



CONCEPT SITE RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

2555 RIVA ROAD

ANNAPOLIS, MD

**2 FULLY DEVELOPED
COMMERCIAL LOTS**

FOR SALE

REDEVELOPMENT BY:



MARKETED BY:



Welcome to...

2555 RIVA ROAD

2555 RIVA ROAD is a mixed-use redevelopment consisting of three subdivided lots located at the highly visible and accessible intersection of Riva Road and Admiral Cochrane Drive in Annapolis, MD. The project consists of Avention Annapolis, a 5-story, 250-unit luxury lifestyle apartment building with structured parking and 1st floor amenities (currently under construction), and a commercial portion with office and retail uses on the remaining two lots facing Riva Road. Lot 1 is a 1.19 acre fully entitled, and the site is fully developed, for a retail/restaurant building with surface parking. Lot 2 is a 1.73 acre fully entitled, and the site is fully developed, for a Class A office building with structured and surface parking. 2555 Riva Road features a grand central plaza, outdoor terrace, and landscaped park-like open spaces.



LOT 1: RETAIL/RESTAURANT BUILDING

- Up to 7,200 SF, single story building
- Outdoor patio areas for dining
- Excellent visibility, multiple access points

LOT 2: OFFICE BUILDING

- 25,000 SF footprint approved for up to 50,000 SF on 4 stories with potential for additional density
- Surface parking and 2 levels of structured parking
 - Central plaza & landscaped park
- Possible alternate uses such as hotel or residential

SITE PLAN: LOT 1

aventon
APARTMENT BUILDING
 5 STORIES (250 UNITS)
PARKING GARAGE
 5 LEVELS (357 SPACES)
 UNDER CONSTRUCTION

LOT 1

7,200 SF
RETAIL/RESTAURANT
 1 STORY

PYLON SIGN

PYLON SIGN

LOT 2
OFFICE

PYLON SIGN

MONUMENT SIGN

26,091 CARS/DAY



LOT 1

USE	RETAIL/RESTAURANT
LOT SIZE	1.19 ACRES
MAX. BUILDING GSF	7,200
MAX. NO. REST. SEATS	102
HEIGHT	1-STORY
CURRENT CONCEPT	SINGLE LEVEL RETAIL
SURFACE PARKING	59 SPACES TOTAL
PARKING ALLOCATION	34 DEDICATED 25 IN COMMON

DELIVERY CONDITION

Lot 1 will be delivered as a graded, finished pad site. Water, sewer and utilities will be delivered to or near the property line.

SALE PRICE

\$2,100,000

ADMIRAL COCHRANE DR



SITE PLAN: LOT 2



LOT 2

USE	OFFICE (Anne Arundel County will consider alternative hotel or residential condominiums)
LOT SIZE	1.73 ACRES
LEASABLE SF	50,000 SF
FOOTPRINT PER LEVEL	25,000 SF
POTENTIAL MAX. HEIGHT	UP TO 6 STORIES
PARKING ALLOCATION	188

DELIVERY CONDITION

Lot 2 will be delivered as a graded, finished pad site. Water, sewer and utilities will be delivered to or near the property line.

SALE PRICE **\$2,100,000**

aventon
APARTMENT BUILDING
5 STORIES (250 UNITS)
PARKING GARAGE
5 LEVELS (357 SPACES)
UNDER CONSTRUCTION

**LOT 1
RETAIL**

LOT 2

**50,000 LEASABLE SF
OFFICE BUILDING**

4 STORIES WITH OFFICE ABOVE AND
2 LEVELS OF STRUCTURED PARKING BELOW

PYLON SIGN

PYLON SIGN

PYLON SIGN

MONUMENT SIGN

RIVARD

26,091 CARS/DAY

LOT 3

ADMIRAL COCHRANE DR

CONSTRUCTION PROGRESS

AS OF MAY 2022





2555
RIVA ROAD

aventon
2555

LOCAL BIRDSEYE



REGIONAL TRADE AREA

ANNE ARUNDEL CO. MAJOR EMPLOYERS:

GOVERNMENT EMPLOYER:	ESTIMATED # OF EMPLOYEES:
FORT GEORGE G. MEADE	62,680
AA COUNTY PUBLIC SCHOOLS	14,852
STATE OF MARYLAND	12,256
BWI AIRPORT	9,717
AA COUNTY GOVERNMENT	6,348
U.S. NAVAL ACADEMY	3,000
ANNE ARUNDEL COMM. COLLEGE	1,555
U.S. POSTAL SERVICE	600
U.S. COAST GUARD YARD	598
CITY OF ANNAPOLIS GOV'T	550

PRIVATE EMPLOYER:	ESTIMATED # OF EMPLOYEES:
NORTHROP GRUMMAN	9,500
ANNE ARUNDEL HEALTH SYSTEM	5,100
SOUTHWEST AIRLINES	4,857
LIVE! CASINO AND HOTEL	3,000
UMD BALT. WASH. MEDICAL CTR	3,328
AMAZON	2,210
BOOZ ALLEN HAMILTON	2,100
ALLEGIS GROUP	1,500
DXC TECHNOLOGIES	1,230
JACOBS	1,180



Westfield Annapolis Mall
 Macy's JCPenney H&M
 Apple Store Crate&Barrel LOFT
 Under Armour The Cheesecake Factory BOW-TIE CINEMAS California PIZZA KITCHEN
 Red Robin MAGGIANO'S Nando's

Annapolis Plaza
 TRADER JOE'S
 Marshalls JOANN
 HomeGoods Reico
 HOMESENSE

Gateway Plaza
 SAFEWAY BEST BUY
 Staples PETSMART DICK'S

Sams Club

Annapolis Towne Centre
 TARGET 24 FITNESS
 WHOLE FOODS MARKET ETHAN ALLEN Coldwater Creek
 BED BATH & BEYOND P.F. CHANG'S
 Bassett Gordon Biersch

Festival at Riva
 Giant Michaels petco TJ-maxx
 BUFFALO WILD WINGS CHUCK E. CHEESE'S
 five BELOW

2555 RIVA ROAD

LIDL KOHL'S

Forest Plaza
 THE HOME DEPOT OUTBACK STEAKHOUSE
 DOLLAR TREE SAFEWAY

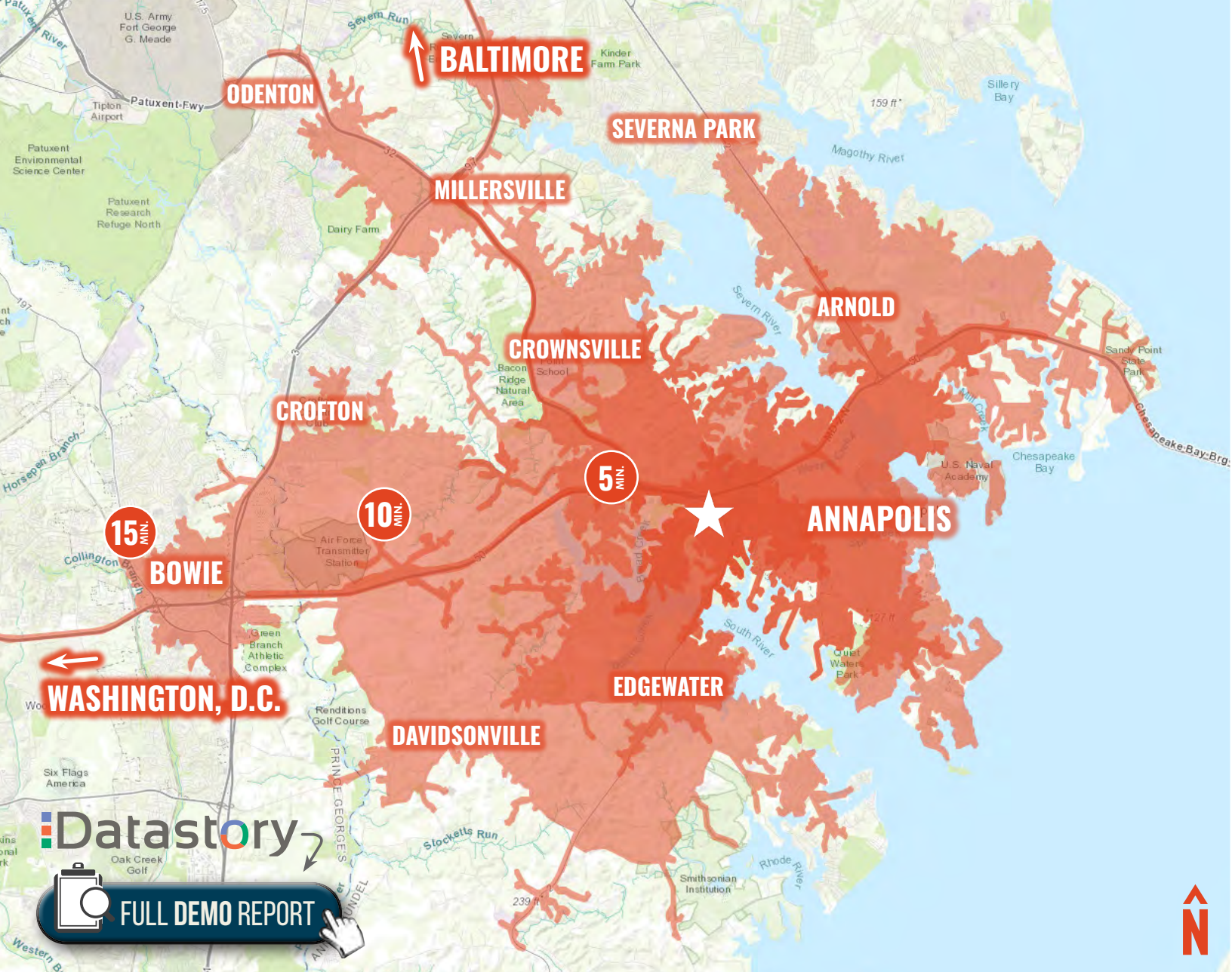
Annapolis Harbour Center
 THE FRESH MARKET BARNES & NOBLE DSW STARBUCKS
 OLD NAVY NORDSTROM rack ULTA
 FRIDAYS POTBELLY BOW-TIE CINEMAS

sjc St. John's College
 USNA UNITED STATES NAVAL ACADEMY

The Village at Lee Airpark
 Giant
 Chipotle Glory Days GRILL
 Panera Bread IHOP

Bay Ridge Market Place
 Tuesday Morning West Marine
 DOLLAR GENERAL
 ANNAPOLIS SMOKEHOUSE
 Giant





2020 DEMOGRAPHICS / DOMINANT LIFESTYLES

RESIDENTIAL POPULATION 16,585 (5 MIN.) 75,611 (10 MIN.) 173,628 (15 MIN.)	NUMBER OF HOUSEHOLDS 6,738 (5 MIN.) 31,249 (10 MIN.) 66,123 (15 MIN.)	AVERAGE HH SIZE 2.39 (5 MIN.) 2.35 (10 MIN.) 2.52 (15 MIN.)	MEDIAN AGE 39.8 (5 MIN.) 41.6 (10 MIN.) 42.0 (15 MIN.)
AVERAGE HH INCOME \$125,709 (5 MIN.) \$133,209 (10 MIN.) \$148,405 (15 MIN.)	EDUCATION (COLLEGE+) 68.4% (5 MIN.) 73.2% (10 MIN.) 77.9% (15 MIN.)	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 89.0% (5 MIN.) 89.7% (10 MIN.) 90.0% (15 MIN.)	DAYTIME POPULATION 30,553 (5 MIN.) 94,960 (10 MIN.) 198,503 (15 MIN.)

14% EXURBANITES
15 MIN. DRIVE TIME

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.



2.59 AVERAGE HH SIZE
51.9 MEDIAN AGE
\$103,400 MEDIAN HH INCOME

[TAPESTRY PDF](#)

13% TOP TIER
15 MIN. DRIVE TIME

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

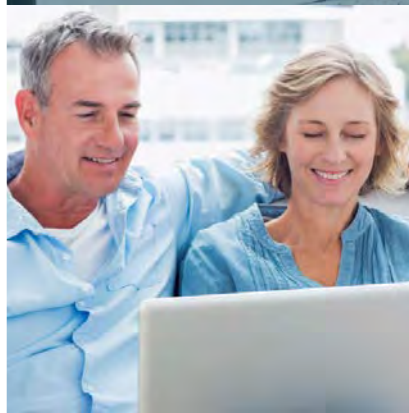


2.84 AVERAGE HH SIZE
47.3 MEDIAN AGE
\$173,200 MEDIAN HH INCOME

[TAPESTRY PDF](#)

13% PLEASANTVILLE
15 MIN. DRIVE TIME

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.



2.88 AVERAGE HH SIZE
42.6 MEDIAN AGE
\$92,900 MEDIAN HH INCOME

[TAPESTRY PDF](#)

12% ENTERPRISING PROFESSIONALS
15 MIN. DRIVE TIME

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.



2.48 AVERAGE HH SIZE
35.3 MEDIAN AGE
\$86,600 MEDIAN HH INCOME

[TAPESTRY PDF](#)

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