



Festival at Riva
Annapolis, MD

1,000 - 11,614 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Annapolis

Maryland

- 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



2025 Demographics

	1 mi.	3 mi.	5 mi.
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





Annapolis Mall
amc H&M macys
Starbucks Crate&Barrel

Annapolis Plaza
TRADER JOE'S Marshalls

Gateway Village
SAFEWAY Starbucks STAPLES

sam's club

Jennifer Square
LA Z BOY MATTRESS FIRM
M&T Bank HOME SENSE BUBBLES

Annapolis Town Center
WHOLE FOODS MARKET TARGET CAVA
WARBY PARKER PAPER SOURCE Tatte BAKERY & CAFE

BEACON SQUARE
FIREBIRDS ARHAUS COLD STONE

SHOPPES AT RIVA
SLOPPY JOES

Festival at Riva

SUBWAY

Annapolis Harbor
NORDSTROM rack POTBELLY ULTA BEAUTY
BARNES & NOBLE BOOKSELLERS THE FRESH MARKET

Forest Plaza
Domino's THE HOME DEPOT OUTBACK STEAKHOUSE

Site Plan

1,000 - 11,614 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
1	1,535	Ceremony Coffee
2	1,334	Sport Clips
3	1,800	European Wax Center
4	2,250	Hangry Joe's
5	2,250	House of Umami
6	2,250	ATI Physical Therapy
7	2,520	Available
8	2,540	Massage Envy
9	3,600	Affordable Care
10	11,614	Available
11	56,551	Giant
12	2,694	MyEyeDr.
13	5,337	Festival Wine and Spirits
14	14,488	Petco
15	4,000	Carter's
16	2,000	Available
17	3,000	The Vitamin Shoppe

Space #	Sq. Ft.	Tenant
18	6,850	Rack Room Shoes
19	1,125	Stretch Zone
20	8,195	Five Below
21	5,637	Available
22	2,975	House of Hunan
23	825	Spa 1 Nail
24	1,100	Available
25	990	Annapolis Tailors
26	958	Pigtails & Crewcuts
27	25,456	Michaels Arts & Crafts
28	27,250	T.J. Maxx
29	3,906	JPMorgan Chase Bank
30	3,500	KidStrong
31-35	9,033	Paul Mitchell the School
36-41	6,505	Paul Mitchell the School
42	5,979	PM Pediatrics
43	6,709	First Watch

Space #	Sq. Ft.	Tenant
44	8,147	Available
45	2,060	Blinds To Go
46A	1,865	Lebanese Taverna
46B	2,485	Stuart Kitchens
47	8,704	Available
48	2,652	Annapolis Green Dental
49	1,983	Milan Laser Hair Removal
50	1,551	Smoothie King
51	3,500	Chopt
52	3,000	MOD Pizza
53	1,542	Available
54	1,000	Available
55	3,375	Mattress Firm
56	5,192	Panera Bread
57	8,029	FedEx
58	3,150	Sprint
59	5,950	Men's Wearhouse

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

FESTIVAL AT RIVA | 2323 FOREST DRIVE, ANNAPOLIS, MD

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Melissa Webb | mwebb@rappaportco.com | 703.980.6829