

FOR SALE

Anne Arundel County, MD

2568A RIVA ROAD

ANNAPOLIS, MARYLAND 21401

BUILDING SIZE

27,900 sf

LOT SIZE

1.39 Acres

ZONING

C2 (Commercial Office) - This District is generally intended for office buildings. 50% of the floor area may be for a limited number of auxiliary commercial uses that typically support the office use.

PARKING RATIO

4.00/1,000 sf

SALE PRICE

\$4,850,000

HIGHLIGHTS

- ▶ Highly visible 27,900 sf free standing office building for sale
- ▶ Perfect for owner/occupant and/or medical or office professional;
- ▶ Possible redevelopment opportunity for assisted living, mixed-use, or residential
- ▶ Direct access to Routes 50, I-97, and Aris T. Allen Blvd
- ▶ Minutes from Annapolis Towne Centre and numerous amenities including fine restaurants, upscale retail shops, and business services



STREET VIEW



Trish Farrell | Vice President

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FOR SALE

Anne Arundel County, MD

TRADE AREA

2568A RIVA ROAD | ANNAPOLIS, MARYLAND 21401

DOMINANT LIFESTYLES

2 mile radius



61.3% Golden Years



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Average HH Size: 2.05
Median Age: 51.0
Median HH Income: \$61,000

30.6% Urban Chic



LEARN MORE

esri.com/tapestry

Average HH Size: 2.37
Median Age: 42.6
Median HH Income: \$98,000

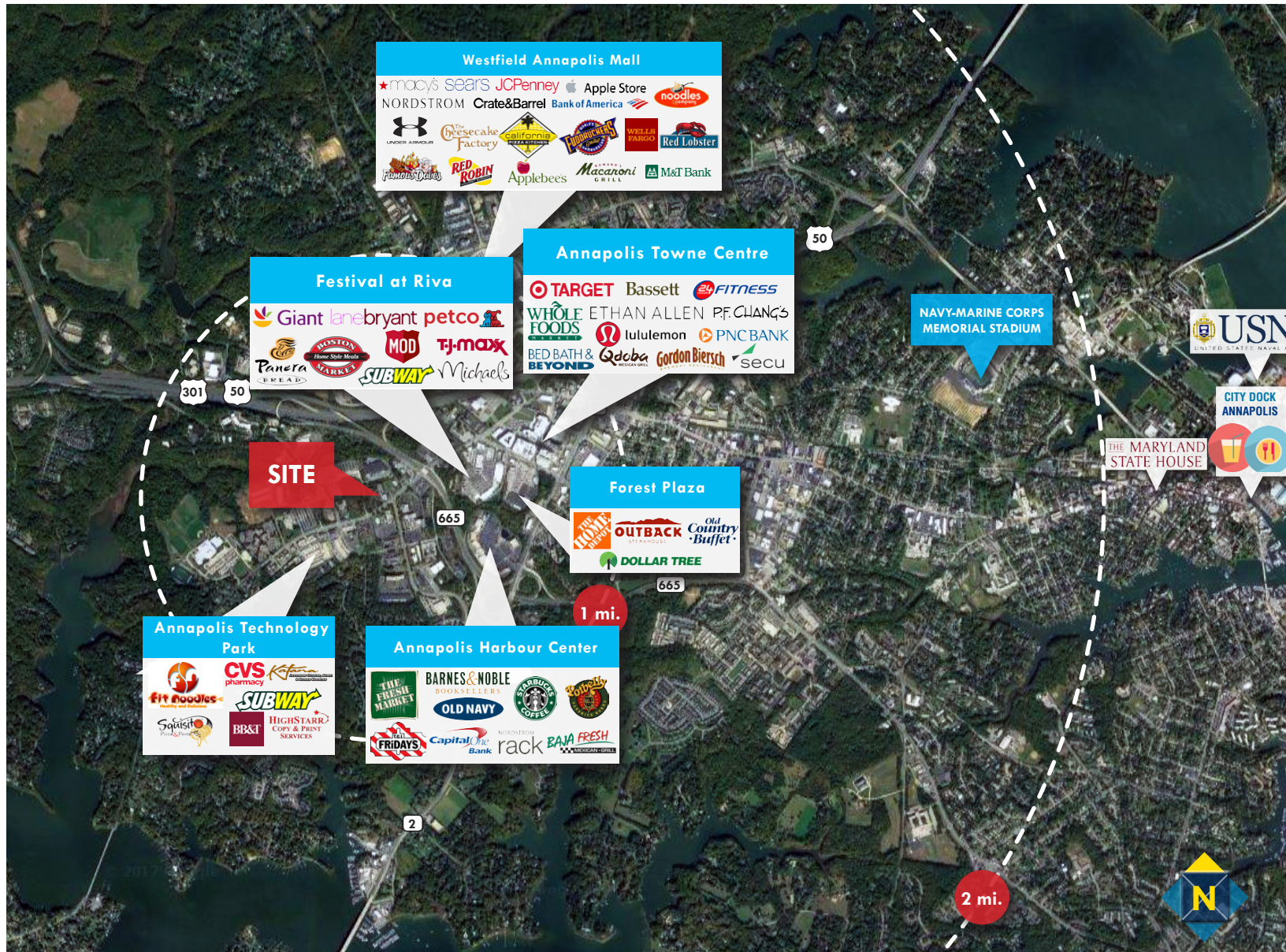
4.1% Emerald City



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Average HH Size: 2.05
Median Age: 36.6
Median HH Income: \$52,000



FOR SALE

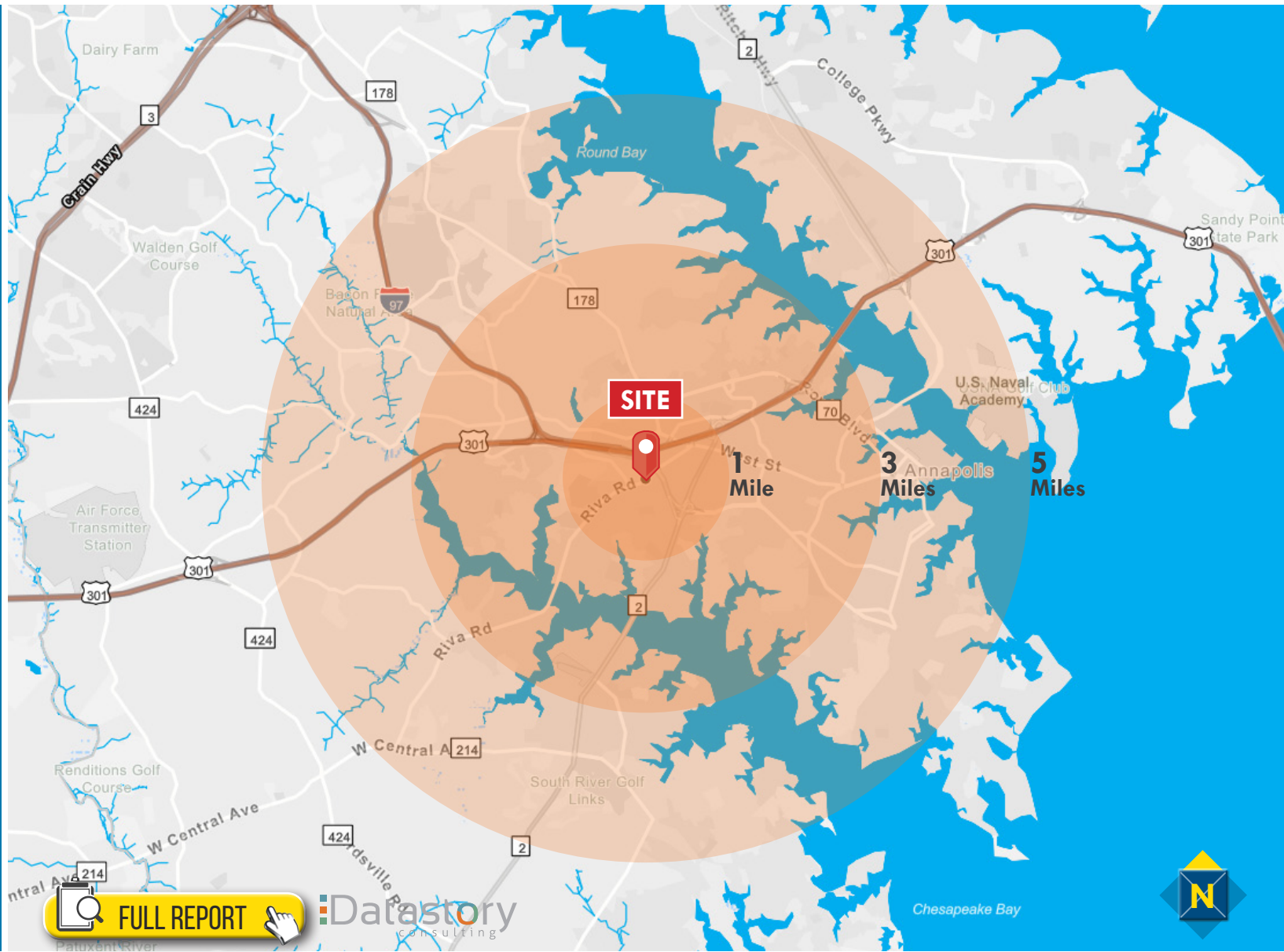
Anne Arundel County, MD

LOCATION / DEMOGRAPHICS

2568A RIVA ROAD | ANNAPOLIS, MARYLAND 21401

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|-----------|-----------|-----------|
| Total Population | 29,176 | 85,994 | 144,126 |
| Male Population | 2,194 | 24,943 | 51,861 |
| Female Population | 2,132 | 26,073 | 51,687 |
| Number of Households | 2,150 | 21,171 | 40,320 |
| Average Household Size | 1.95 | 2.36 | 2.41 |
| Median Age | 45.5 | 43.0 | 41.4 |
| Average Household Income | \$125,662 | \$119,216 | \$128,211 |
| Daytime Employees | 27,334 | 61,605 | 96,577 |
| Education (College+) | 59.0% | 52.7% | 56.5% |



FULL REPORT

