

FESTIVAL AT RIVA

ANNAPOLIS, MD

1,100 - 3,906 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES



FESTIVAL AT RIVA ANNAPOLIS, MD

- | Premier community center located in the heart of the Annapolis retail market at the corner of Forest Drive and Riva Road
- | Convenient access to major arteries: Route 2 (Solomons Island Road) and Route 50
- | Dense daytime population and high surrounding household incomes
- | Excellent tenant mix with Giant Food, Five Below, T.J. Maxx, Petco and Michaels

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	6,627	54,914	107,987
 DAYTIME POPULATION	21,070	62,297	84,009
 HOUSEHOLD INCOME	\$109,916	\$116,877	\$128,686
 TRAFFIC COUNTS	33,500 on Route 655 at Riva Road		

CO-TENANTS



FESTIVAL AT RIVA ANNAPOLIS, MD

WESTFIELD ANNAPOLIS MALL



Crate&Barrel

POTTERY BARN

LUSH
FRESH HANDMADE COSMETICS

BESTGATE ROAD 25,000 VPD

MALL RING ROAD

MEDICAL PARKWAY

ANNAPOLIS PLAZA

HomeGoods

TRADER JOE'S

Marshalls

JENNIFER ROAD

JENNIFER SQUARE

LA Z BOY

Visionworks

Plow & Hearth

MATTRESS FIRM



DEFENSE HIGHWAY



JOHN HANSON HIGHWAY 132,850 VPD



GATEWAY VILLAGE

STAPLES



SAFeway



RIVA ROAD

ANNAPOLIS RESTAURANT PARK

UNCLE JULIO'S
MEXICAN
From Scratch

CROWNE PLAZA
HOTELS & RESORTS



ANNAPOLIS TOWN CENTRE



BED BATH & BEYOND
Beyond any store of its kind

ANTHROPOLOGIE



WEST STREET

FOREST PLAZA

OUTBACK
STEAKHOUSE



SALLY BEAUTY

DOLLAR TREE

ANNAPOLIS HARBOUR CENTER



BARNES & NOBLE

NORDSTROM rack



FESTIVAL AT RIVA SHOPPING CENTER



TJ-MAXX

PartyCity



Michaels
MAKE CREATIVITY HAPPEN



RIVA ROAD

ARIST ALLEN BOULEVARD

SOLOMONS ISLAND

CHINQUAPIN ROUND ROAD

ADMIRAL DRIVE



SITE PLAN
FESTIVAL AT RIVA | ANNAPOLIS, MD
1,100 - 3,906 SF AVAILABLE



TENANT LIST

FESTIVAL AT RIVA | ANNAPOLIS, MD

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	1,535	Ceremony Coffee	19	1,125	Family Barber Shop	44	8,147	Buffalo Wild Wings
2	1,334	Sport Clips	20	8,195	Five Below	45	2,060	Blinds To Go
3	1,800	European Wax Center	21	5,637	Lane Bryant	46A	1,865	Lebanese Taverna
4	2,250	Available	22	2,975	House of Hunan	46B	2,485	Stuart Kitchens
5	2,250	California Tortilla	23	825	Spa 1 Nail	47	8,704	Chuck E. Cheese
6	2,250	ATI Physical Therapy	24	1,100	Available	48	2,652	Annapolis Green Dental
7	2,520	Franklins Toys	25	990	American Realty Advisors	49	1,983	Weight Watchers (Opening Spring 2020)
8	2,540	Massage Envy	26	958	Foot Solutions	50	1,551	Smoothie King
9	3,600	Uptown Cheapskate	27	25,456	Michaels Arts & Crafts	51	3,500	Chopt
10	11,614	Party City	28	27,250	T.J. Maxx	52	3,000	MOD Pizza
11	56,551	Giant	29	3,906	Available	53	1,542	Pigtails & Crewcuts
12	2,694	MyEyeDr.	30	3,500	KidStrong	54	1,000	Mathnasium
13	5,337	Festival Wine and Spirits	31-35	9,033	Paul Mitchell the School	55	3,375	Mattress Firm
14	14,488	Petco	36-41	6,505	Paul Mitchell the School	56	5,192	Panera Bread
15	4,000	Carter's	42	5,979	PM Pediatrics	57	8,029	FedEx
16	2,000	Firehouse Subs	43	6,709	Chuy's	58	3,150	Sprint
17	3,000	The Vitamin Shoppe				59	5,950	Men's Wearhouse
18	6,850	Rack Room Shoes						



FESTIVAL AT RIVA | 2323 FOREST DRIVE, ANNAPOLIS, MD

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 703.980.6829

rappaportco.com