

FOR SUBLEASE

Anne Arundel County, MD

RETAIL/RESTAURANT END CAP

ANNAPOLIS TECHNOLOGY PARK | 2641 RIVA ROAD | ANNAPOLIS, MARYLAND 21401

AVAILABLE

1,479 sf retail/restaurant end cap

RENTAL RATE

Negotiable

TRAFFIC COUNT

25,861 AADT (Riva Road)

ZONING

C2 (Commercial Office District)

OCCUPANCY

Immediate

HIGHLIGHTS

- ▶ Potential space in adjacent suite for up to 2,800 sf total
- ▶ Currently a Dunkin' Donuts; FF&E may be available
- ▶ Direct access to signalized intersection
- ▶ Immediate access to Aris T. Allen Blvd (Rt. 665), I-97 & Rt. 50/301. Located near Anne Arundel County's Government Offices & Board of Education



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BIRDSEYE

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DOMINANT LIFESTYLES

2 mile radius



17% Savvy Suburbanites



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

17% Parks and Rec



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

16% Golden Years



Average HH Size: 1.67
Median Age: 71.8
Median HH Income: \$35,000



Drive-By Visibility
• • • • • 25,861 vehicles per day

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SURROUNDING AMENITIES

2641 RIVA ROAD | ANNAPOLIS, MARYLAND 21401

▶ **LODGING:**

- 1 Country Inn & Suites
- 2 Extended Stay America
- 3 Sheraton
- 4 DoubleTree by Hilton
- 5 Courtyard by Marriott
- 6 Hilton Garden Inn
- 7 Extended Stay America
- 8 SpringHill Suites by Marriott
- 9 Residence Inn by Marriott
- 10 Hampton Inn & Suites
- 11 Holiday Inn Express

▶ **BANKING:**

- 1 First National Bank
- 2 Wells Fargo
- 3 1st Mariner Bank
- 4 Sandy Spring Bank
- 5 Navy Federal Credit Union
- 6 Bank of America
- 7 Capital One Bank
- 8 SunTrust Bank
- 9 PNC Bank
- 10 M&T Bank



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LOCATION / DEMOGRAPHICS

2641 RIVA ROAD | ANNAPOLIS, MARYLAND 21401

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Total Population	3,873	47,084	98,730
Male Population	1,846	23,038	49,470
Female Population	2,027	24,046	49,261
Number of Households	1,924	19,668	39,111
Average Household Size	1.98	2.34	2.37
Median Age	54.8	42.7	40.9
Average Household Income	\$151,017	\$123,259	\$127,232
Daytime Employees	14,031	54,359	90,185
Education (College+)	81.2%	70.5%	73.2%

