

FOR LEASE Available Summer 2025



Shoppes at Riva






2557 Riva Road, Annapolis, MD 21401

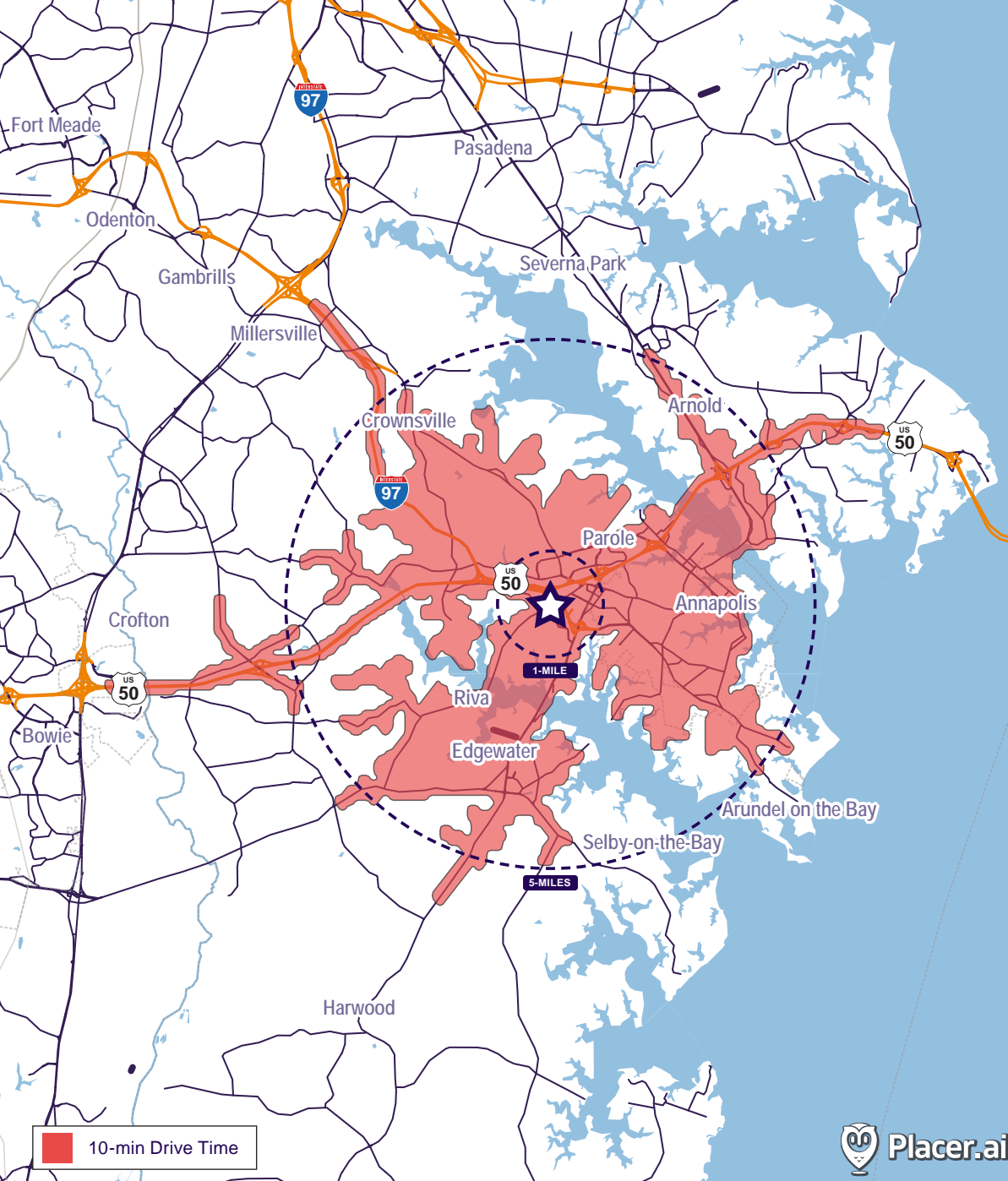
Overview

6,260 square foot retail building with signaled 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)	

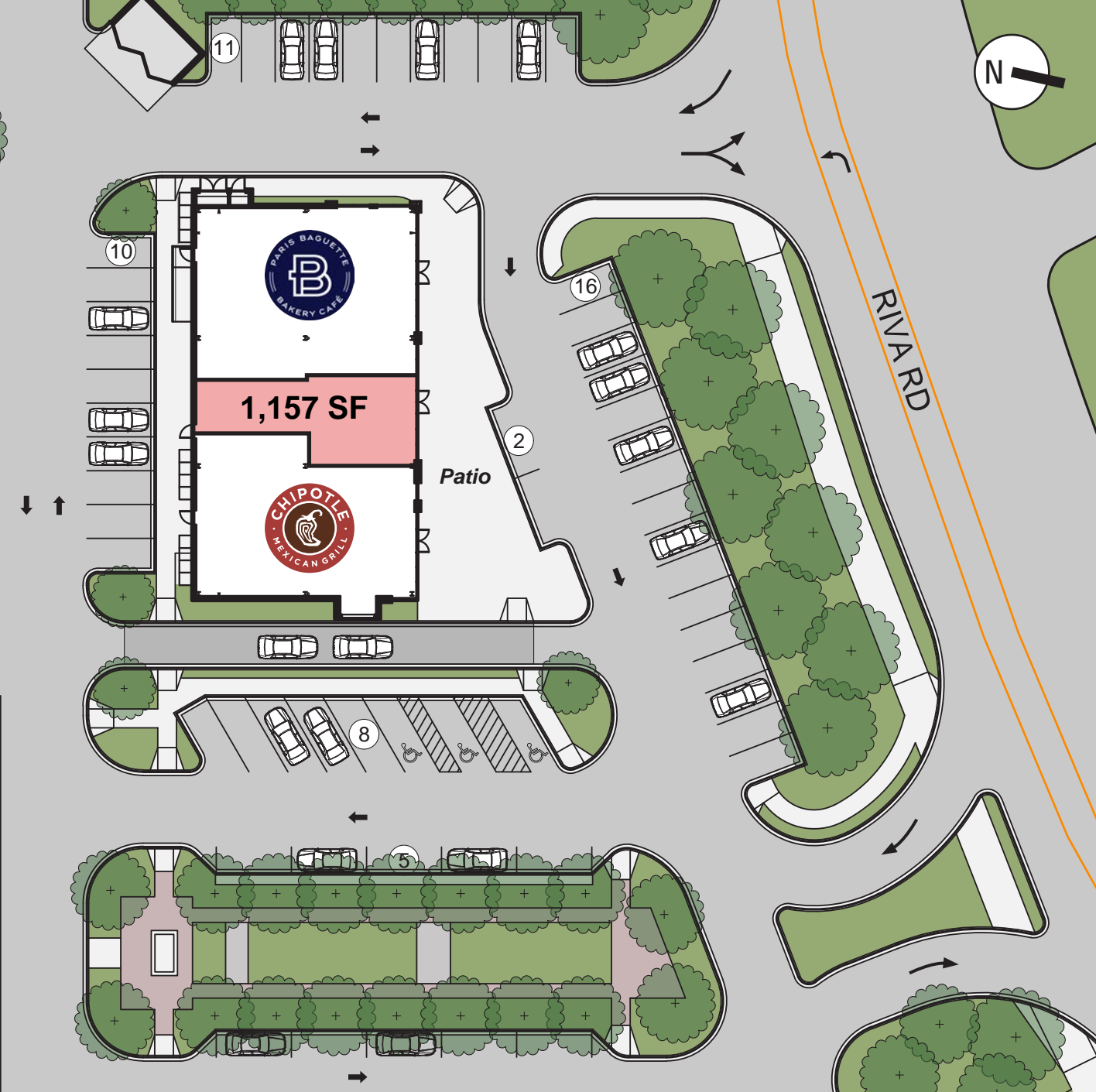
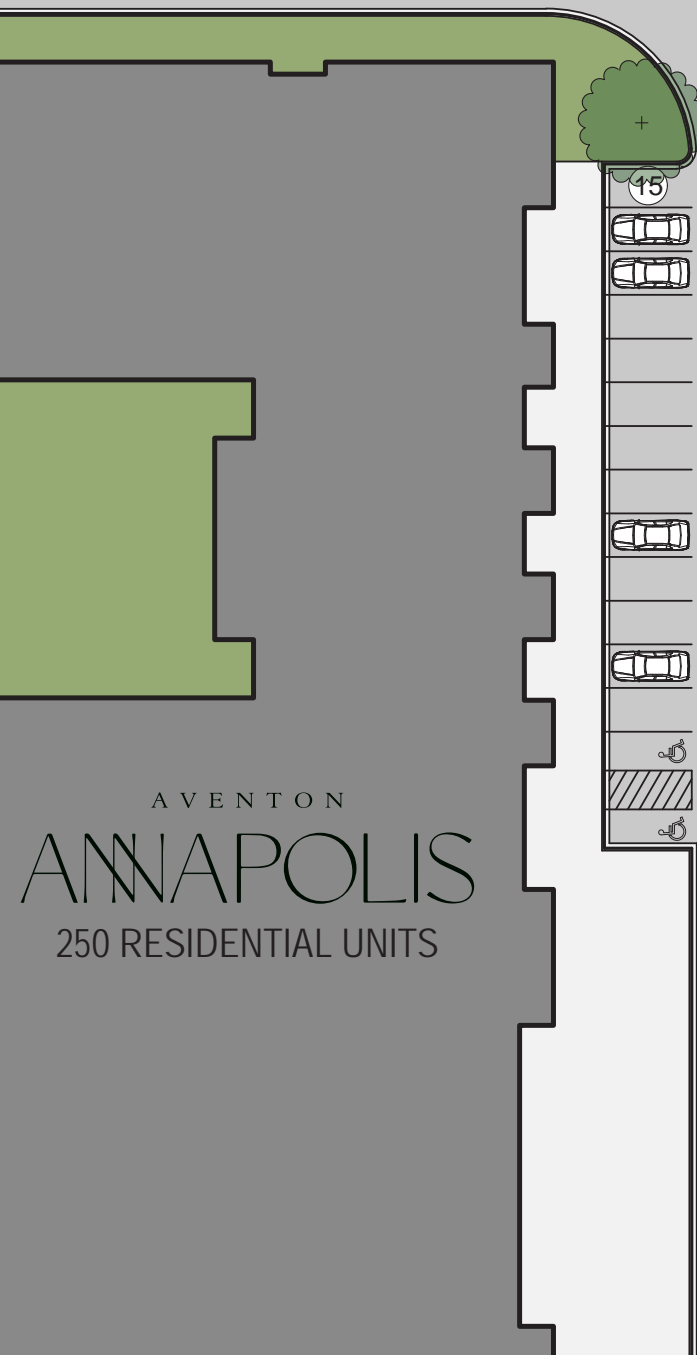


Demographics (10 Min DT):

	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):

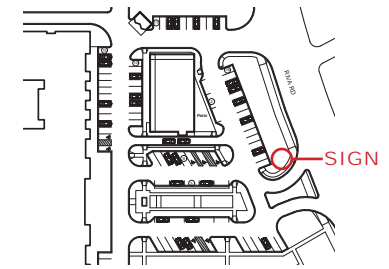
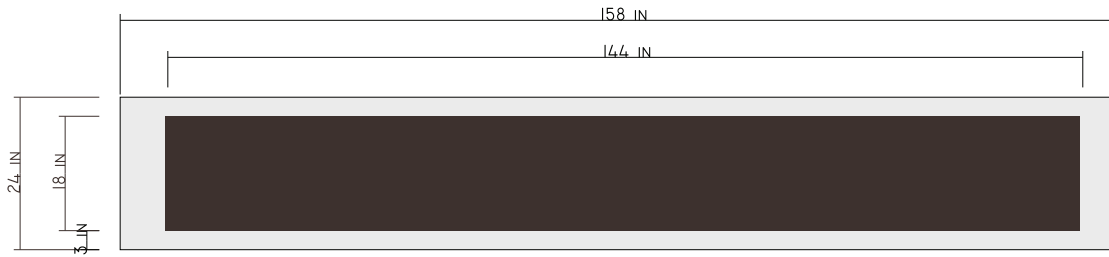
	C - Booming with Confidence	33.3%
	Prosperous, established couples in their peak earning years living in suburban homes	
	K - Significant Singles	20%
	Diversely aged singles earning mid-scale incomes supporting active city styles of living	
	A - Power Elite	16.8%
	The wealthiest households in the US, 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



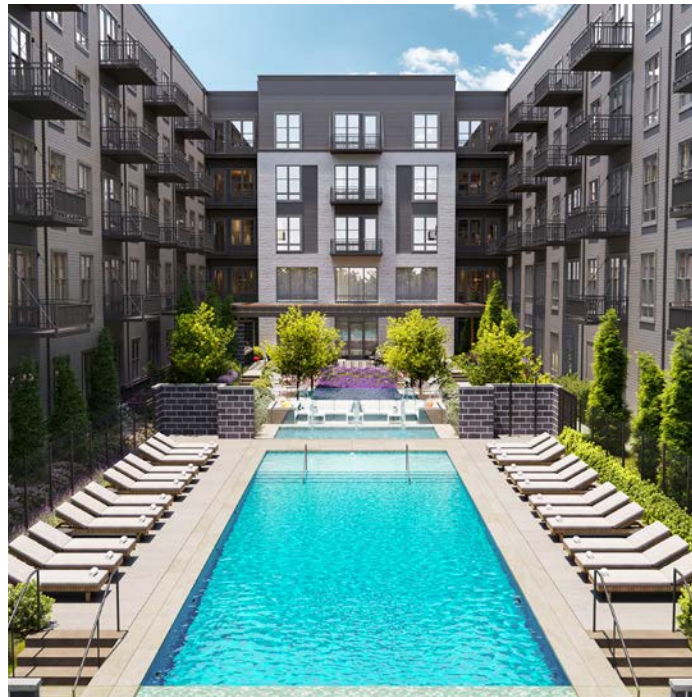
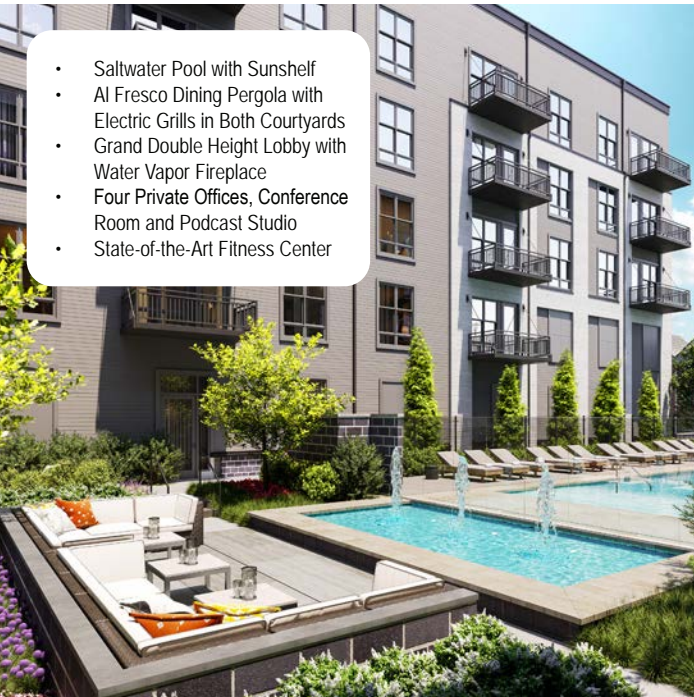




250 UNITS



- 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





MULTI-FAMILY DEVELOPMENT
PROPOSED

Wawa
PROPOSED

DUNKIN'

11,715 AADT

19,611 AADT

Riva Rd

2555 RIVA RD

LOT 2
1.73 ACRES
STURBRIDGE
LUXURY TOWN HOME
DEVELOPMENT
20 UNITS
UNDER CONSTRUCTION

Admiral Cochrane Dr

1,157 SF
CHIPOTLE
MEXICAN GRILL

Harry S Truman Pkwy



COURTYARD
BY MARRIOTT

LOT 3
3.85 ACRES
AVENTON
ANNAPOLIS
250 RESIDENTIAL UNITS

**Hilton
Garden Inn**

**Admiral
Suites**





ANNAPOLIS HIGH SCHOOL
2,127 STUDENTS

ANNE ARUNDEL COUNTY
GOVERNMENT OFFICES

ANNE ARUNDEL COUNTY
PUBLIC SCHOOLS

MTA Maryland
EXPRESS BUS
PARK & RIDE

COURTYARD
BY MARRIOTT
149 ROOMS

Hilton Garden Inn
126 ROOMS

Admiral Suites
97 ROOMS

SONESTA
102 ROOMS

SPRINGHILL SUITES
MARRIOTT
120 ROOMS

HOMESTYLE
Studio Suites
101 ROOMS

SHOPPES AT RIVA

Hampton Inn
117 ROOMS

DOUBLE TREE
219 ROOMS

Red Roof Inn
47 ROOMS

Best Western
99 ROOMS

RIVA SHOPS

ALDI **QUICKWAY**
honeygrow **SL SALON LOFTS**

BEACON SQUARE
amazon **COLD STONE**
fresh **AspenDental**
eggspection
ARHAUS
PROPOSED
FIREBIRDS **moby**
click

79 ROOMS

ANNAPOLIS TOWN CENTRE

TARGET **WHOLE FOODS** **Bassett**
ETHAN ALLEN **LIFETIME**
POTTERY BARN

KOHL'S
Chick-fil-A
McE Flank
meineke

FOREST PLAZA

THE HOME DEPOT **DOLLAR TREE**

Office DEPOT


ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET **BARNES & NOBLE** **DSW**
LANDMARK THEATRES **Old Navy**
LOFT **Bath & Body Works**
ATHLETA **ULTA**
francesca's
chico's **FRIDAYS** **PRIMARK**
verizon **FRIDAYS** **PRIMARK**
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Interested? Contact:

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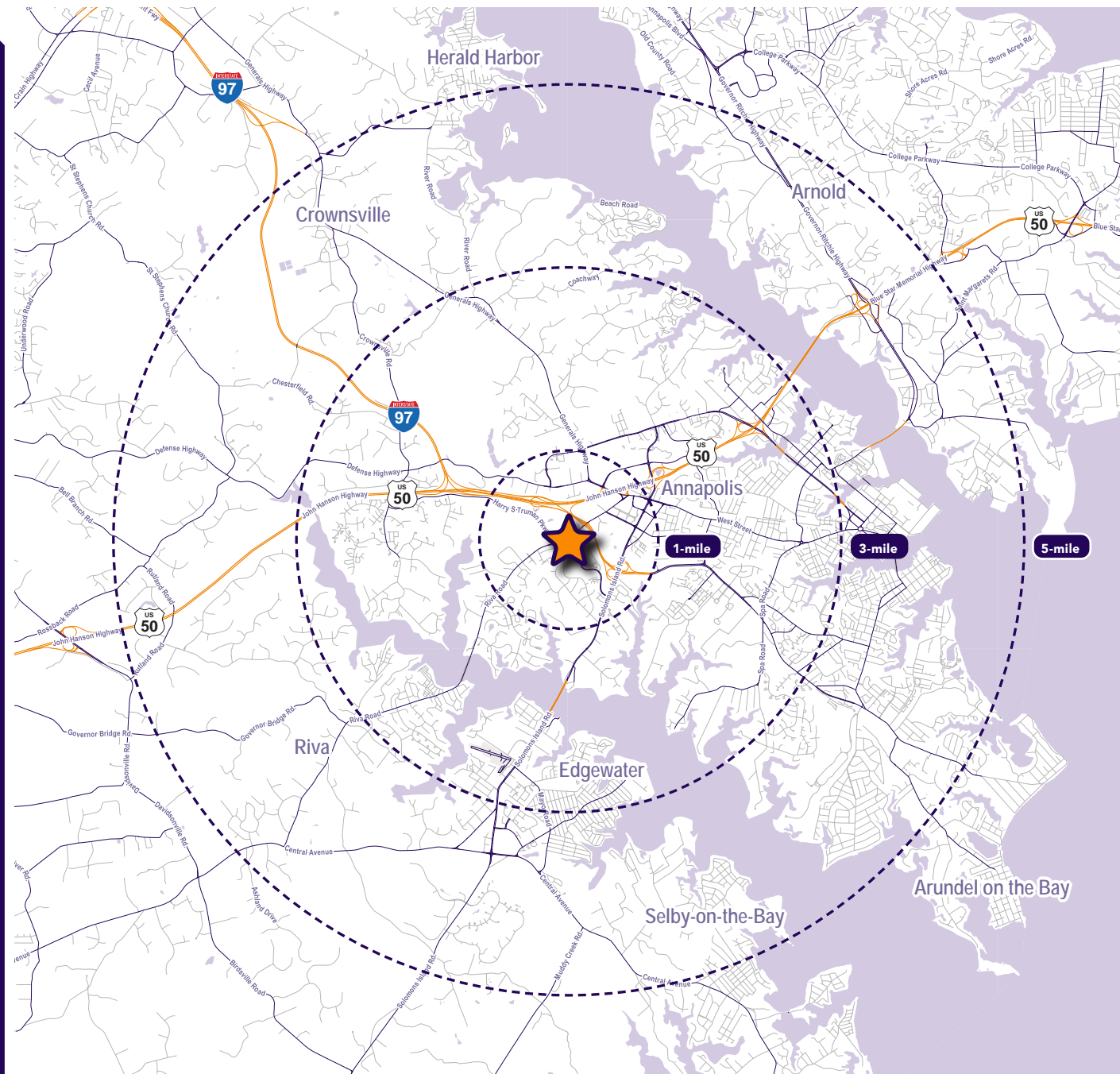
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