



Retail at Annapolis Technology Park

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



NAIOP
COMMERCIAL REAL ESTATE
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OF THE YEAR
— 2018 —

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About Annapolis Technology Park

Annapolis Technology Park 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	Home Care Assistance	1,315 SF
Suite F	AVAILABLE	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	AVAILABLE	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/annapolistech



Annapolis Technology Park | Site Plan

↑ TO ANNAPOLIS TOWN CENTER *Westfield* ANNAPOLIS

← TO ANNAPOLIS CORPORATE PARK

- COMPASS STONE & TILE STUDIO
- FERGUSON Bath, Kitchen & Lighting Gallery
- SalonCentric PROFESSIONAL BEAUTY PARTNERS
- Memo's Bar & Grill
- SOLACE SALON & SPA
- TW PERRY
- my Gym

CVS pharmacy®

2601 Riva Road
10,125 SF

THE GODDARD SCHOOL™
FOR EARLY CHILDHOOD DEVELOPMENT

304 Harry S. Truman Pkwy
34,560 SF

TRUIST

2651 Riva Road
5,300 SF

Squisito
Pizza & Pasta

PHO 5
Educational Systems
Federal Credit Union
La Sierra
MEXICAN RESTAURANT

2629 Riva Road
24,000 SF

2635 Riva Road
18,000 SF

32,062 VEHICLES/DAY

TECH NAILS DRY CLEANERS
 SUBWAY
 HOME CARE ASSISTANCE Corner Cafe

2641 Riva Road
8,125 SF

THE VINEYARDS OF ANNAPOLIS





Distances to:

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

Contact Us

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