

CONCEPT SITE RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

2555

2555 | RIVA  
ROAD

ANNAPOLIS, MD

2 FULLY DEVELOPED  
COMMERCIAL LOTS

FOR SALE

REDEVELOPMENT BY:



MARKETED BY:





Welcome to...

# 2555 RIVA ROAD

**2555 RIVA ROAD** is a mixed-use redevelopment of a 6.75 acre property consisting of three subdivided lots located at the highly visible and accessible intersection of Riva Road and Admiral Cochrane Drive in Annapolis, MD. The project consists of Avention Annapolis, a 5-story, 250-unit luxury lifestyle apartment building on 3.85 acres with structured parking and 1st floor amenities (currently under construction), and a commercial portion with office and retail uses on the remaining two lots facing Riva Road. Lot 1 is fully entitled (including final site plan approval) for a retail/restaurant building with surface parking. Lot 2 is fully entitled (including final site plan approval) for a Class A office building with structured and surface parking. 2555 Riva Road features a grand central plaza, outdoor terrace, and landscaped park-like open spaces.

## LOT 1: RETAIL/RESTAURANT BUILDING

- Up to 7,200 SF, single story building
- Outdoor patio areas for dining
- Excellent visibility, multiple access points

## LOT 2: OFFICE BUILDING

- 25,000 SF footprint approved for up to 50,000 SF on 4 stories with potential for additional density
- Surface parking and 2 levels of structured parking
  - Central plaza & landscaped park
- Possible alternate uses such as hotel or residential





# SITE PLAN: LOT 1



LOT 1	
USE	RETAIL/RESTAURANT
LOT SIZE	1.19 ACRES
MAX. BUILDING GSF	7,200
MAX. NO. REST. SEATS	102
HEIGHT	1-STORY
CURRENT CONCEPT	SINGLE LEVEL RETAIL
SURFACE PARKING	59 SPACES TOTAL
PARKING ALLOCATION	34 DEDICATED 25 IN COMMON
DELIVERY CONDITION	
Lot 1 will be delivered as a graded, finished pad site. Water, sewer and utilities will be delivered to or near the property line.	
SALE PRICE	\$2,100,000

oventon  
APARTMENT BUILDING  
5 STORIES (250 UNITS)  
PARKING GARAGE  
5 LEVELS (357 SPACES)  
UNDER CONSTRUCTION



LOT 3

LOT 2  
OFFICE

ADMIRAL COCHRANE DR



# SITE PLAN: LOT 2



## LOT 2

USE	OFFICE (Anne Arundel County will consider alternative hotel or residential condominiums)
LOT SIZE	1.73 ACRES
LEASABLE SF	50,000 SF
FOOTPRINT PER LEVEL	25,000 SF
POTENTIAL MAX. HEIGHT	UP TO 6 STORIES
PARKING ALLOCATION	188

### DELIVERY CONDITION

Lot 2 will be delivered as a graded, finished pad site. Water, sewer and utilities will be delivered to or near the property line.

SALE PRICE	\$2,100,000
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aventon  
APARTMENT BUILDING  
5 STORIES (250 UNITS)  
PARKING GARAGE  
5 LEVELS (357 SPACES)  
UNDER CONSTRUCTION

LOT 1  
RETAIL

50,000 LEASABLE SF  
OFFICE BUILDING

4 STORIES WITH OFFICE ABOVE AND  
2 LEVELS OF STRUCTURED PARKING BELOW

RIVARD  
26,091 CARS/DAY

ADMIRAL COCHRANE DR



# CONSTRUCTION PROGRESS

AS OF MAY 2022







# LOCAL BIRDSEYE



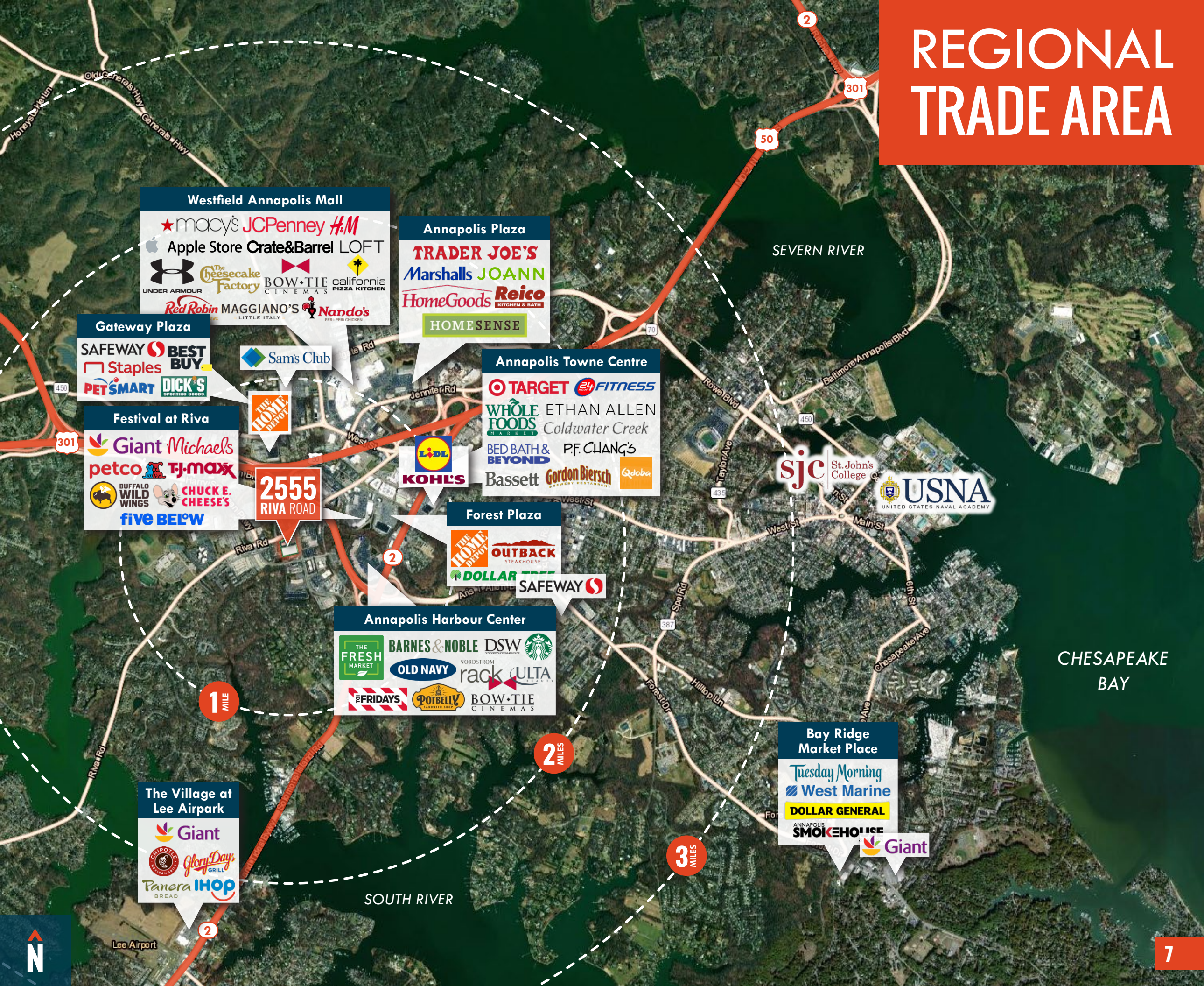


# REGIONAL TRADE AREA

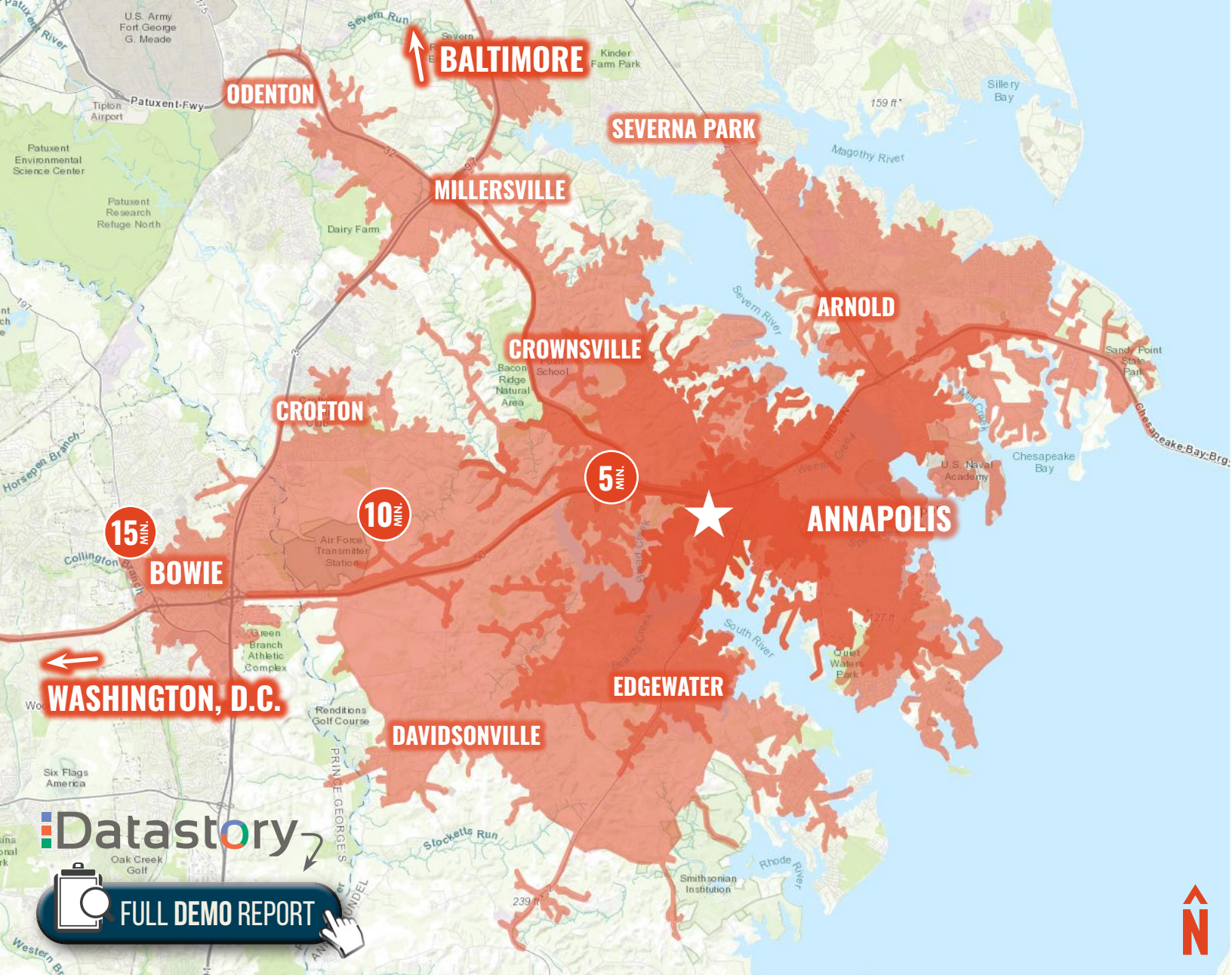
## ANNE ARUNDEL CO. MAJOR EMPLOYERS:

<b>GOVERNMENT EMPLOYER:</b>	<b>ESTIMATED # OF EMPLOYEES:</b>
<b>FORT GEORGE G. MEADE</b>	<b>62,680</b>
<b>AA COUNTY PUBLIC SCHOOLS</b>	<b>14,852</b>
<b>STATE OF MARYLAND</b>	<b>12,256</b>
<b>BWI AIRPORT</b>	<b>9,717</b>
<b>AA COUNTY GOVERNMENT</b>	<b>6,348</b>
<b>U.S. NAVAL ACADEMY</b>	<b>3,000</b>
<b>ANNE ARUNDEL COMM. COLLEGE</b>	<b>1,555</b>
<b>U.S. POSTAL SERVICE</b>	<b>600</b>
<b>U.S. COAST GUARD YARD</b>	<b>598</b>
<b>CITY OF ANNAPOLIS GOV'T</b>	<b>550</b>

PRIVATE EMPLOYER:	ESTIMATED # OF EMPLOYEES:
NORTHROP GRUMMAN	9,500
ANNE ARUNDEL HEALTH SYSTEM	5,100
SOUTHWEST AIRLINES	4,857
LIVE! CASINO AND HOTEL	3,000
UMD BALT. WASH. MEDICAL CTR	3,328
AMAZON	2,210
BOOZ ALLEN HAMILTON	2,100
ALLEGIS GROUP	1,500
DXC TECHNOLOGIES	1,230
JACOBS	1,180







# 2020 DEMOGRAPHICS / DOMINANT LIFESTYLES

## RESIDENTIAL POPULATION

16,585  
5 MIN.

75,611  
10 MIN.

173,628  
15 MIN.

## NUMBER OF HOUSEHOLDS

6,738  
5 MIN.

31,249  
10 MIN.

66,123  
15 MIN.

## AVERAGE HH SIZE

2.39  
5 MIN.

2.35  
10 MIN.

2.52  
15 MIN.

## MEDIAN AGE

39.8  
5 MIN.

41.6  
10 MIN.

42.0  
15 MIN.

## AVERAGE HH INCOME

\$125,709  
5 MIN.

\$133,209  
10 MIN.

\$148,405  
15 MIN.

## EDUCATION (COLLEGE+)

68.4%  
5 MIN.

73.2%  
10 MIN.

77.9%  
15 MIN.

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.0%  
5 MIN.

89.7%  
10 MIN.

90.0%  
15 MIN.

## DAYTIME POPULATION

30,553  
5 MIN.

94,960  
10 MIN.

198,503  
15 MIN.



## 14% EXURBANITES

15 MIN. DRIVE TIME

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.59  
AVERAGE HH SIZE

51.9  
MEDIAN AGE

\$103,400  
MEDIAN HH INCOME

[TAPESTRY PDF](#)



## 13% TOP TIER

15 MIN. DRIVE TIME

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84  
AVERAGE HH SIZE

47.3  
MEDIAN AGE

\$173,200  
MEDIAN HH INCOME

[TAPESTRY PDF](#)



## 13% PLEASANTVILLE

15 MIN. DRIVE TIME

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88  
AVERAGE HH SIZE

42.6  
MEDIAN AGE

\$92,900  
MEDIAN HH INCOME

[TAPESTRY PDF](#)



## 12% ENTERPRISING PROFESSIONALS

15 MIN. DRIVE TIME

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48  
AVERAGE HH SIZE

35.3  
MEDIAN AGE

\$86,600  
MEDIAN HH INCOME

[TAPESTRY PDF](#)

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