



FOR **SALE/LEASE**

TURN-KEY ANNAPOLIS RESTAURANT/BAR

2552 RIVA ROAD | ANNAPOLIS, MARYLAND 21401

**PRICE
REDUCTION!**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4,679 SF \pm freestanding restaurant
- Dining area accommodates 134 seats \pm
- Class "H" BWL Liquor License to convey
- Highly visible pylon sign included
- Easy access to Route 50 and I-97
- High visibility location on Riva Road (26,091 \pm vehicles per day)
- Short drive to Downtown Annapolis Waterfront
- Bustling affluent consumer base
- Located within the Parole Town Center Overlay in the Gateway Business Mix

BUILDING SIZE:

4,679 SF \pm

LOT SIZE:

.575 ACRES \pm

YEAR BUILT:

1976

TRAFFIC COUNT:

26,091 AADT (RIVA RD)

PARKING:

36 SURFACE SPACES

ZONING:

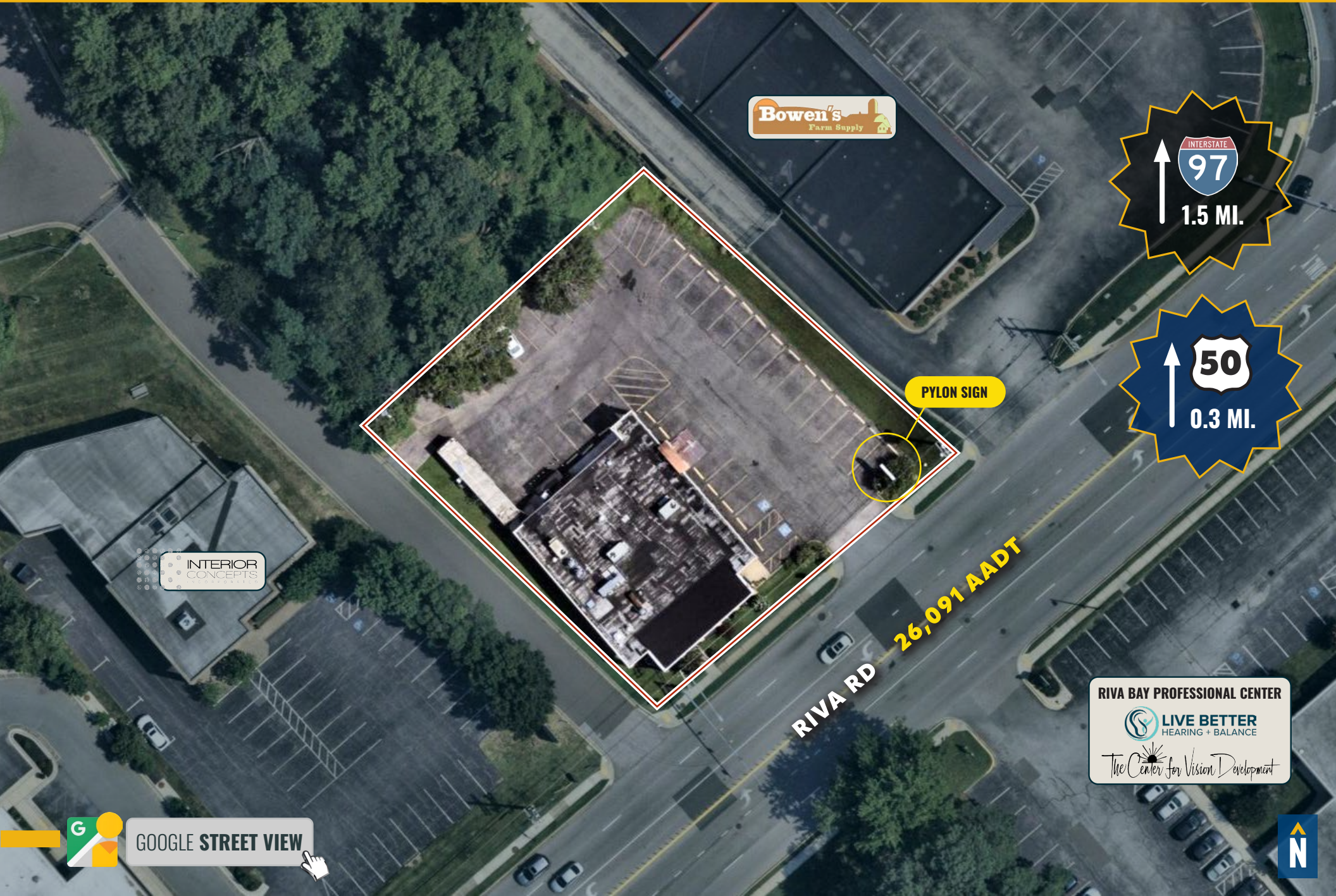
C2 (COMMERCIAL)

SALE PRICE:

\$2,500,000



AERIAL



Bowen's
Farm Supply



PYLON SIGN

INTERIOR
CONCEPTS

RIVA RD 26,091 AADT

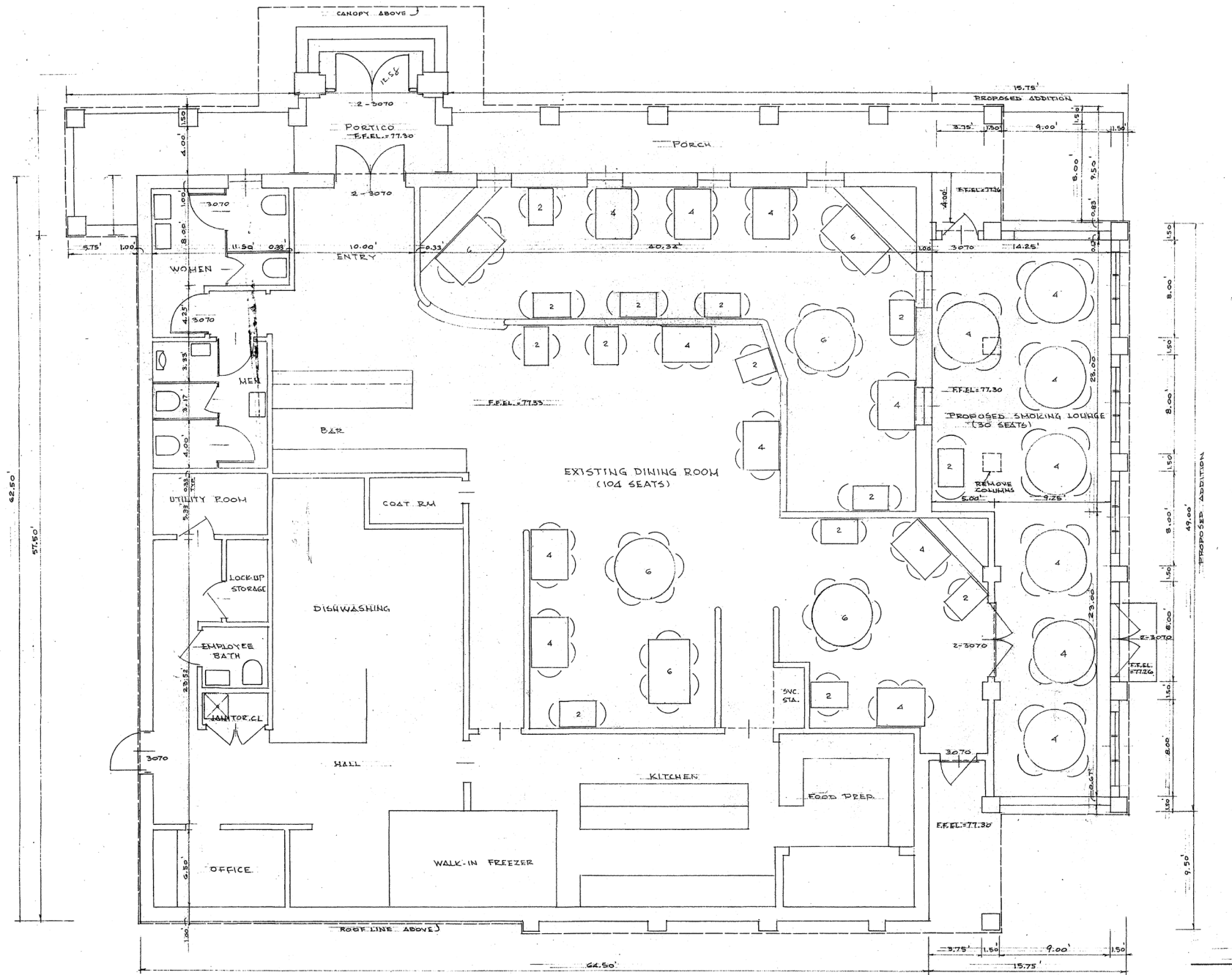
RIVA BAY PROFESSIONAL CENTER
LIVE BETTER
HEARING + BALANCE
The Center for Vision Development



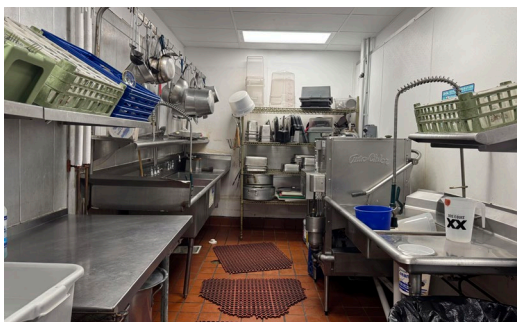
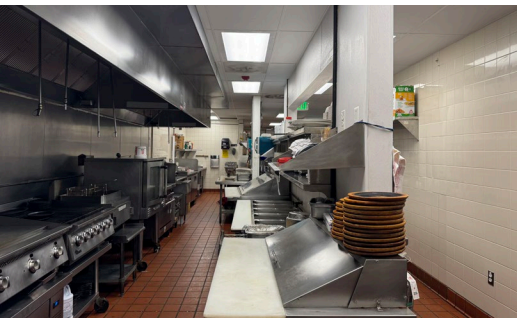
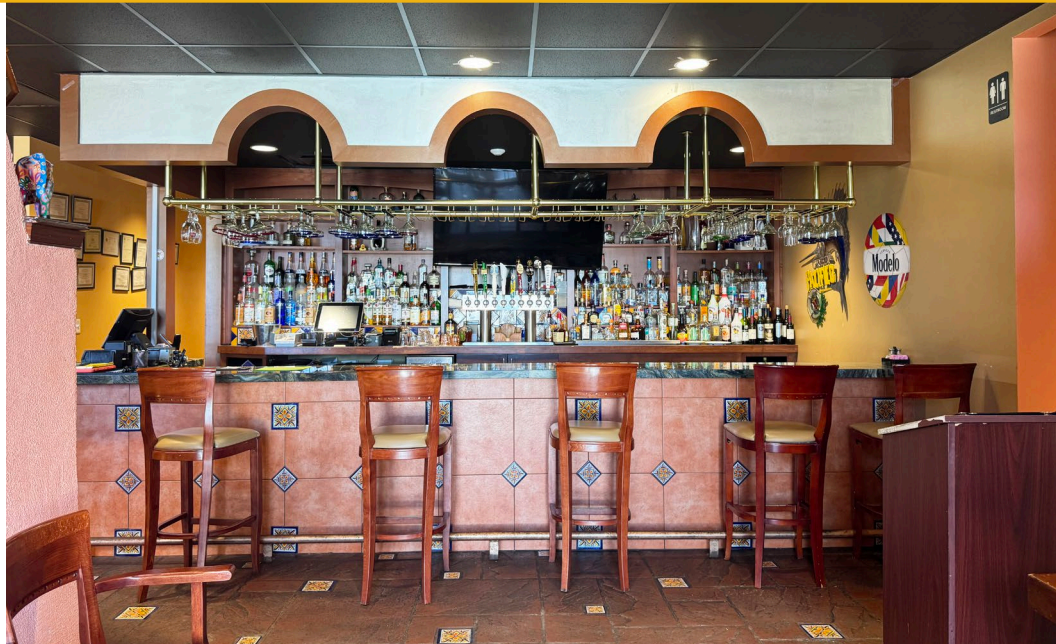
GOOGLE STREET VIEW



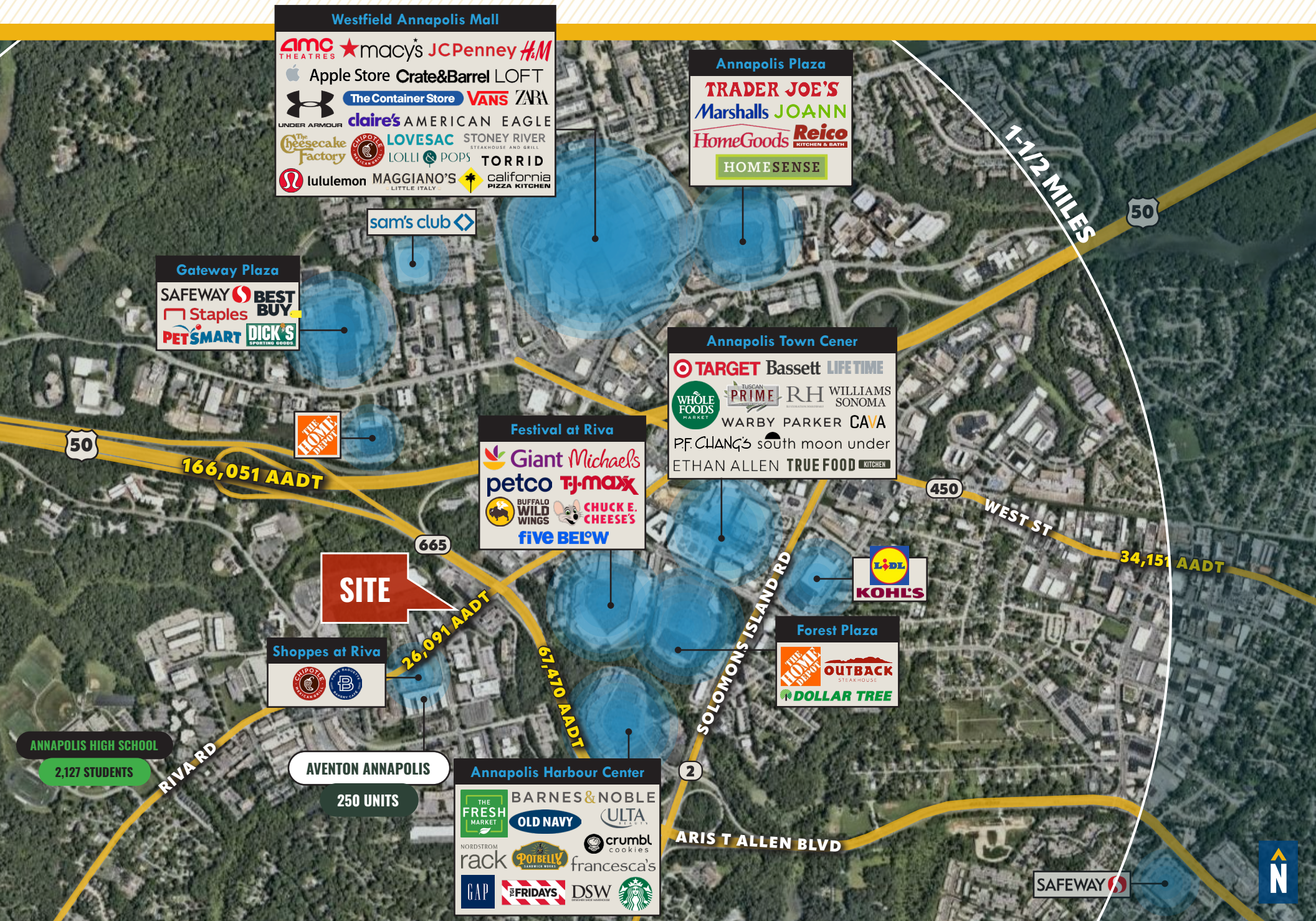
FLOOR PLAN



INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,697

53,621

100,983

DAYTIME POPULATION



34,651

92,726

147,622

AVERAGE HOUSEHOLD INCOME



\$165,783

\$160,860

\$171,847

NUMBER OF HOUSEHOLDS



3,040

22,946

41,738

MEDIAN AGE

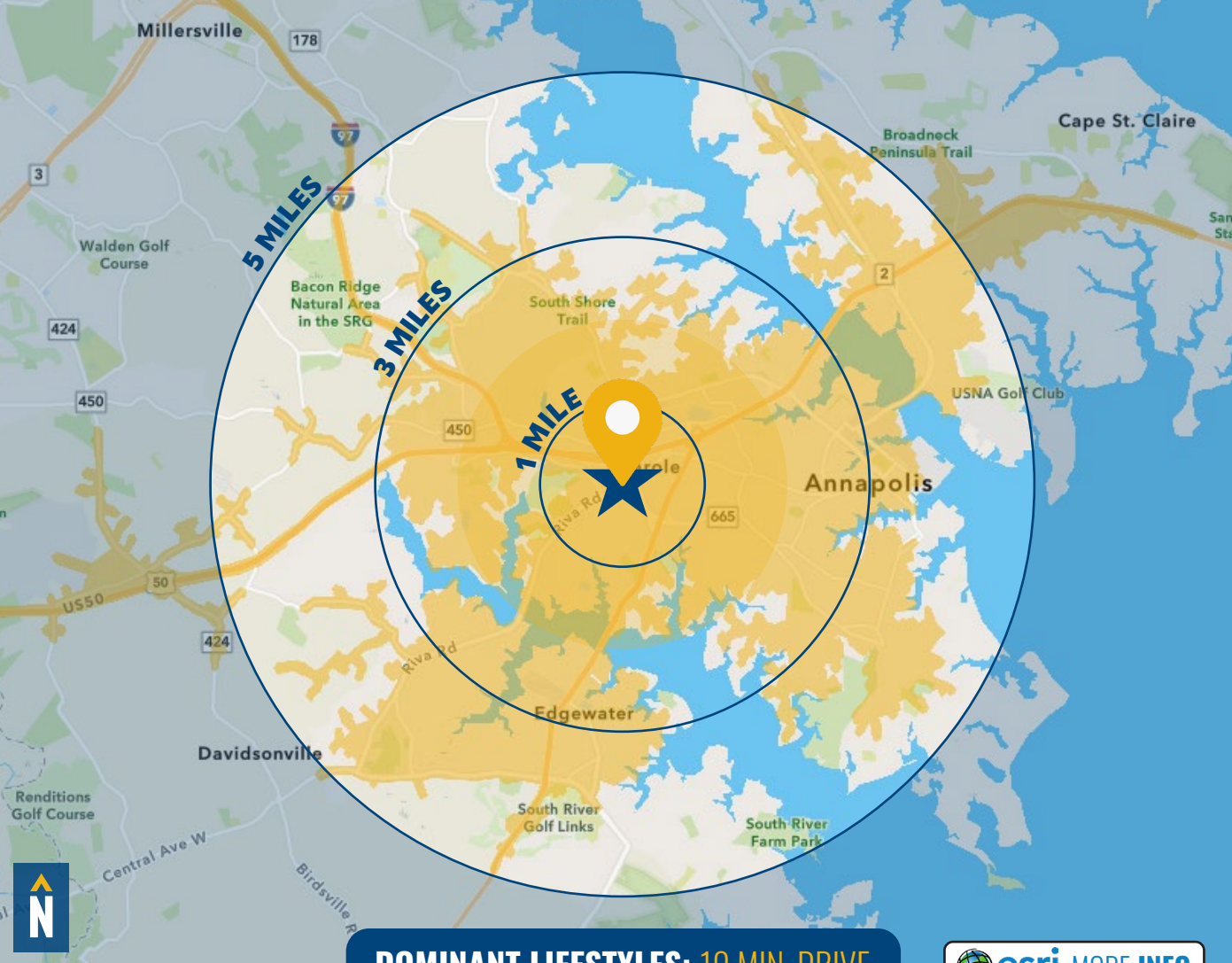


45.3

42.9

43.1

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 10 MIN. DRIVE

esri MORE INFO

16%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

13%

DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

11%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

FOR MORE INFO **CONTACT:**



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