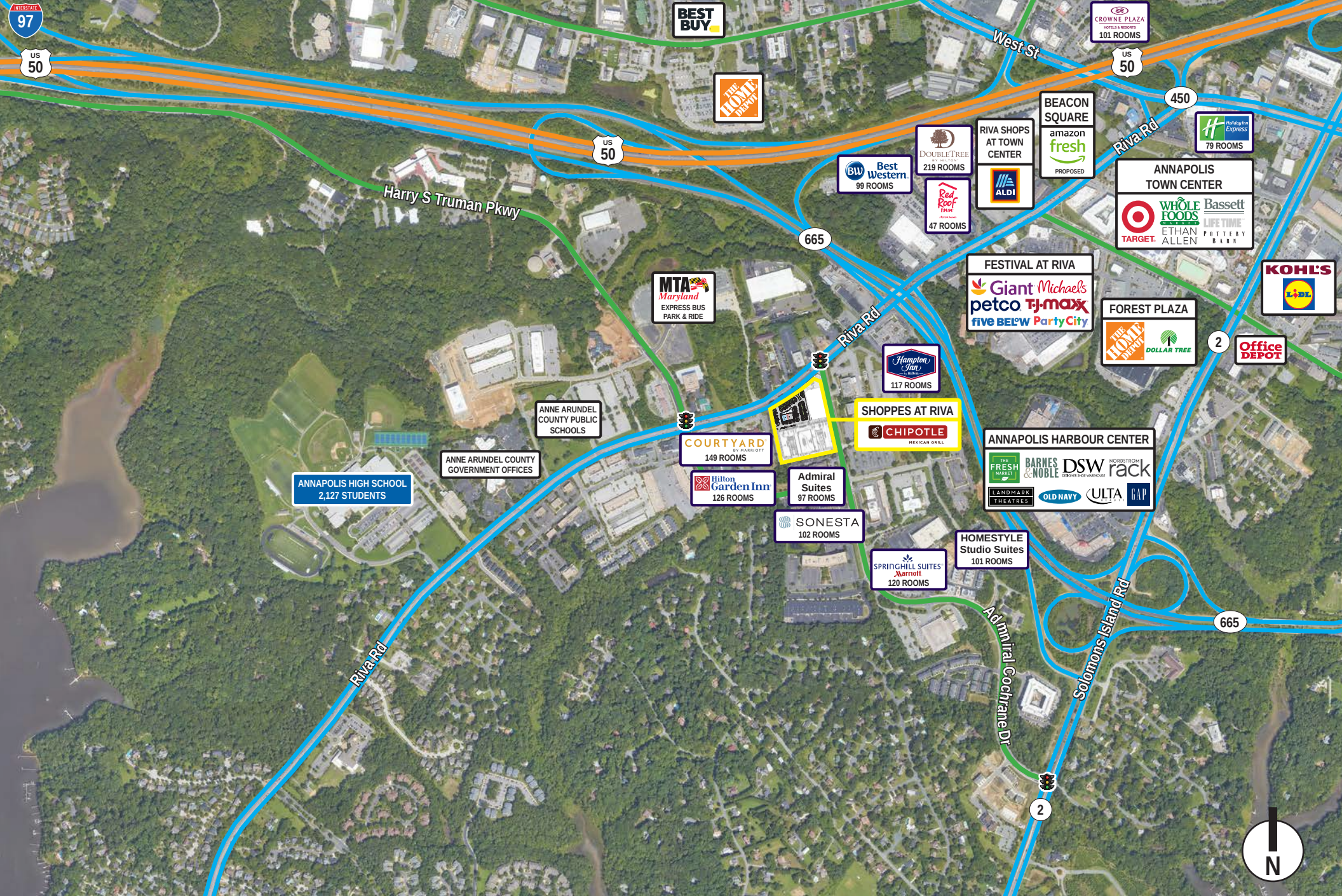
- Saltwater Pool with Sunshelf
- Al Fresco Dining Pergola with Electric Grills in Both Courtyards
- Grand Double Height Lobby with Water Vapor Fireplace
- Four Private Offices, Conference Room and Podcast Studio
- State-of-the-Art Fitness Center

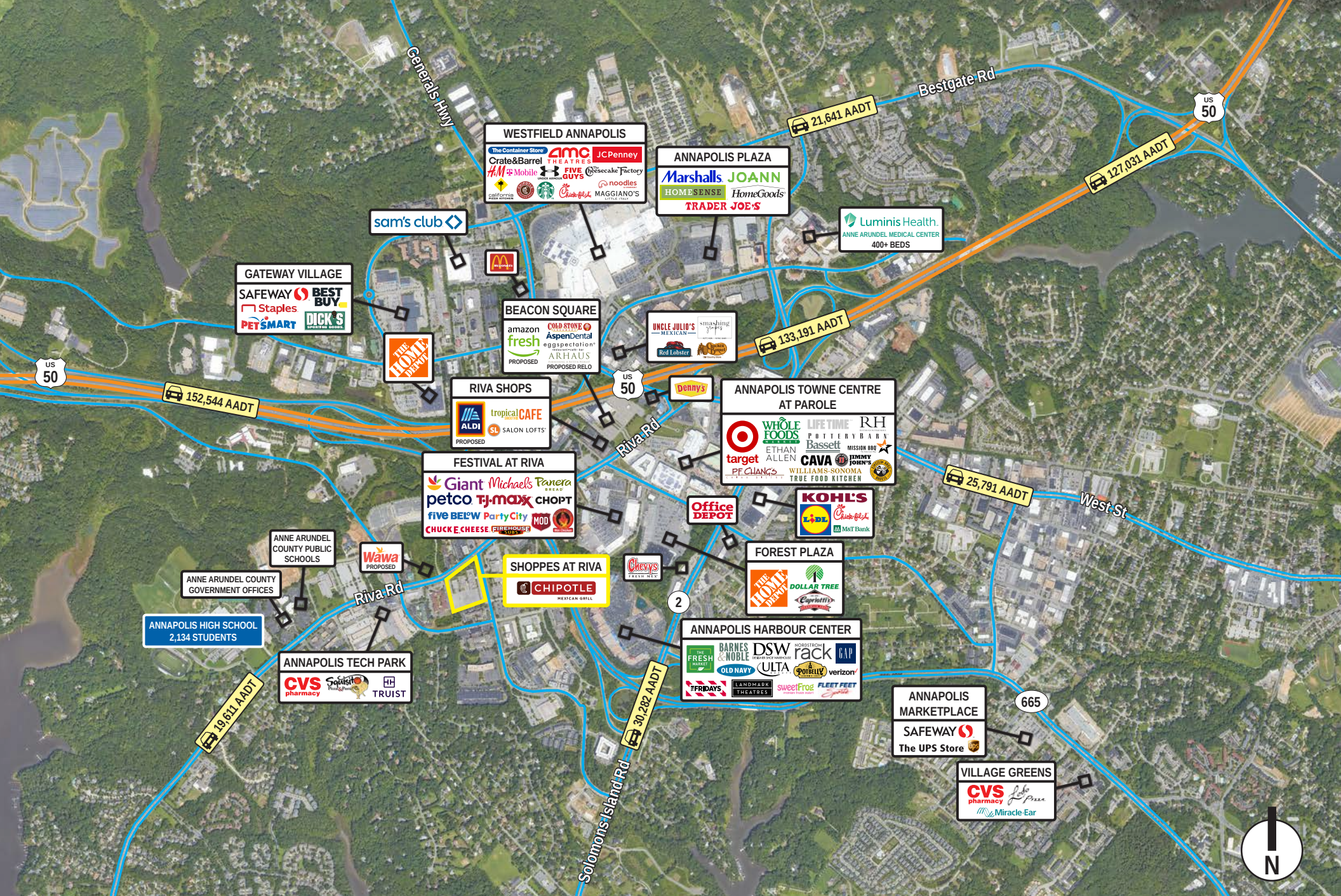


- Controlled Access Building with Parking Garage
- Electric Vehicle Charging Stations
- Smart Package System with 24/7 Access
- Pet-Friendly Community with Pet Spa and Dog Park
- Game Room with Pool Table, Shuffleboard and Arcade Games









Interested? Contact:

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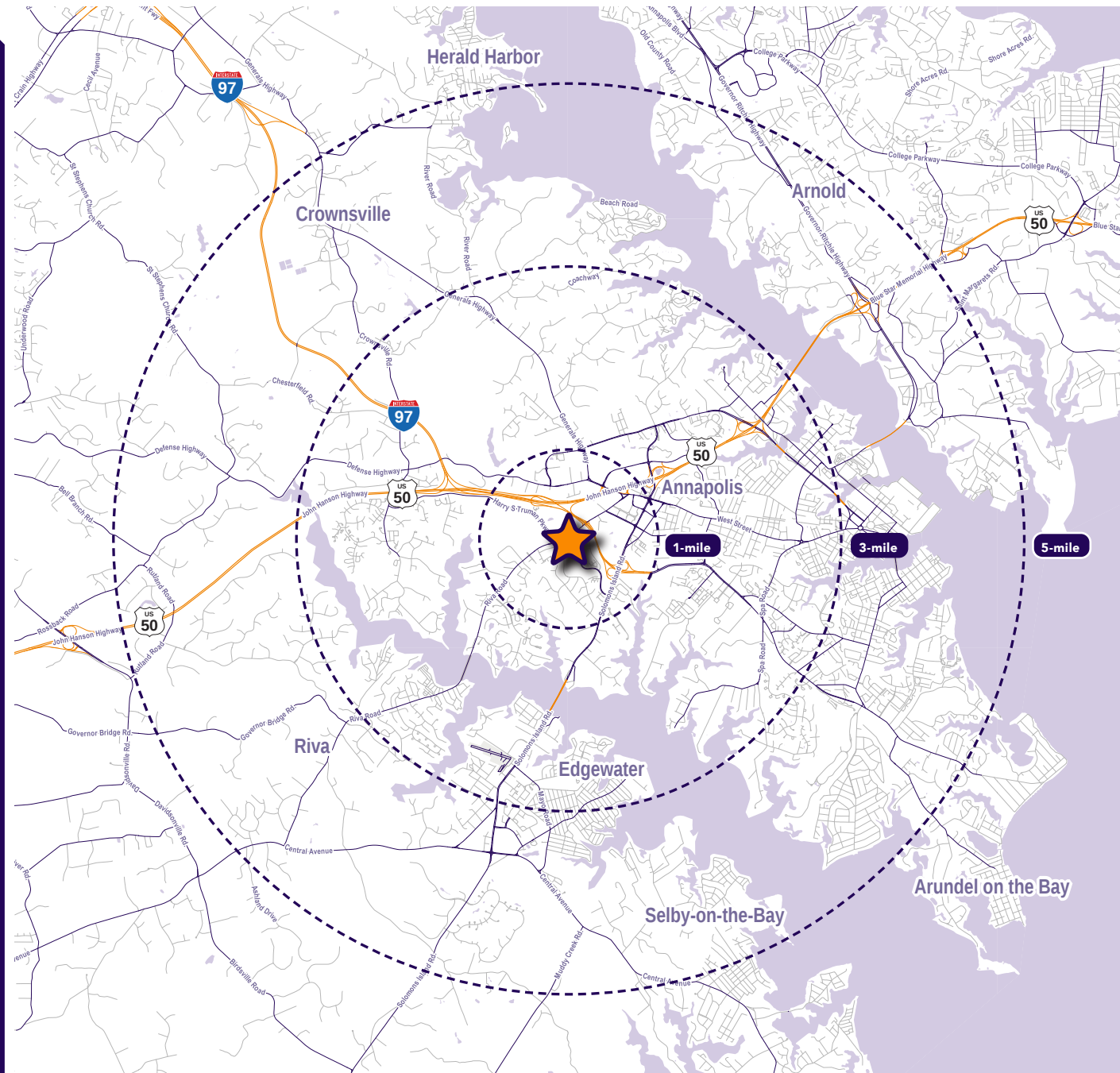
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