

# FESTIVAL AT RIVA

ANNAPOLIS, MD

990 - 3,906 SF AVAILABLE

RAPPAPORT









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## ANNAPOLIS, MD

Premier 300,963 SF recently renovated community center located in the heart of the Annapolis retail market at the corner of Forest Drive and Riva Road. Recent center-wide renovations include a fresh, modern look with an enhanced pedestrian experience including new walkways and pocket parks. Convenient access to major arteries: Route 2 (Solomons Island Road) and Route 50 (John Hanson Highway). Excellent tenant mix with Giant Food, Five Below, T.J. Maxx, Buffalo Wild Wings and Michaels.

### DEMOGRAPHICS 2024

|   | 1 MILE                           | 3 MILES   | 5 MILES   |
|---|----------------------------------|-----------|-----------|
|  POPULATION          | 6,627                            | 54,914    | 107,987   |
|  DAYTIME POPULATION | 21,070                           | 62,297    | 84,009    |
|  HOUSEHOLD INCOME  | \$109,916                        | \$116,877 | \$128,686 |
|  TRAFFIC COUNTS    | 33,500 on Route 655 at Riva Road |           |           |

### CO-TENANTS





# SITE PLAN

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**FESTIVAL AT RIVA | 2323 FOREST DRIVE, ANNAPOLIS, MD**

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