

# 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
- ▶ Built in 1980



## LEASE VS SALE ANALYSIS

Acquisition Price	\$4,850,000.00/\$174.00 PSF
Improvements	\$1,674,000.00/\$ 60.00 PSF
Total Costs	\$6,524,000.00/\$234.00 PSF
LTV 85%	
Rate 4.00%	
Loan Term 20 Years	
Loan Amount	\$5,545,400.00/\$199.00 PSF
Annual Payment/Yr.	\$402,000.00/\$ 14.40 PSF
Gross Up to FS	<b>\$24.40 PSF FIXED</b>
Annual Rental Rate	<b>\$24.40 PSF FIXED</b>
Market	<b>\$ 29.50 PSF WITH 3% Annual Escalations</b>



**Trish Farrell** | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-974-9336 • 410 Severn Avenue | Annapolis, Maryland 21403 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Dave McClatchy** | Vice President

☎ 410.953.0366 ✉ [dmcclatchy@mackenziecommercial.com](mailto:dmcclatchy@mackenziecommercial.com)

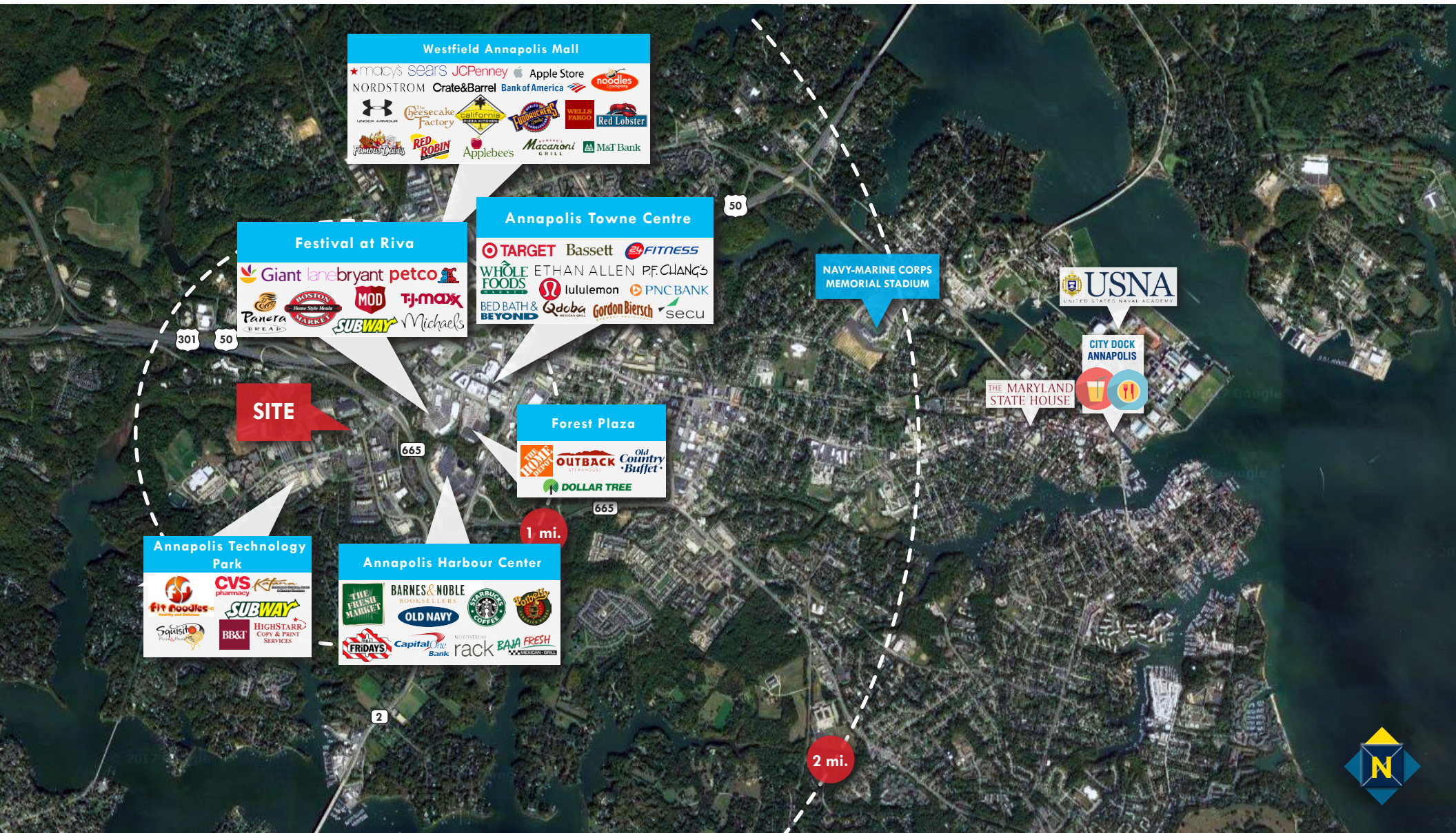


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# TRADE AREA

2568A RIVA ROAD | ANNAPOLIS, MARYLAND 21401





# FOR SALE

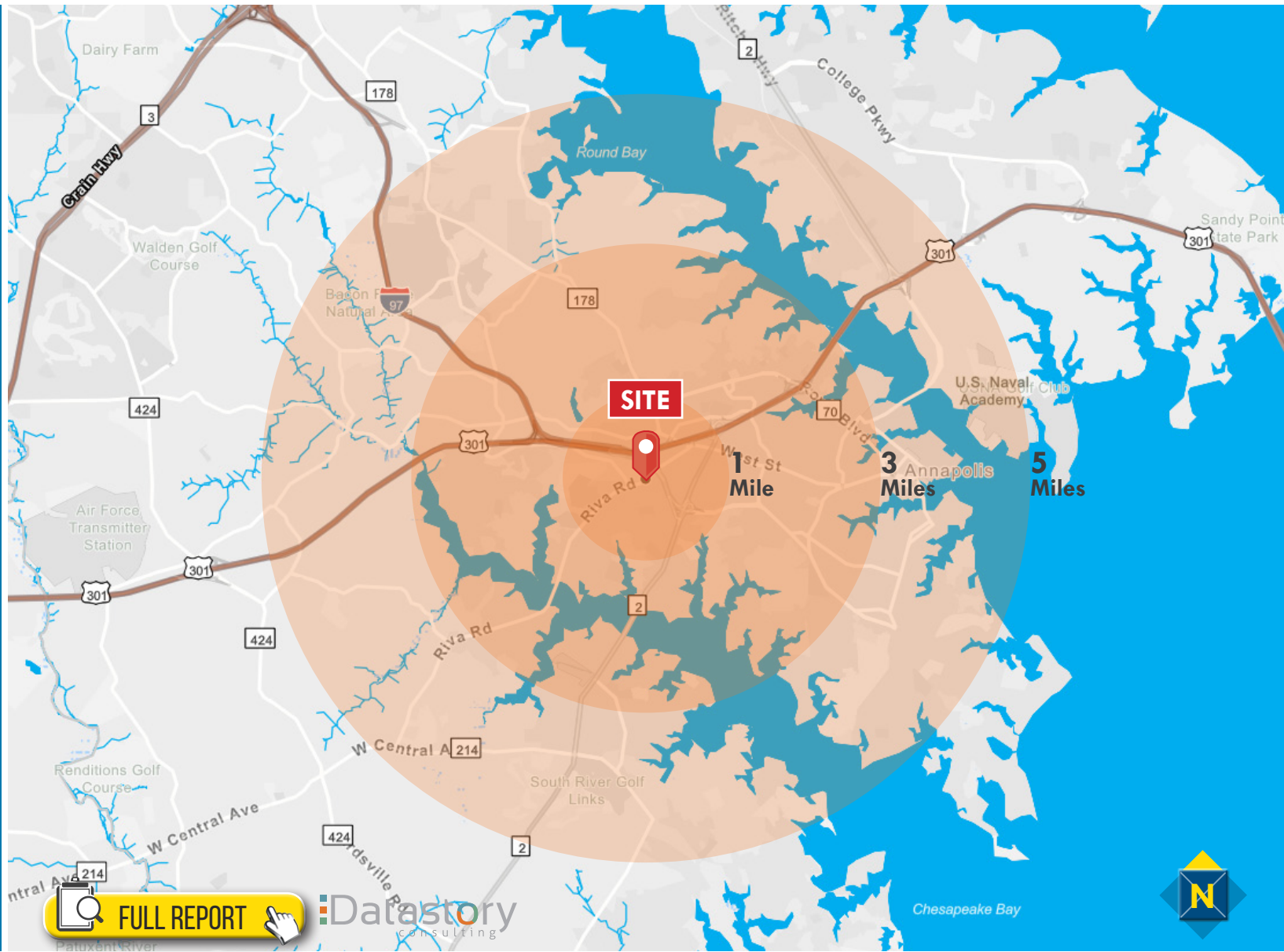
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# LOCATION / DEMOGRAPHICS

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



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# FIRST FLOOR AS BUILT

2568A RIVA ROAD | ANNAPOLIS, MARYLAND 21401



FIRST FLOOR PLAN  
1/8" = 1'-0"



2568 RIVA ROAD  
ANNAPOLIS, MD 21401  
RPH ARCHITECTURE, 1500 NATIONAL STREET SUITE 300, ANNAPOLIS, MD 21401-4128, 410.553.4400, WWW.RPHARCHITECTURE.COM, RPH ARCHITECTURE

DATE	DESCRIPTION
09/15/2017	

FIRST FLOOR PLAN

A1.0

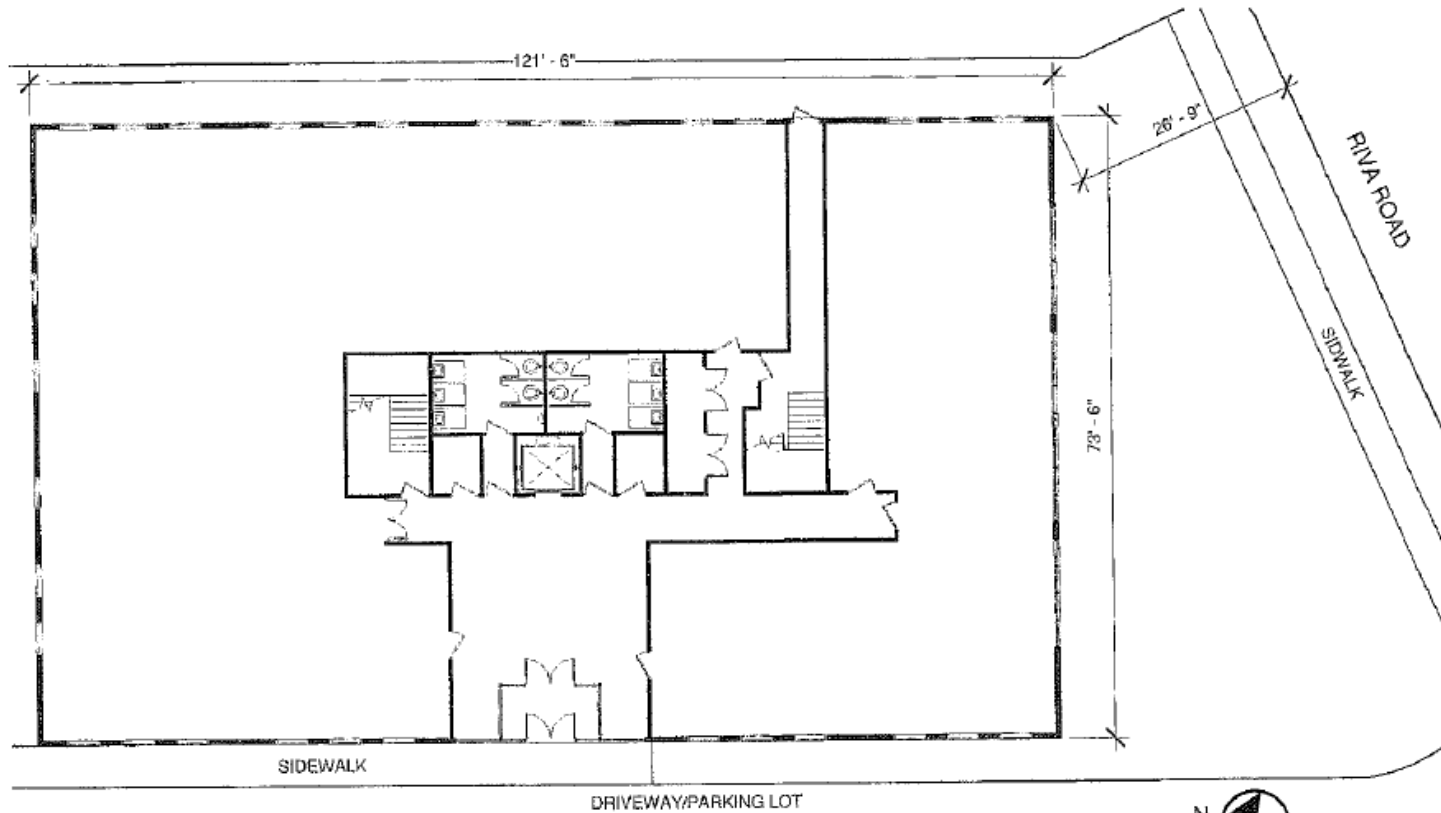
PROJECT # 17012  
RPH ARCHITECTURE.COM/ANNAPOLIS

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# FIRST FLOOR

2568A RIVA ROAD | ANNAPOLIS, MARYLAND 21401



① FIRST FLOOR  
1/16" = 1'-0"



2568A RIVA ROAD

RPH ARCHITECTURE

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

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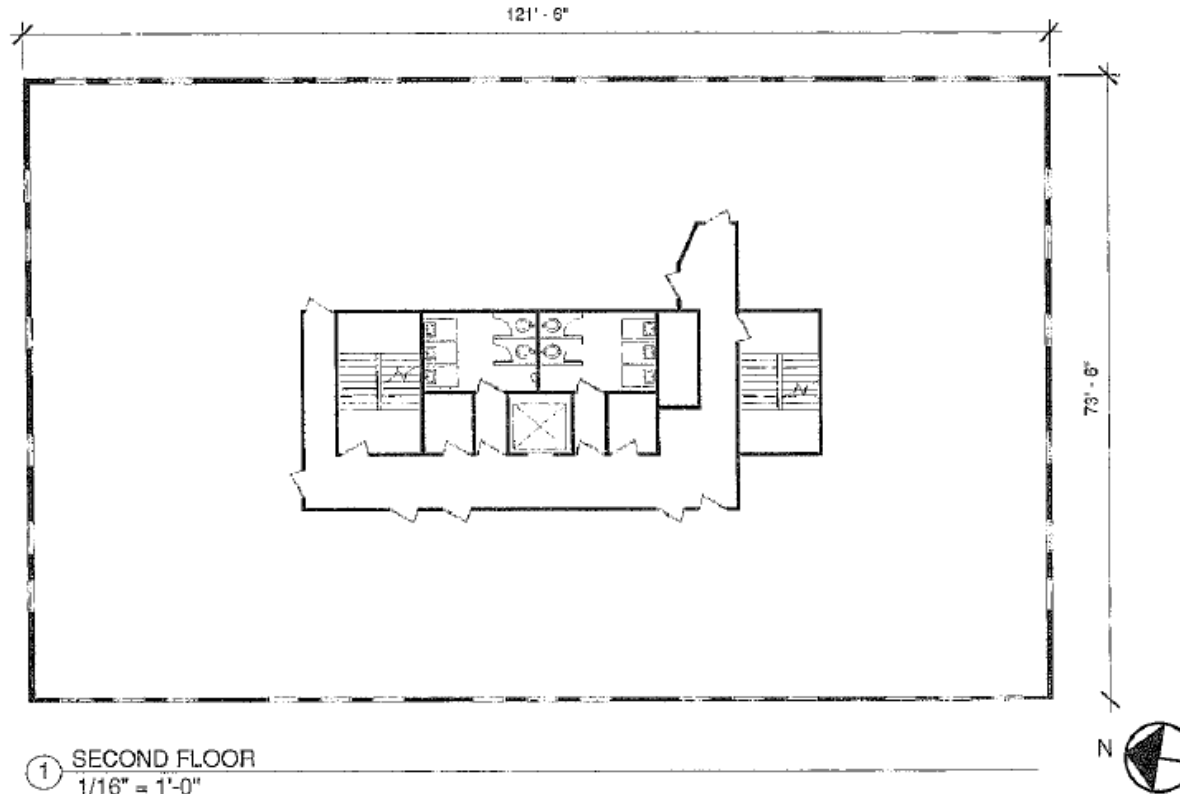
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## SECOND FLOOR

2568A RIVA ROAD | ANNAPOLIS, MARYLAND 21401



2568A RIVA ROAD

RPH ARCHITECTURE

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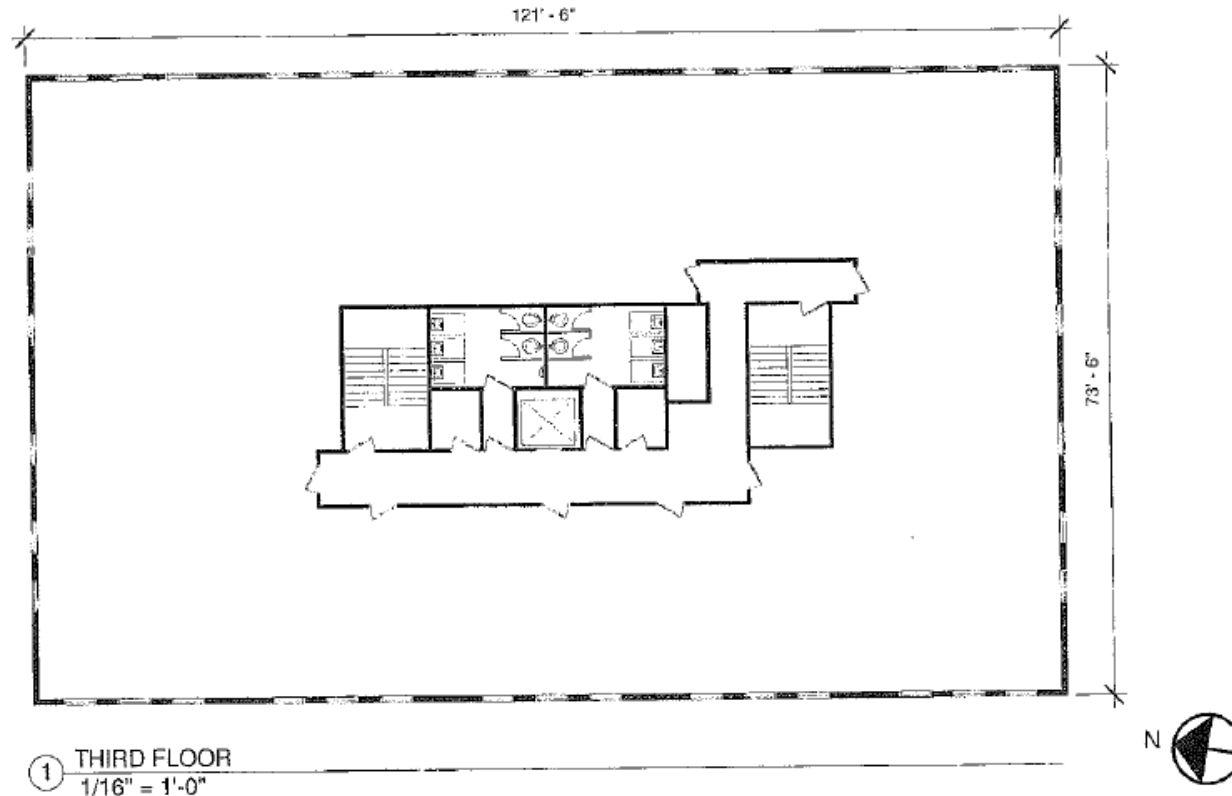
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## THIRD FLOOR

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