



# 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](http://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–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 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



ANNAPOLIS TOWN CENTER

Westfield ANNAPOLIS



ANNAPOLIS CORPORATE PARK

**CVS**  
pharmacy

2601 Riva Road  
10,125 SF

2623 Riva Road  
5,300 SF

2625 Riva Road  
8,125 SF

2641 Riva Road  
8,125 SF

THE GODDARD SCHOOL  
FOR EARLY CHILDHOOD DEVELOPMENT

304 Harry S. Truman Pkwy  
34,560 SF

Squisito  
Pizza & Pasta

PHO 5 P

Educational Systems  
Federal Credit Union

La Sierra  
MEXICAN RESTAURANT

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

RIVA ROAD

HARRY S. TRUMAN PARKWAY

BAUSUM ROAD

WARDROP ROAD

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

For additional leasing information or to schedule a tour, contact:

**Eric Llewellyn**  
Senior Retail Leasing  
Representative  
ELlewellyn@sjpi.com  
443.464.1308

**Bill Holzman**  
Vice President, Retail Leasing  
BHolzman@sjpi.com  
410.369.1240

**Corporate Headquarters:**  
2560 Lord Baltimore Drive | Baltimore, MD 21244  
**410.788.0100 | SJPI.COM**



Scan with your mobile device to take a virtual tour, download floor plans and more!

**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.

Connect with us @stjohnprop



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/26*