



Retail at Annapolis Crossing

Riva Road at Harry S. Truman Parkway
Annapolis, MD 21401



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM | 410.788.0100

About Annapolis Crossing

Annapolis Crossing contains a vibrant retail component, consisting of three inline buildings and two pad sites occupied by CVS Pharmacy and BB&T Bank. Retail tenants serve clients who work in the 133,000 square foot business center and residents of the adjacent Vineyards of Annapolis town home community, while enjoying visibility and access to over 32,000 vehicles per day along Riva Road.



2625 Riva Road

| | | |
|------------|------------------------------|----------|
| Suites A–B | La Sierra Mexican Restaurant | 2,794 SF |
| Suite C | ESFCU | 1,315 SF |
| Suite D | PHO 5UP | 1,315 SF |
| Suites E–F | Squisito Pizza & Pasta | 2,701 SF |

2641 Riva Road

| | | |
|---------|--------------------------|----------|
| Suite A | Corner Café | 1,329 SF |
| Suite B | Subway | 1,372 SF |
| Suite C | Riva Cleaners | 1,315 SF |
| Suite D | Tech Nails | 1,315 SF |
| Suite E | AVAILABLE | 1,315 SF |
| Suite F | Spirit Shop of Annapolis | 1,479 SF |

302 Harry S. Truman Parkway

| | | |
|------------|---|-----------|
| Suites A–C | Compass Stone & Tile Studio | 5,040 SF |
| Suite D | SalonCentric | 2,520 SF |
| Suite E | Old Line Golf Club | 2,760 SF |
| Suite F | TW Perry | 3,848 SF |
| Suite G | My Gym | 2,760 SF |
| Suite H | In Grano Bistro & Bakery | 2,760 SF |
| Suite J | Solace Salon & Spa | 3,000 SF |
| Suite K | Memo's Bar & Grill | 3,000 SF |
| Suites L–P | Ferguson Bath, Kitchen & Lighting Gallery | 12,000 SF |

Flex/Retail Specifications

| | |
|----------------|-----------------------|
| Suite Sizes | 2,520 up to 40,208 SF |
| Ceiling Height | 16 ft. clear minimum |
| Offices | Built to suit |
| Parking | 4 spaces per 1,000 SF |
| HVAC | Gas |
| Construction | Brick on block |
| Loading | Dock or drive-in |
| Zoning | W1 |

Traffic Count (MDOT)

Riva Road at Bausum Road: 32,062 vehicles/day

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 3,359 | 48,896 | 97,706 |
| Avg. Household Income | \$186,652 | \$163,238 | \$171,579 |



For more information on Annapolis Technology Park, visit: sjpi.com/annapoliscrossing



Annapolis Crossing | Site Plan



TO



ANNAPOLIS
TOWN CENTER

Westfield
ANNAPOLIS



TO



ANNAPOLIS CORPORATE PARK


CVS
pharmacy®

2601 Riva Road
10,125 SF

TRUIST

2631 Riva Road
5,300 SF


THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

304 Harry S. Truman Pkwy
34,560 SF


Squisito
Pizza & Pasta


PHO 5


Educational Systems
Federal Credit Union

La Sierra
MEXICAN RESTAURANT

2625 Reed Riva Road
8,125 SF

2641 Riva Road
8,125 SF

TECH NAILS DRY CLEANERS



SUBWAY


COMPASS
STONE & TILE STUDIO


FERGUSON
Bath, Kitchen & Lighting Gallery


SalonCentric
PROFESSIONAL BEAUTY PARTNERS


Memo's
Bar & Grill

SOLACE SALON & SPA


TW PERRY


my Gym


OLD LINE
GOLF CLUB

2635 Riva Road
18,000 SF

2629 Riva Road
24,000 SF

32,062
VEHICLES/DAY



THE VINEYARDS
OF ANNAPOLIS



Distances to:

| | |
|--|-----------|
| Annapolis Towne Centre | 1.3 miles |
| Westfield Annapolis Mall | 1.8 miles |
| Anne Arundel Medical Center | 2.3 miles |
| Interstate 97 | 2.5 miles |
| Annapolis, MD (Downtown) | 5 miles |
| Interstate 495 (Capital Beltway) | 18 miles |
| Interstate 695 (Baltimore Beltway) | 20 miles |
| BWI Airport | 22 miles |
| Interstate 95 | 23 miles |
| Baltimore, MD (Downtown) | 27 miles |
| Washington, D.C. (Downtown) | 31 miles |

Contact Us

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

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