

**FOR LEASE** Available Summer 2025



# Shoppes at Riva

2557 Riva Road, Annapolis, MD 21401

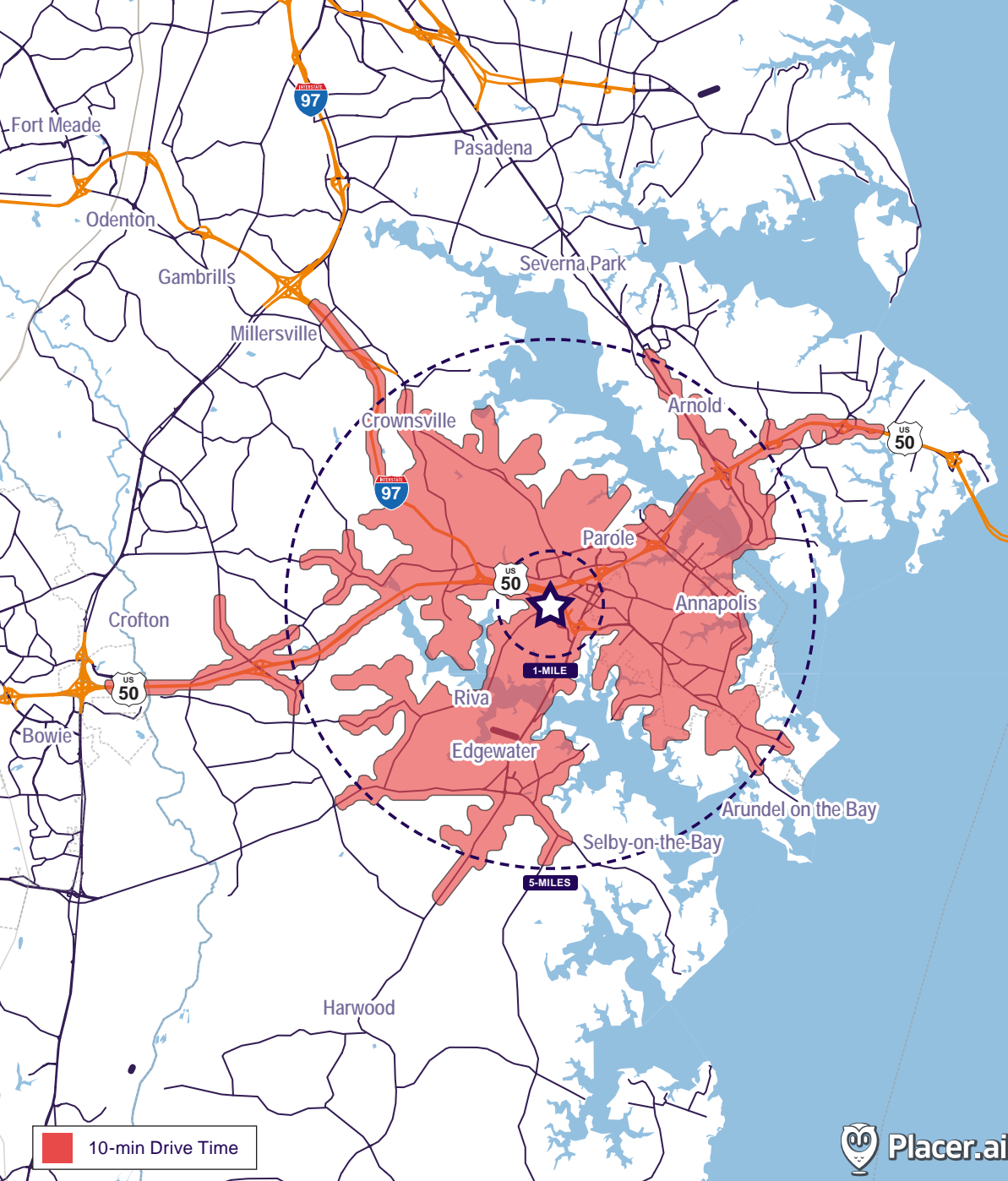
## Overview

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)

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	5,739	49,163	100,442
HOUSEHOLDS	2,882	20,922	41,176
AVG. HH INCOME	\$140,999	\$143,540	\$144,452
DAYTIME POPULATION	15,985	79,993	153,225
TRAFFIC COUNT	19,611 AADT (Riva Road)	64,843 AADT (Aris T Allen Boulevard)	

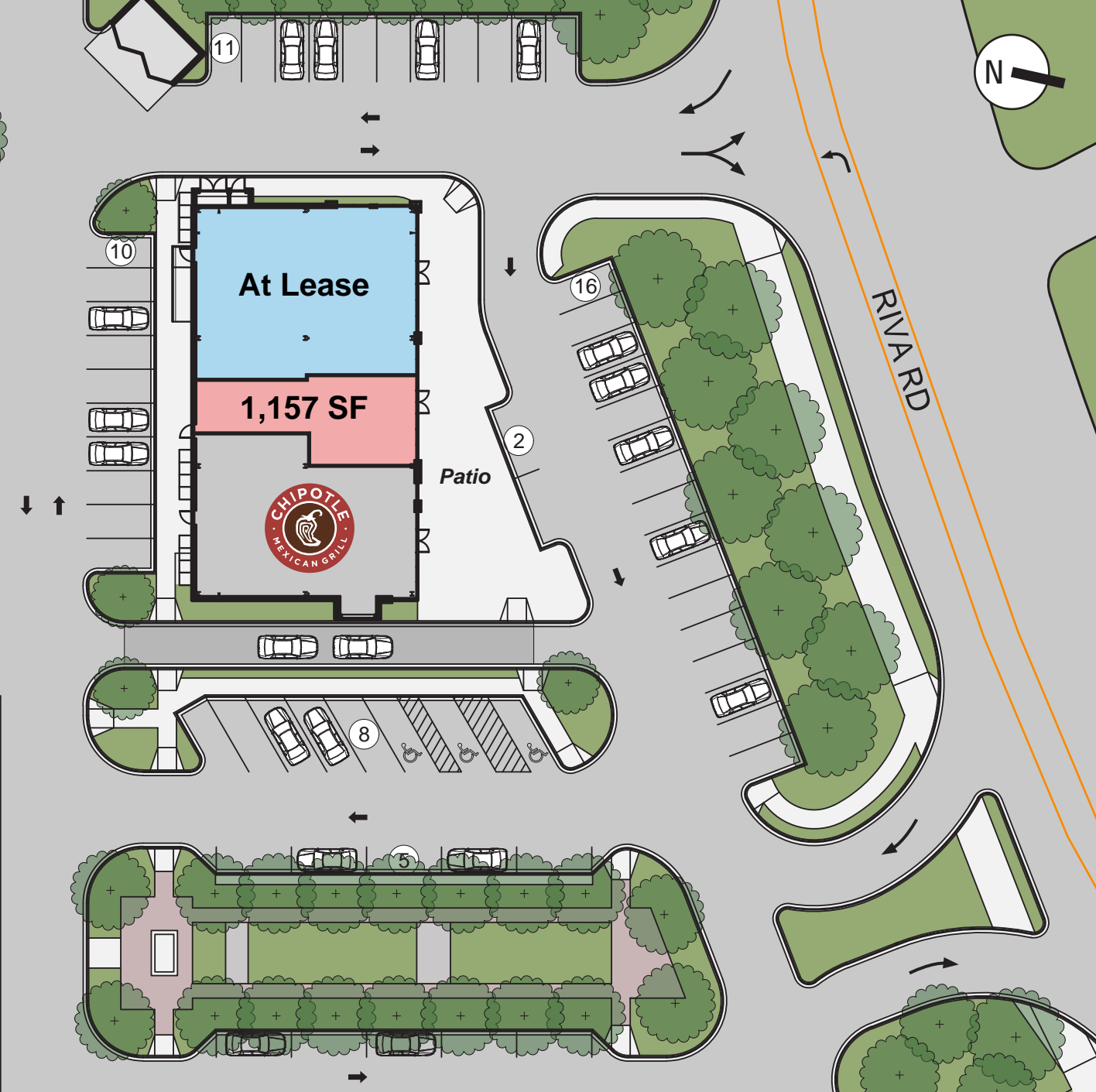


## Demographics (10 Min DT):

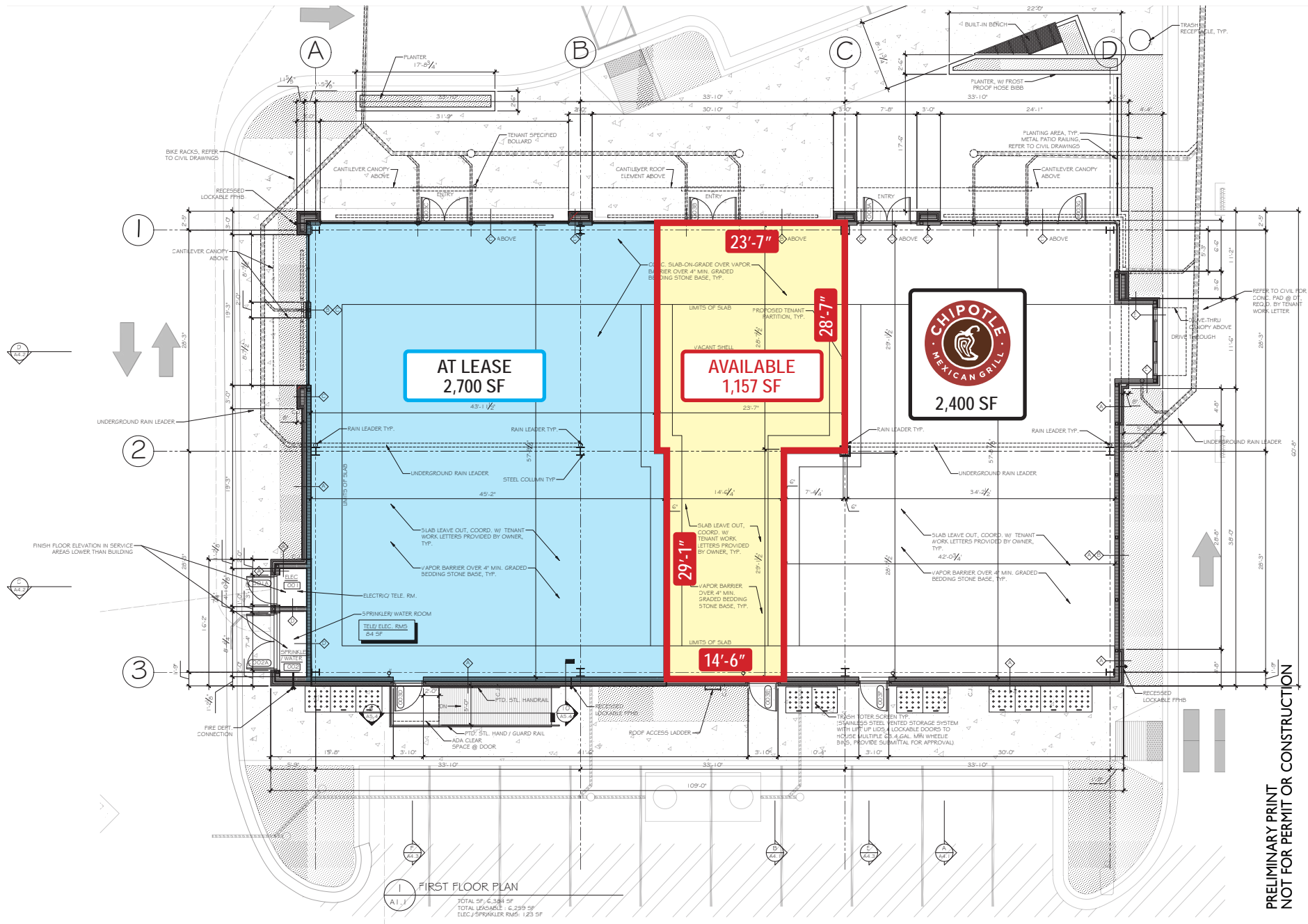
	POPULATION	<b>73,974</b>
	HOUSEHOLDS	<b>30,309</b>
	AVERAGE HH INCOME	<b>\$139,840</b>
	DAYTIME POPULATION	<b>154,494</b>
	HIGH SCHOOL GRADUATE OR HIGHER	<b>92.1%</b>
	EMPLOYEES	<b>77,770</b>

## TAPESTRY PROFILE (1-MILE):

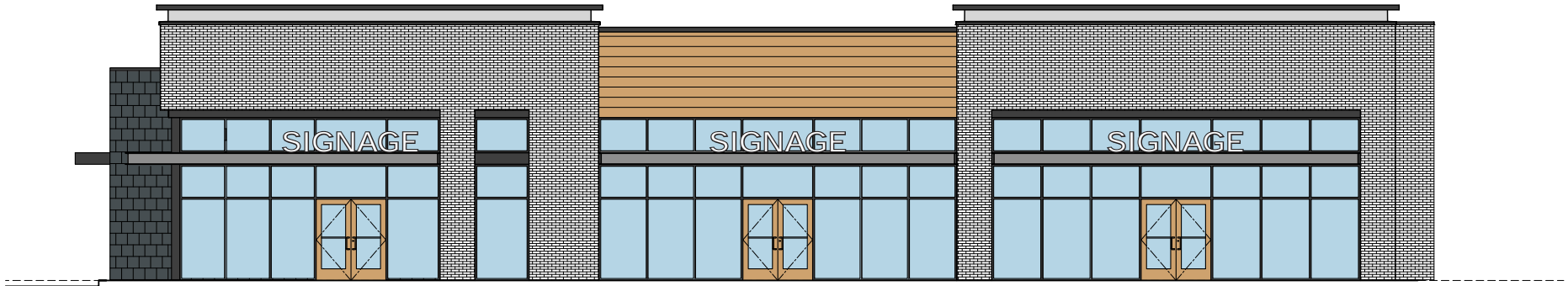
	<b>C - Booming with Confidence</b>	<b>31.8%</b>
	Prosperous, established couples in their peak earning years living in suburban homes	
	<b>A - Power Elite</b>	<b>21.9%</b>
	The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer	
	<b>K - 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	



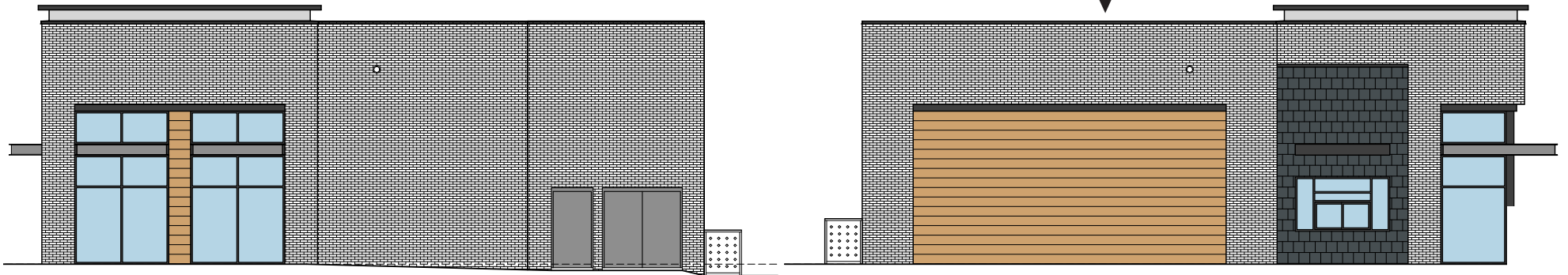
AVENTON  
**ANNAPOLIS**  
 250 RESIDENTIAL UNITS



PRELIMINARY PRINT  
 NOT FOR PERMIT OR CONSTRUCTION



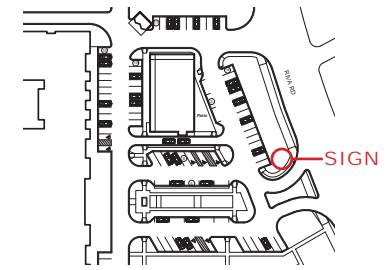
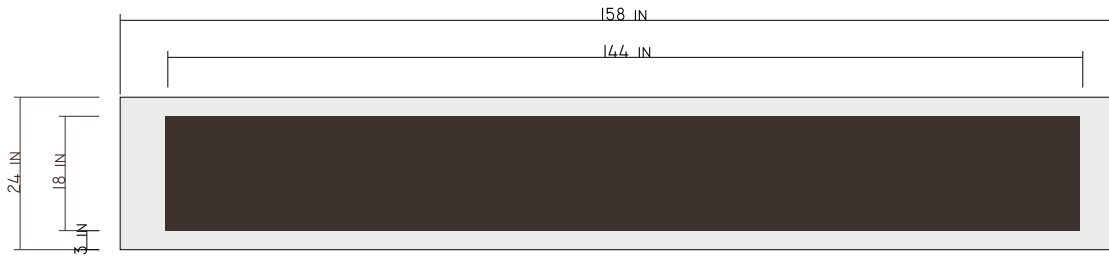
1 NORTH ELEVATION  
A3.1



2 WEST ELEVATION  
A3.1

3 EAST ELEVATION  
A3.1

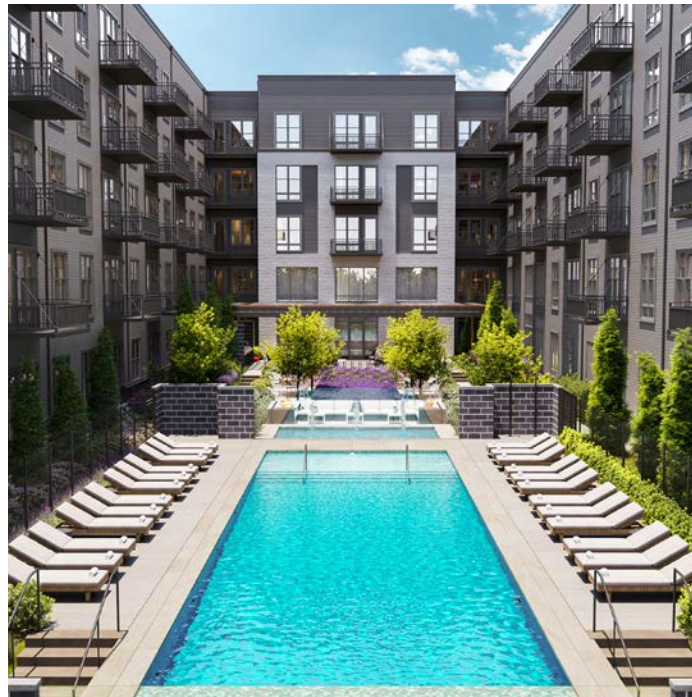
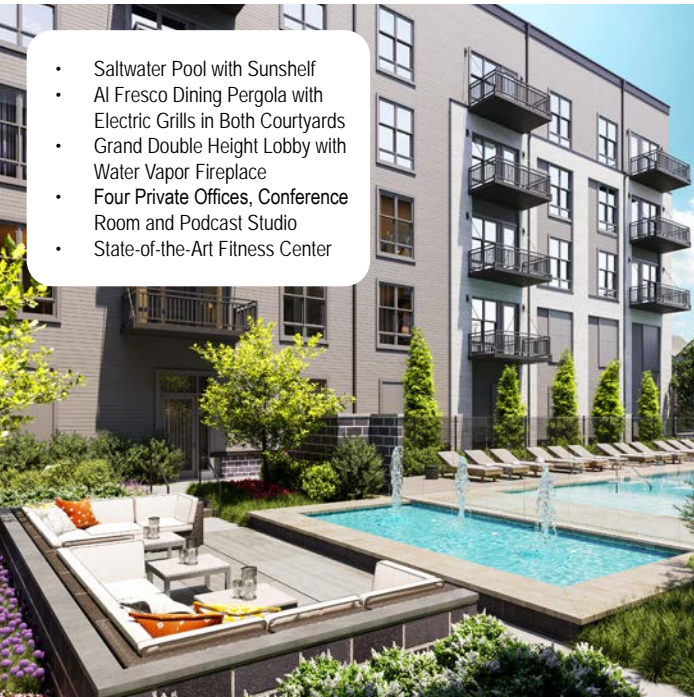




250 UNITS



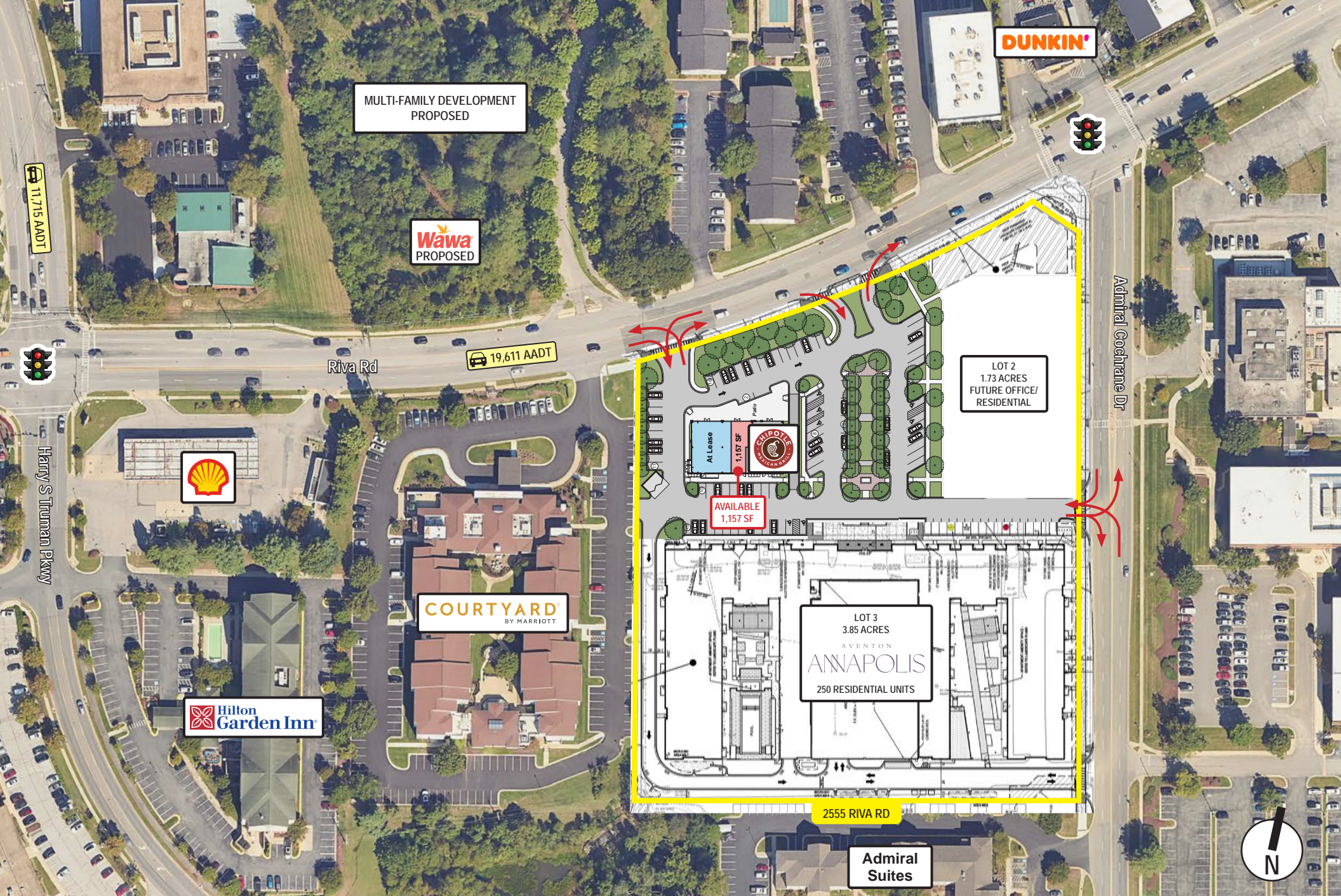
- Saltwater Pool with Sunshelf
- All Fresco Dining Pergola with Electric Grills in Both Courtyards
- Grand Double Height Lobby with Water Vapor Fireplace
- Four Private Offices, Conference Room and Podcast Studio
- State-of-the-Art Fitness Center



- 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







MULTI-FAMILY DEVELOPMENT  
PROPOSED

**Wawa**  
PROPOSED

**DUNKIN'**

11,715 AADT

19,611 AADT

Riva Rd

Admiral Cochrane Dr

LOT 2  
1.73 ACRES  
FUTURE OFFICE/  
RESIDENTIAL

At Lease  
1,157 SF

AVAILABLE  
1,157 SF

LOT 3  
3.85 ACRES  
AVENTON  
ANNAPOLIS  
250 RESIDENTIAL UNITS

2555 RIVA RD

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

BEST BUY

THE HOME DEPOT

Best Western  
99 ROOMS

DOUBLE TREE  
219 ROOMS

Red Roof Inn  
47 ROOMS

ALDI

amazon fresh  
PROPOSED

BEACON SQUARE

RIVA SHOPS AT TOWN CENTER

Hampton Express  
79 ROOMS

ANNAPOLIS TOWN CENTER  
TARGET  
WHOLE FOODS  
Bassett  
LIFE TIME  
ETHAN ALLEN  
POTTERY BARN

FESTIVAL AT RIVA  
Giant petco  
Michael's TJ-maxx  
five BE'S W Party City

FOREST PLAZA

THE HOME DEPOT  
DOLLAR TREE

Office DEPOT

KOHL'S  
LIDL

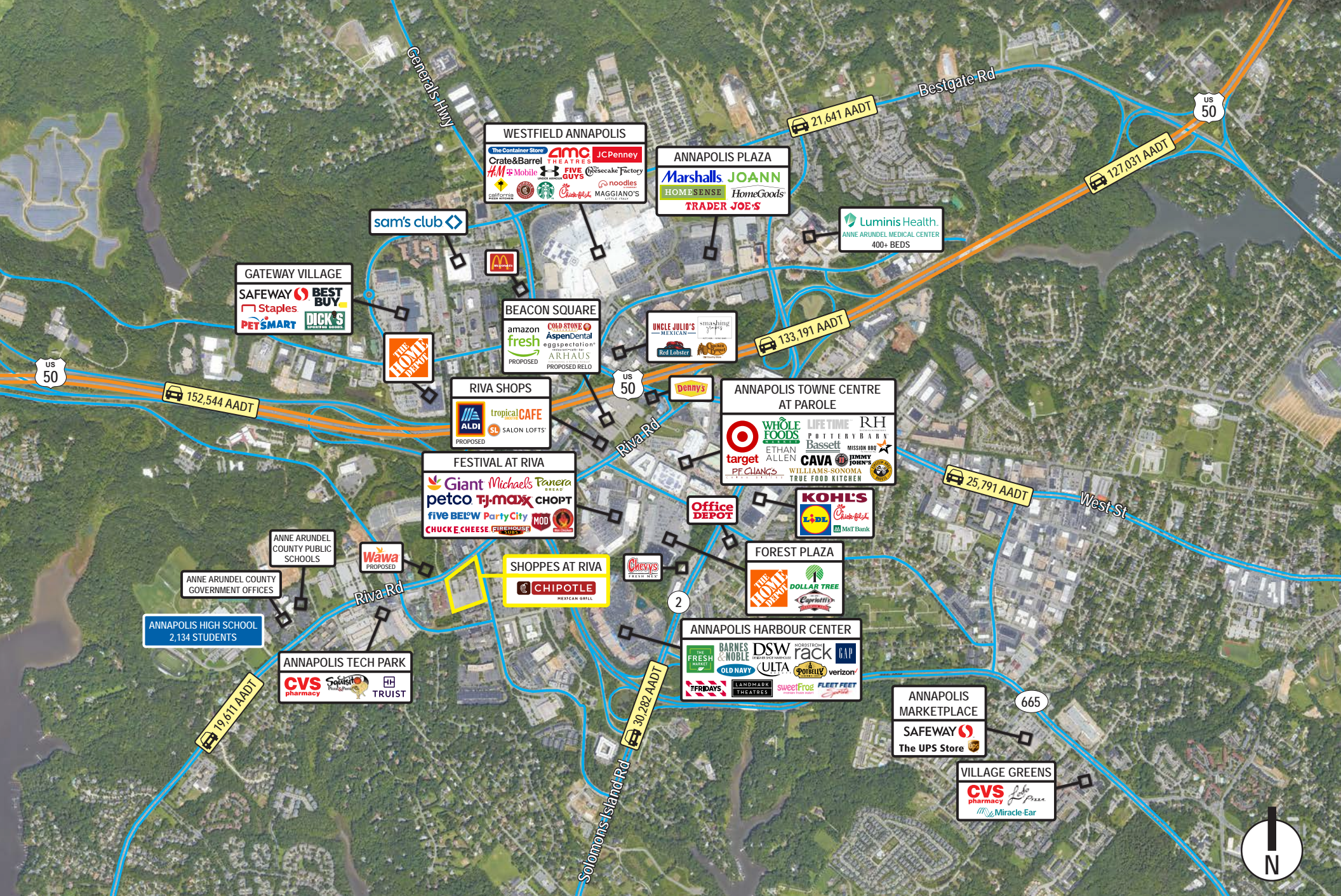
Hampton Inn  
117 ROOMS

SHOPPES AT RIVA  
CHIPOTLE  
MEXICAN GRILL

ANNAPOLIS HARBOUR CENTER  
THE FRESH MARKET  
BARNES & NOBLE  
DSW  
LANDMARK THEATRES  
OLD NAVY  
ULTA  
GAP

CROWNE PLAZA  
HOTELS & RESORTS  
101 ROOMS





# Interested? Contact:

**Jonathan Garritt**

✉ jgarritt@segallgroup.com

☎ 410.753.3942

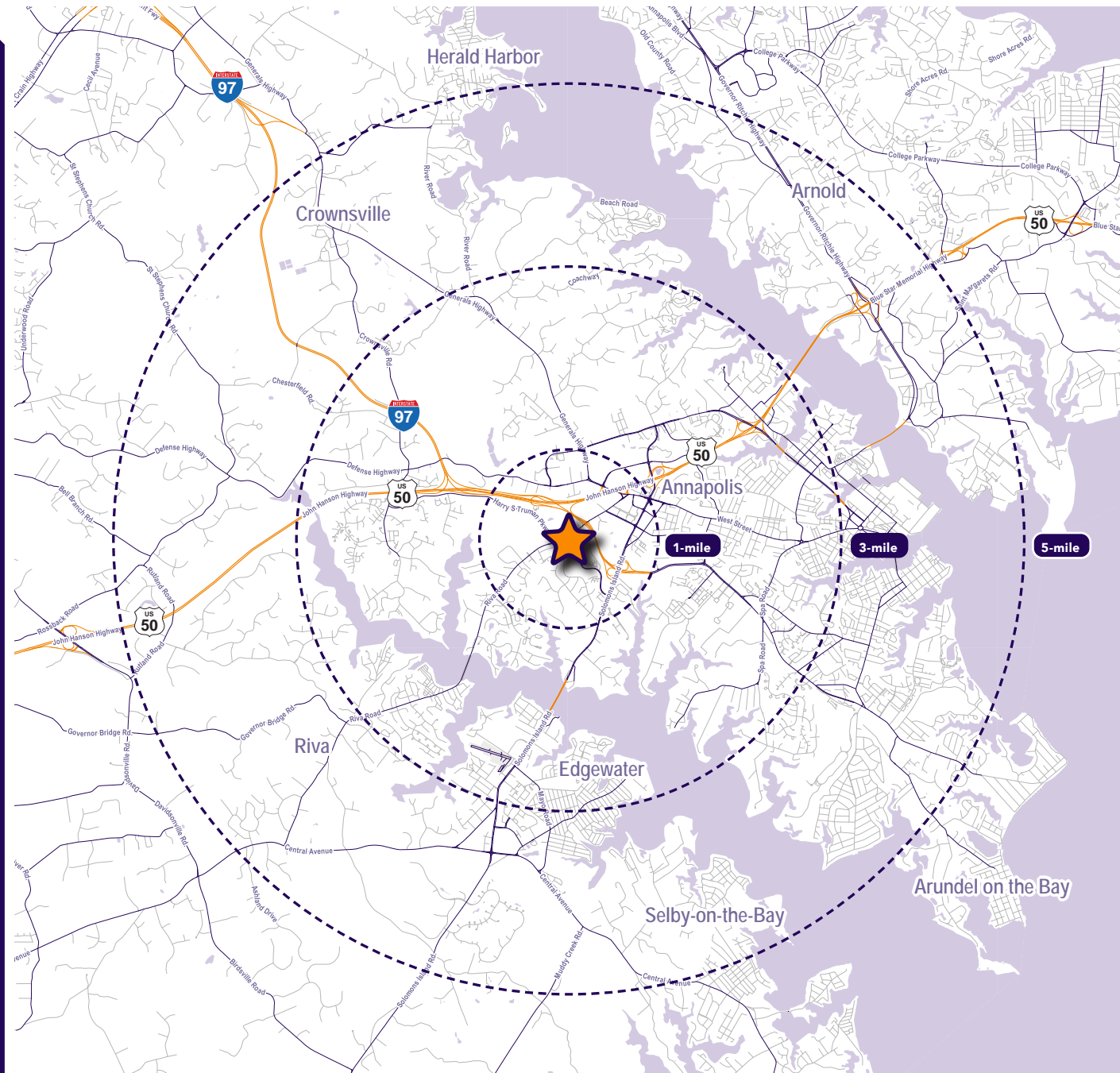
📞 443.223.0662

**Andrew Segall**

✉ asegall@segallgroup.com

☎ 410.753.3947

📞 443.960.0361



## Maryland

605 South Eden Street  
Suite 200  
Baltimore, MD 21231  
410.753.3000

## DC • Northern VA

8245 Boone Boulevard  
Suite 800  
Tysons, VA 22182  
202.833.3830

## Richmond

4870 Sadler Road  
Suite 300  
Glen Allen, VA 23060  
804.336.2501

## Online

www.segallgroup.com

Member of  
**REALTY RESOURCES**

**RETAIL  
READY.**

**segall**  
GROUP