

FESTIVAL AT RIVA

ANNAPOLIS, MD

1,000 - 8,704 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



welcome

2323





ENTRANCE

PLEASE PICK UP

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 2024

	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

ANNAPOLIS PLAZA
HomeGoods
TRADER JOE'S
Marshalls

JENNIFER SQUARE
LA Z BOY
Visionworks **Plow & Hearth**
MATTRESS FIRM

ANNAPOLIS RESTAURANT PARK
UNCLE JULIO'S MEXICAN
From Scratch **CROWNE PLAZA**
HOTELS & RESORTS
smashing grapes
STOPEN • WINE BAR

ANNAPOLIS TOWN CENTRE
TARGET **BED BATH & BEYOND**
Beyond any store of its kind!
ANTHROPOLOGIE **WHOLE FOODS**
MARKET

FOREST PLAZA
OUTBACK STEAKHOUSE
THE HOME DEPOT
SALLY BEAUTY **DOLLAR TREE**

ANNAPOLIS HARBOUR CENTER
POTBELLY
LAURENCE STARO **ULTA**
BEAUTY **THE FRESH MARKET**
BARNES & NOBLE **NORDSTROM rack**

Sams CLUB

THE HOME DEPOT

GATEWAY VILLAGE
STAPLES **BEST BUY** **Starbucks**
SAFWAY **DICK'S SPORTING GOODS**

SUBWAY



FESTIVAL AT RIVA SHOPPING CENTER

Giant **TJ-maxx** **PartyCity**
Panera BREAD **Michaels**
MAKE CREATIVITY HAPPEN



RIVA ROAD

ARIS T ALLEN BOULEVARD

RIVA ROAD

JOHN HANSON HIGHWAY 132,850 VPD

DEFENSE HIGHWAY

BESTGATE ROAD 25,000 VPD

MALL RING ROAD

MEDICAL PARKWAY

JENNIFER ROAD

ADMIRAL DRIVE

WEST STREET

SOLOMONS ISLAND

CHINQUAPIN ROUND ROAD

FOREST DRIVE

SITE PLAN

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UPPER LEVEL PLAN

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	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	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	Party City	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	Firehouse Subs	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

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