

FESTIVAL AT RIVA

ANNAPOLIS, MD

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

DEMOGRAPHICS 2024

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

CO-TENANTS







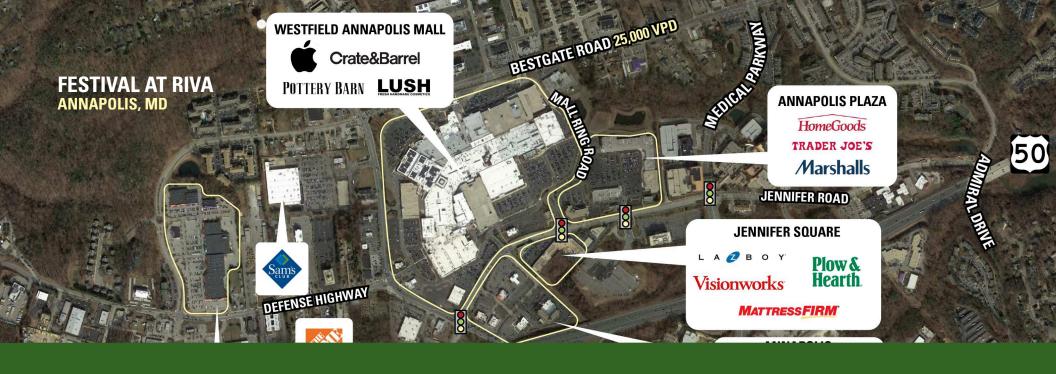












SITE PLAN

FESTIVAL AT RIVA | ANNAPOLIS, MD

1,000 - 8,704 SF AVAILABLE



TENANT LIST

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# 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
7 2,520	Available	24	1,100	Available			Dental
8 2,540	Massage Envy	25	990	Annapolis Tailors	49	1,983	Milan Laser Hair Removal
9 3,600	Affordable Care	26	958	Pigtails & Crewcuts	50	1,551	Smoothie King
10 11,61	4 Party City	27	25,456	Michaels Arts &	51	3,500	Chopt
11 56,55	1 Giant			Crafts	52	3,000	MOD Pizza
12 2,694	MyEyeDr.	28	27,250	T.J. Maxx	53	·	Available
13 5,337		29	3,906	JPMorgan Chase		1,542	
	•			Bank	54	1,000	Available
14 14,48	8 Petco	30	3,500	KidStrong	55	3,375	Mattress Firm
15 4,000	Carter's	31-35	9,033	Paul Mitchell the	56	5,192	Panera Bread
16 2,000	Firehouse Subs			School	57	8,029	FedEx
17 3,000	The Vitamin Shoppe	36-41	6,505	Paul Mitchell the School	58	3,150	Sprint
		42	5,979	PM Pediatrics	59	5,950	Men's Wearhouse
		43	6,709	First Watch			



FESTIVAL AT RIVA | 2323 FOREST DRIVE, ANNAPOLIS, MD

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