



**Festival at Riva**  
Annapolis, MD

1,000 - 8,147 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



## 2026 Demographics

	1 mi.	3 mi.	5 mi.
<b>Population</b>	8,698	58,241	101,630
<b>Daytime Population</b>	27,075	68,161	97,764
<b>Household Income</b>	\$166,672	\$122,241	\$125,876
<b>Traffic Counts</b>	27,500 on Route 655 at Riva Road		

## Area Retailers





**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

THE HOME DEPOT

**SHOPPES AT RIVA**  
 COFFEE

**Festival at Riva**

**Forest Plaza**  
 Domino's THE HOME DEPOT OUTBACK STEAKHOUSE

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

SUBWAY

301

301

665

665

JOHN HANSON HIGHWAY

RIVA ROAD 27,500 VPD

FOREST DRIVE 7,000 VPD

SOLOMONS ISLAND 21,500 VPD

WEST STREET

# Site Plan

1,000 - 8,147 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	New Balance
8	2,540	Massage Envy
9	3,600	Affordable Care
10	11,614	Uncharted
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	J. Crew Factory
22	2,975	Available
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	Blue Sunday Bar & Grill
48	2,652	Available
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

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**FESTIVAL AT RIVA | 2323 FOREST DRIVE, ANNAPOLIS, MD**

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