

FESTIVAL AT RIVA

ANNAPOLIS, MD

1,000 - 11,614 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	8,698	58,241	101,630
 DAYTIME POPULATION	27,075	68,161	97,764
 HOUSEHOLD INCOME	\$166,672	\$122,241	\$125,876
 TRAFFIC COUNTS	27,500 on Route 655 at Riva Road		

CO-TENANTS



FESTIVAL AT RIVA
ANNAPOLIS, MD



Westfield Annapolis Mall
amc Crate&Barrel ★macy's

Annapolis Plaza
TRADER JOE'S Marshalls

Gateway Village
SAFEWAY Starbucks STAPLES

sam's club

Jennifer Square
LA Z BOY MATTRESSFIRM



THE HOME DEPOT

Annapolis Town Centre
WHOLE FOODS MARKET TARGET CAVA

JOHN HANSON HIGHWAY
NEW DEVELOPMENTS
BEACON SQUARE

665

RIVA ROAD 27,500 VPD
FOREST DRIVE 7,000 VPD

SOLOMONS ISLAND 21,500 VPD

WEST STREET

Festival at Riva

SUBWAY

Forest Plaza
Domino's THE HOME DEPOT OUTBACK STEAKHOUSE

Annapolis Harbour Center
NORDSTROM rack POTBELLY ULTA BEAUTY

665

SITE PLAN

FESTIVAL AT RIVA | ANNAPOLIS, MD

1,000 - 11,614 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	Stretch Zone	44	8,147	Available
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	Available	46A	1,865	Lebanese Taverna
4	2,250	Hangry Joe's	22	2,975	House of Hunan	46B	2,485	Stuart Kitchens
5	2,250	House of Umami	23	825	Spa 1 Nail	47	8,704	Available
6	2,250	ATI Physical Therapy	24	1,100	Available	48	2,652	Annapolis Green Dental
7	2,520	Available	25	990	Annapolis Tailors	49	1,983	Milan Laser Hair Removal
8	2,540	Massage Envy	26	958	Pigtails & Crewcuts	50	1,551	Smoothie King
9	3,600	Affordable Care	27	25,456	Michaels Arts & Crafts	51	3,500	Chopt
10	11,614	Available	28	27,250	T.J. Maxx	52	3,000	MOD Pizza
11	56,551	Giant	29	3,906	JPMorgan Chase Bank	53	1,542	Available
12	2,694	MyEyeDr.	30	3,500	KidStrong	54	1,000	Available
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	Available	43	6,709	First Watch	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