

FESTIVAL AT RIVA

ANNAPOLIS, MD

1,983 - 6,850 SF AVAILABLE

RAPPAPORT







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
- | Recent center-wide renovations include a fresh, modern look with an enhanced the pedestrian experience with new walkways and pocket parks.

DEMOGRAPHICS 2019

	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
Apple Crate&Barrel LUSH
POTTERY BARN NORDSTROM

BESTGATE ROAD 25,000 VPD

MEDICAL PARKWAY

ANNAPOLIS PLAZA
MODELL'S SPORTING GOODS Cotto Co To 40's TRADER JOE'S
HOMESENSE
Marshalls HomeGoods

50

ADMIRAL DRIVE

JENNIFER SQUARE
LA 2 BOY Plow & Hearth
Visionworks
MATTRESS FIRM West Marine

JENNIFER ROAD

Sams CLUB

DEFENSE HIGHWAY

THE HOME DEPOT

JOHN HANSON HIGHWAY 132,850 VPD

ANNAPOLIS RESTAURANT PARK
UNCLE JULIO'S MEXICAN CROWNE PLAZA
FUDRUCKER'S



50

GATEWAY VILLAGE
STAPLES BEST BUY Starbucks
SAFEMAY MATTRESS FIRM

665

ANNAPOLIS TOWN CENTRE
TARGET BED BATH & BEYOND
ANTHROPOLOGIE WHOLE FOODS

WEST STREET

SUBWAY



FESTIVAL AT RIVA SHOPPING CENTER

Giant TJ-MAXX PartyCity
Panera Bread Change

ARIS T ALLEN BOULEVARD

SOLOMONS ISLAND

FOREST PLAZA
OUTBACK STEAKHOUSE THE HOME DEPOT
SALLY BEAUTY DOLLAR TREE

FOREST DRIVE

CHINDAPIN ROUND ROAD

ANNAPOLIS HARBOUR CENTER
POTBELLY ULTA THE FRESH MARKET
BARNES & NOBLE BN.com NORDSTROM rack

665

665

SITE PLAN

FESTIVAL AT RIVA | ANNAPOLIS, MD

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TENANT LIST

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#	SQ. FT	MERCHANT
1	1,535	Ceremony Coffee
2	1,334	Sport Clips
3	1,800	European Wax Center
4	2,250	Cheeburger Cheeburger
5	2,250	California Tortilla
6	2,250	Available
7	2,520	Franklins Toys
8	2,540	Massage Envy
9	3,600	UPTOWN CHEAPSKATE
10	11,614	Party City
11	56,551	Giant Food
12	2,694	My Eye Dr.
13	5,337	Festival Wine and Spirits
14	14,488	Petco
15	4,000	Carter's
16	2,000	Firehouse Subs
17	3,000	The Vitamin Shoppe
18	6,850	Available

#	SQ. FT	MERCHANT
19	1,125	Family Barber Shop
20	8,195	Five Below
21	5,637	Lane Bryant
22	2,975	HOUSE OF HUNAN
23	825	Spa 1 Nail
24	1,100	Subway
25	990	T-Mobile
26	958	Foot Solutions
27	25,456	Michael's
28	27,250	T.J. Maxx
29	3,906	Boston Market
30	3,500	Available
31	1,329	Blo Blow Dry Bar
32	1,200	Weight Watchers
33-35	6,504	Paul Mitchell School
36-41	6,505	Paul Mitchell School
42	5,979	PM Pediatrics
43	6,709	Chuy's

#	SQ. FT	MERCHANT
44	8,147	Buffalo Wild Wings
45	2,060	Next Day Blinds
46a	1,865	Lebanese Taverna
46b	2,485	Stuart Kitchens
47	8,704	Chuck E. Cheese's
48	2,652	Annapolis Green Dental
49	1,983	Available
50	1,551	Smoothie King
51	3,500	Chop't
52	3,000	MOD PIZZA
53	1,542	Pigtails & Crewcuts
54	1,000	Mathnasium
55	3,375	Mattress Firm
56	5,192	Panera Bread
57	8,029	FedEx
58	3,150	Sprint
59	5,950	Men's Warehouse

RAPPAPORT

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