

FESTIVAL AT RIVA

ANNAPOLIS, MD

1,000 - 8,704 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 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

BESTGATE ROAD 25,000 VPD

MEDICAL PARKWAY

ANNAPOLIS PLAZA

HomeGoods
TRADER JOE'S
Marshalls

JENNIFER ROAD

JENNIFER SQUARE

LA Z BOY
Visionworks
Plow & Hearth
MATTRESS FIRM



DEFENSE HIGHWAY



MALL RING ROAD

ADIRAL DRIVE
50

SITE PLAN

FESTIVAL AT RIVA | ANNAPOLIS, MD

1,000 - 8,704 SF AVAILABLE



TENANT LIST

FESTIVAL AT RIVA | ANNAPOLIS, MD

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



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