



# 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 is located just five miles from downtown Annapolis, with quick connections to Baltimore, Columbia, and Washington, D.C. markets, as well as BWI Airport. The 29-acre mixed-use community includes 133,000 sq. ft. of office, flex/R&D, and retail space, and includes on-site amenities such as Subway, CVS, In Grano Bistro Bakery and more.



### 2625 Riva Road

|     |             |          |
|-----|-------------|----------|
| Pad | 1,189 Acres | 5,300 SF |
|-----|-------------|----------|

### 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 | <b>AVAILABLE</b>         | 1,315 SF |
| Suite F | Spirit Shop of Annapolis | 1,479 SF |

### 302 Harry S. Truman Parkway

|            |                             |           |
|------------|-----------------------------|-----------|
| Suites A–B | Compass Stone & Tile Studio | 5,040 SF  |
| Suite C    | Finme Flooring              | 2,520 SF  |
| Suite D    | SalonCentric                | 2,520 SF  |
| Suite E    | Old Line Golf Club          | 2,760 SF  |
| Suite F    | <b>AVAILABLE</b>            | 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    | Don Chico's                 | 3,000 SF  |
| Suites L–P | Ferguson Home               | 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: 33,071 vehicles/day

### Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 6,691     | 53,082    | 101,422   |
| Avg. Household Income | \$224,023 | \$183,264 | \$192,840 |



For more information on Annapolis Technology Park, visit: [sjpi.com/annapoliscrossing](http://sjpi.com/annapoliscrossing)

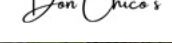




# Annapolis Crossing | Site Plan

TO   ANNAPOLIS TOWN CENTER *Westfield* ANNAPOLIS

TO  ANNAPOLIS CORPORATE PARK







2601 Riva Road  
10,125 SF



302 Harry S. Truman Pkwy  
40,208 SF

  
  
  
**La Sierra**  
MEXICAN RESTAURANT

2623 Riva Road  
5,300 SF

2625 Riva Road  
8,125 SF

2629 Riva Road  
24,000 SF

2635 Riva Road  
18,000 SF

2641 Riva Road  
8,125 SF

**TECH NAILS** **DRY CLEANERS**  
  
**SUBWAY**

33,071  
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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