



## RETAIL

# Annapolis Technology Park

Riva Road at Harry S. Truman Parkway

Annapolis, MD 21401



## 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 townhome community, while enjoying visibility and access to over 59,000 vehicles per day along Riva Road.



### Retail Tenants

#### 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	Top Nails	1,315 SF
Suite E	Home Care Assistance	1,315 SF
Suite F	Small Cakes	1,479 SF

### Traffic Count (MDOT)

Riva Road at MD 665: 49,123 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	5,180	53,164	102,562
Avg. Household Income	\$151,785	\$136,190	\$146,516



### Flex/Retail Tenants

#### 302 Harry S. Truman Parkway

Suites A - B	Compass Stone & Tile Studio	5,040 SF
Suite C	ilovekickboxing.com	2,520 SF
Suite D	SalonCentric	2,520 SF
Suite E	<b>AVAILABLE</b>	2,760 SF
Suite F	<b>AVAILABLE</b>	3,848 SF
Suite G	My Gym	2,760 SF
Suite H	In Grano	2,760 SF
Suite J	Solace Salon & Spa	3,000 SF
Suite K	Royal Karma Restaurant	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
Roof	EPDM Rubber
Exterior Walls	Brick on block
Loading	Dock or drive-in
Zoning	W1





TO 97 50



# Annapolis Technology Park

MARYLAND  
2

TO 7



ANNAPOLIS  
CORPORATE  
PARK



BB&T



2601 Riva Road  
10,125 SF

2631 Riva Road  
5,300 SF

2625 Riva Road  
8,125 SF

2641 Riva Road  
8,125 SF

302 Harry S. Truman Pkwy  
40,208 SF

304 Harry S. Truman Pkwy  
34,560 SF

2629 Riva Road  
24,000 SF

2635 Riva Road  
18,000 SF

THE VINYARDS OF  
ANNAPOLIS





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

**Distances to:**

Annapolis, MD (Downtown)	3.5 miles
Baltimore, MD (Downtown)	25 miles
BWI Airport	15 miles
Interstate 695 (Baltimore Beltway)	20 miles
Interstate 95	17 miles
Interstate 97	2 miles
Interstate 495 (Capital Beltway)	17 miles
US Route 50	1 mile
NASA/Fort Meade	17 miles
Washington, D.C. (Downtown)	27 miles

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

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**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 21 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



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