

# FOR LEASE

2525 RIVA RD ANNAPOLIS, MD 21401



Office  
For Lease

**Randy Miller**  
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## HIGHLIGHTS

- Highly visible location on Riva Road and convergence of I-97.
- Direct access to I-97, & US Rt. 50/301.
- Single story office building with generous window line/natural light
- Office AND medical use tenants welcomed
- EASY access from Riva Road or rear entrance off Admiral Cochrane (from Rt 2 or Riva Road)
- On site property management. Keeps tenants happy!
- Free and abundant parking

## OFFERING



# FOR LEASE

## OFFICE SPACE

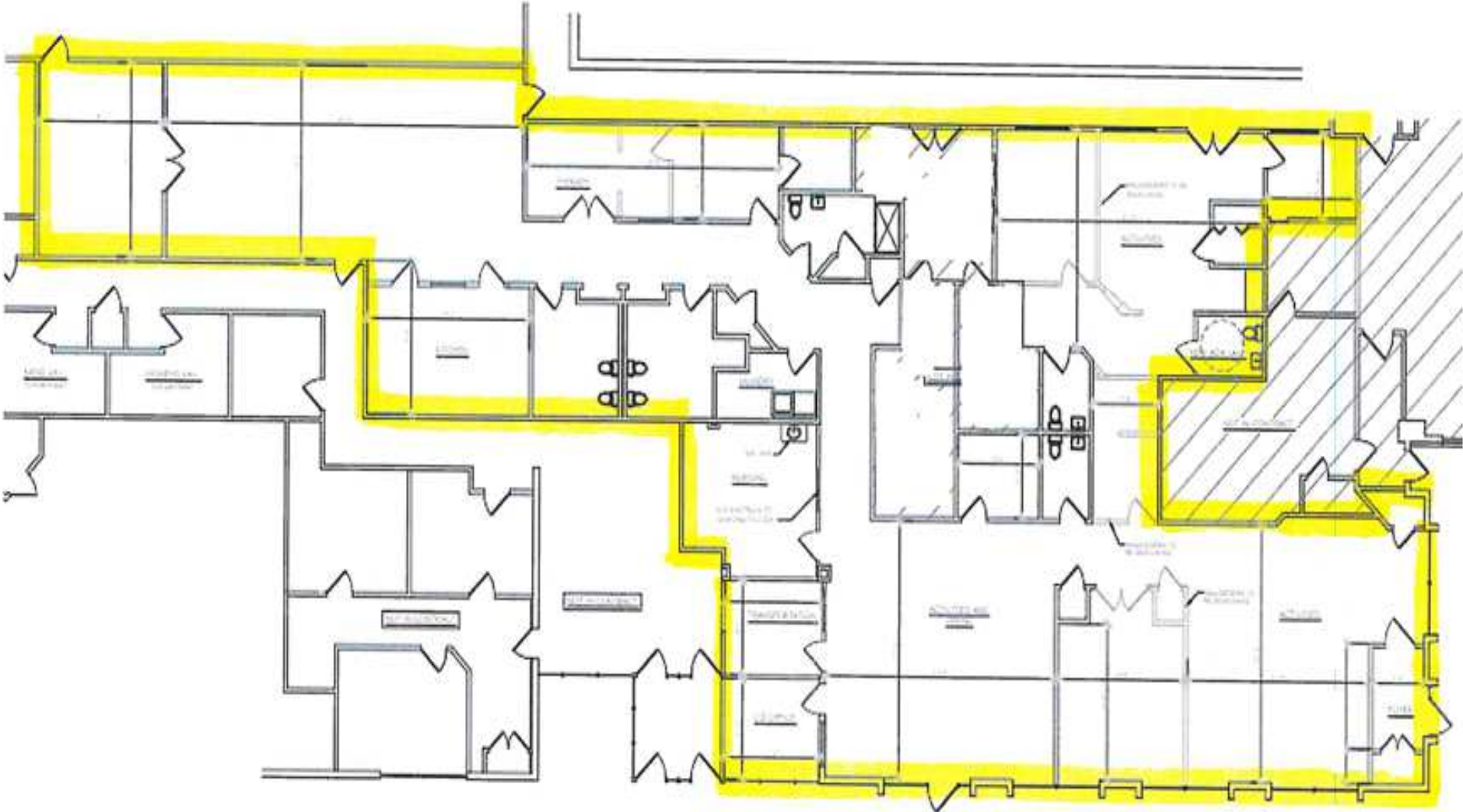
Property Type	Office
Price	\$28.00 - 32.00 SF/yr (Full Service)

SPACES	SPACE SIZE
Suite 100	2,500 - 7,761 SF
Suite 141	927 SF

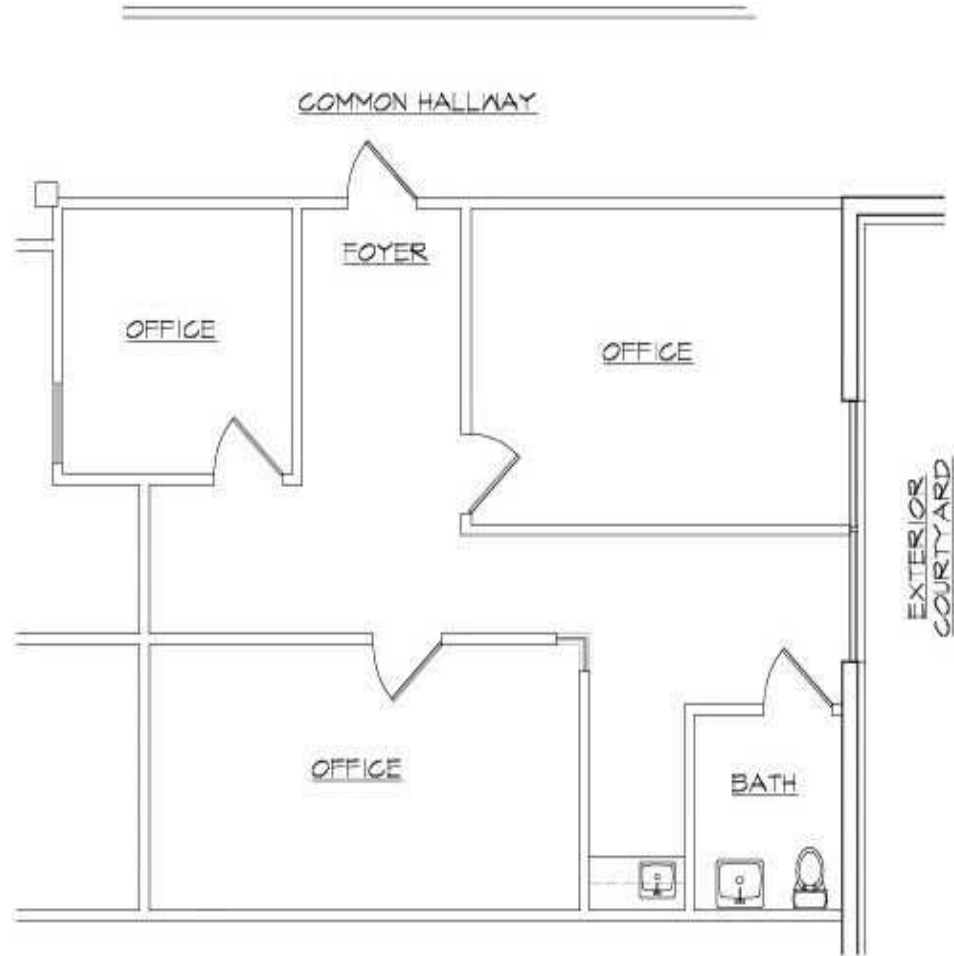




**PLANS - SUITE 100 (7,761 SF)**



# PLANS - SUITE 141 (927 SF)



**01 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

REVISIONS

DATE	DESCRIPTION
03/26/12	REVISED

**RIVA PROFESSIONAL**  
2525 Riva Road, Annapolis, Md, 21401  
SUITE 141 (26 MAR2012)

DESIGNED BY: RIVA

DATE: 26 MAR 12

DRAWING: **A.1**  
SHEET: 01 OF 01

This is not intended to be used for the construction of any building or structure. It is intended for informational purposes only. The contractor is responsible for verifying all dimensions and other details on the job site. The contractor is responsible for obtaining all necessary permits and for coordinating with the appropriate authorities. The contractor is responsible for obtaining all necessary insurance and bonding. The contractor is responsible for obtaining all necessary approvals and for coordinating with the appropriate authorities. The contractor is responsible for obtaining all necessary permits and for coordinating with the appropriate authorities. The contractor is responsible for obtaining all necessary insurance and bonding. The contractor is responsible for obtaining all necessary approvals and for coordinating with the appropriate authorities.



# RETAILER MAP



**GATEWAY VILLAGE**

Orangetheory FITNESS  
**BEST BUY**  
**PETSMART**  
**DICK'S SPORTING GOODS**  
**PAPA JOHN'S**  
**SAFEWAY**

sam's club

McDonald's

Anne Arundel Medical Center

Sajak Pavilion

**WESTFIELD ANNAPOLIS MALL**

Sears FOREVER 21 The Container Store  
 J.C. Penney  
 noodles  
 Ritual Fitness  
 californie  
**LEGO**  
**VANS** "OFF THE WALL"  
 KOREE TEA  
**H&M** **ZARA**  
 T Mobile  
 SKECHERS  
 BARN SHOW  
**HOLLISTER** **SEPHORA**

Luminis Health Anne Arundel Medical Center

HOMESENSE  
**Marshall's**  
**JOANN**  
 TRADER JOE'S  
 M&T Bank  
**Reico** KITCHEN & BATH

UNCLE JULIO'S MEXICAN  
 RED LOBSTER

U-HAUL

US 301

US 50

POPEYES

THE HOME DEPOT

US 301

US 50

NISSAN

Ford

Denny's

**2525 RIVA ROAD**

450

JOHN HANSON HWY

SOLOMONS ISLAND RD

DUNKIN'

KFC

BURGER KING

Walgreens

VW

WEST ST

Advance Auto Parts

meineke KOHL'S  
 Chick-fil-A  
 M&T Bank  
**LIDL**

Wendy's  
 McDonald's

450

**FESTIVAL AT RIVA SHOPPING CENTER**

higi TJ-maxx MEN'S WEARHOUSE  
 Michaels  
 FIREHOUSE SUBS  
 Giant  
 FIRST WATCH  
 BUFFALO WILD WINGS  
 carter's  
 petco  
 MOD  
 five BEL'W  
 SportClips  
 MATTRESS FIRM  
 Party City  
 Panera  
 SMOOTHIE KING  
 FedEx

**ANNAPOLIS HARBOUR CENTER**

FRIDAYS FLEET FEET sweetFRESH Bath & Body Works  
 ULTA chic's verizon GAP  
 DSW rack FRESH BARNES & NOBLE Starbucks

2

Office DEPOT

**ANNAPOLIS TOWN CENTER**

CAVA Bassett POTTERTY BARN target CharmCity  
 BED BATH & BEYOND GENJI WHOLE FOODS  
 PRIME WILLIAMS SONOMA mouse  
 neo PNC secu  
 BIN 201 wine + spirits PAPER SOURCE PF CHANG'S TRUIST

**FOREST PLAZA**

DOLLAR TREE Julep Key Express HOME DEPOT  
**SALLY JOHNSON** Bliss





# DEMOGRAPHICS



## 2023 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	6,668	53,577	106,281
Households	3,192	22,654	43,395
Average Household Size	2.1	2.4	2.4
Average Age	45	44	43
Average Household Income	\$170,747	\$159,490	\$172,262



106,281  
Population



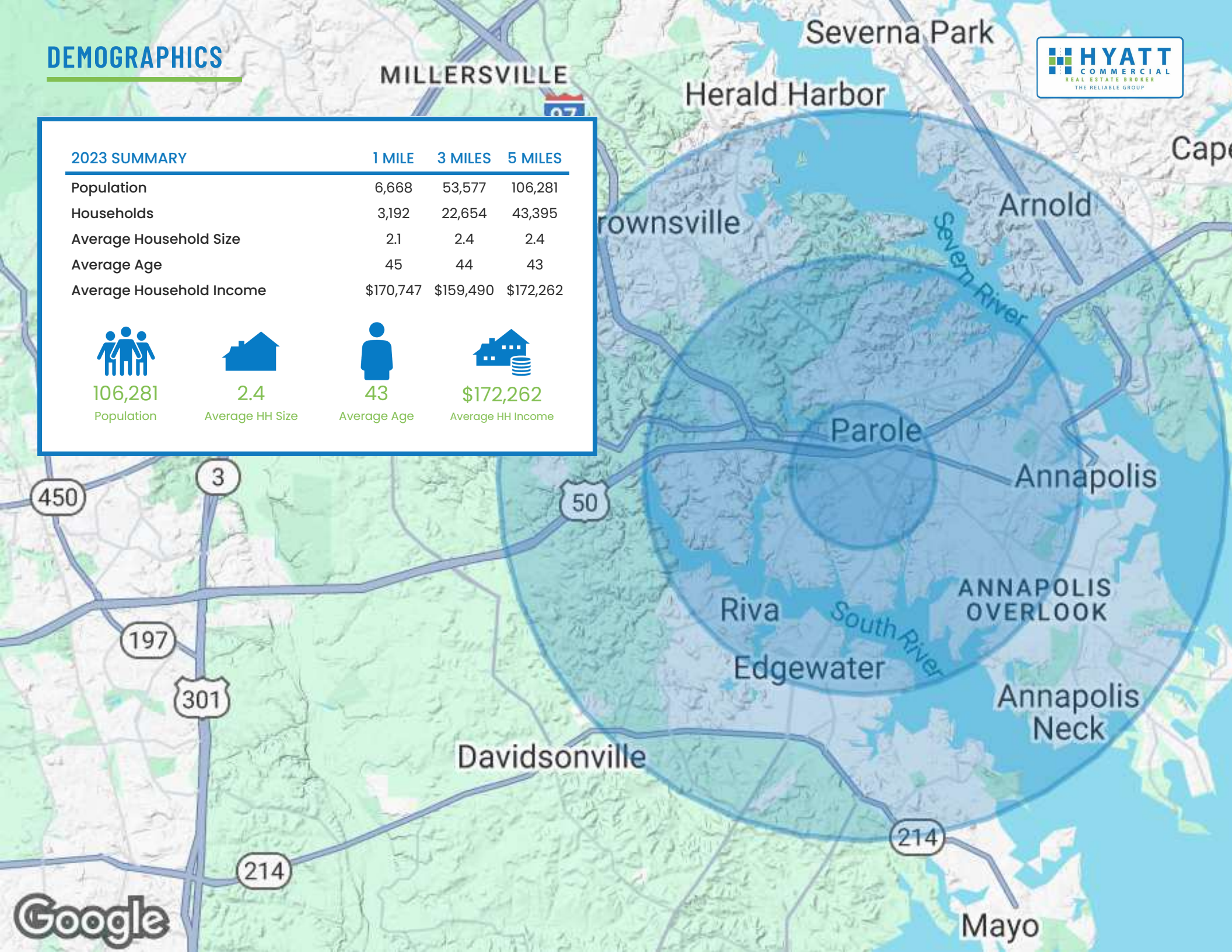
2.4  
Average HH Size



43  
Average Age



\$172,262  
Average HH Income

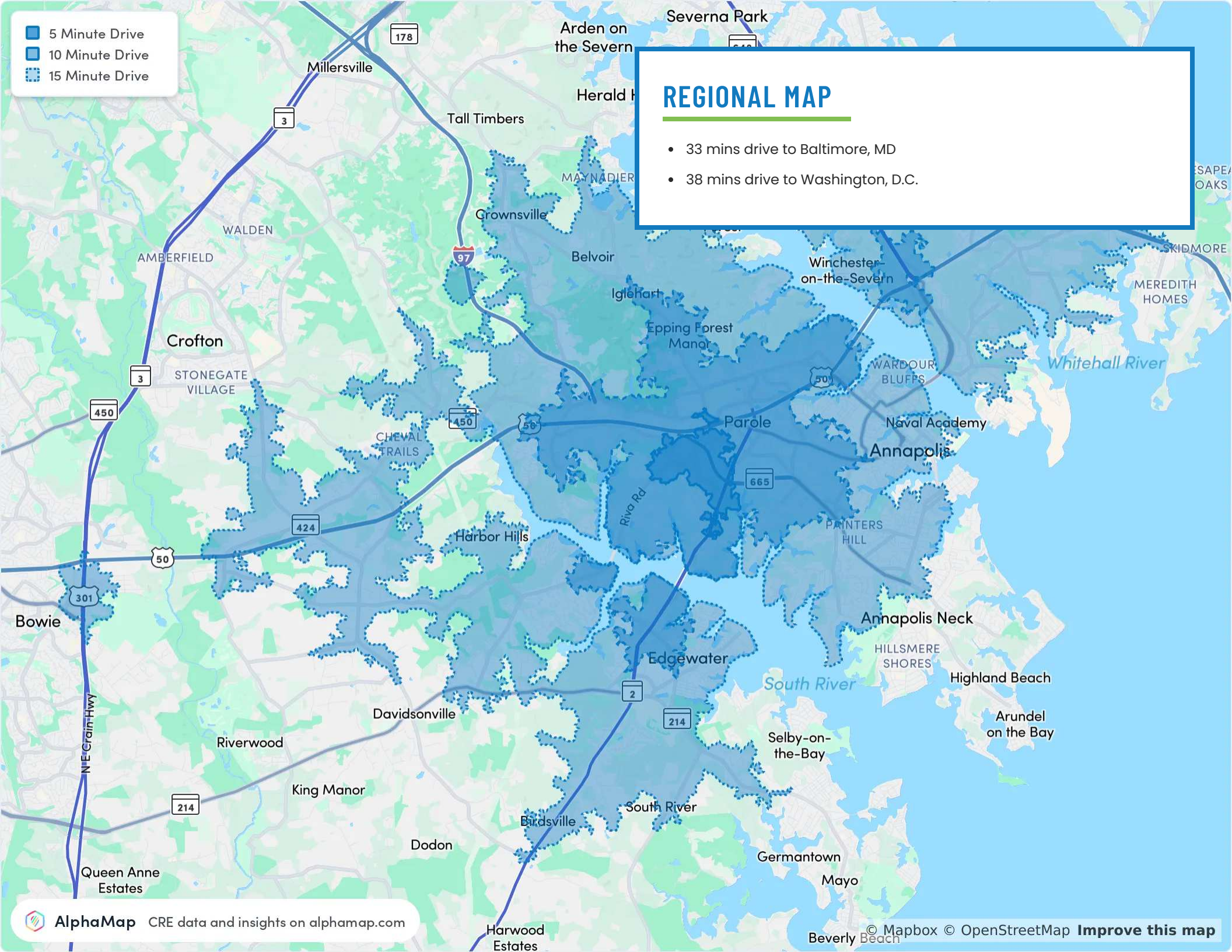




- 5 Minute Drive
- 10 Minute Drive
- 15 Minute Drive

## REGIONAL MAP

- 33 mins drive to Baltimore, MD
- 38 mins drive to Washington, D.C.







## CONTACT

### HYATT COMMERCIAL

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