

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD



SJC VENTURES



RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD

SJC Ventures and H&R Retail are proud to announce Beacon Square, a new mixed-use development with regional accessibility on Riva Road in Annapolis, MD.

PROJECT

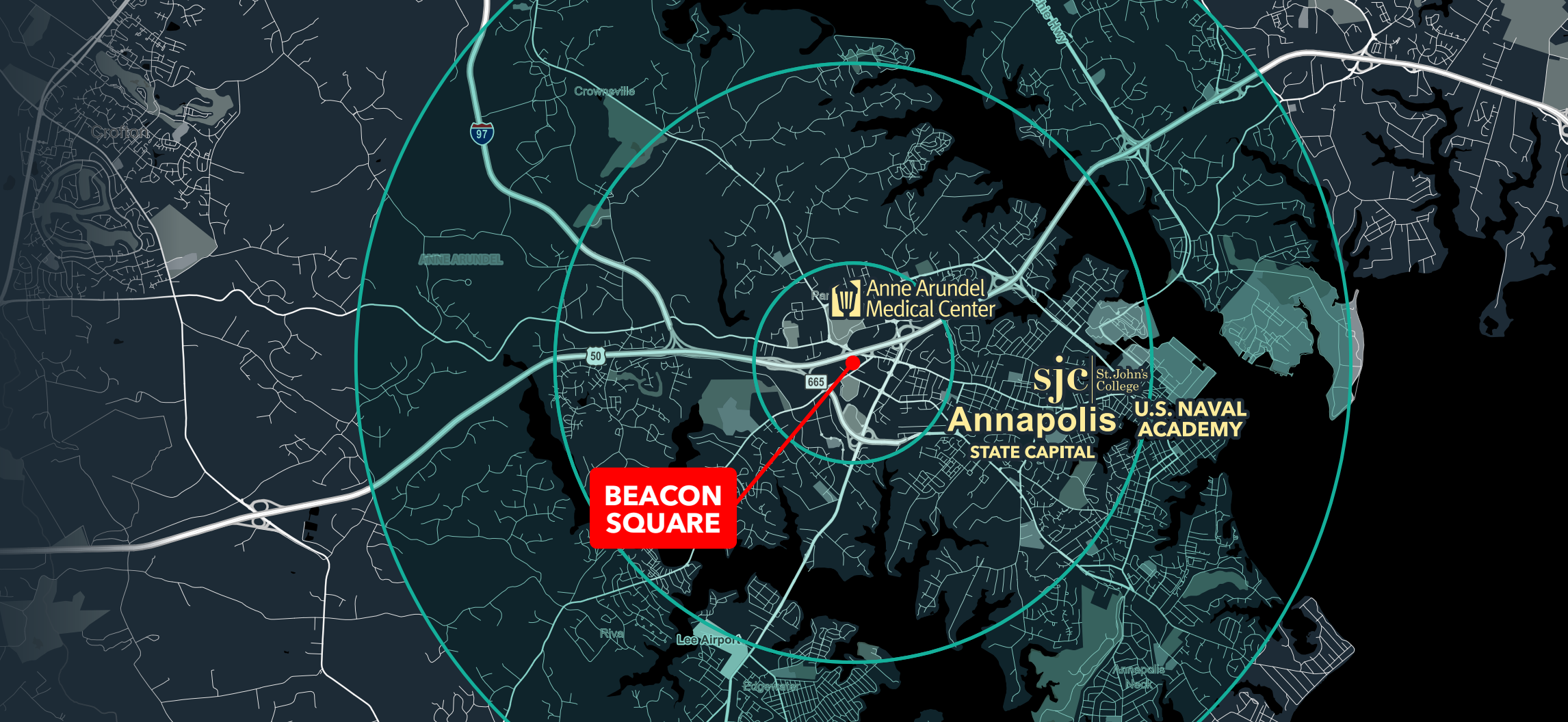
- 93,395 square foot grocery anchored retail center
- 428 retail parking spaces
- 508 apartment units
- Riva Road access and visibility

MARKET - ANNAPOLIS, MD

- One of the most affluent and sought after trade areas in the Washington-Baltimore MSA
- Annapolis is the state capital of Maryland and home to the United States Naval Academy
- Regional accessibility to Route 50 & I-97

TIMING






- CONSTRUCTION START: JANUARY 2022
- RETAIL SHELL DELIVERY: APRIL 2023
- PROJECT OPENING: RETAIL
APARTMENTS
- OCTOBER 2023
APRIL 2024



REGIONAL DRIVERS

State of Maryland Employees 12,132	Anne Arundel Medical Center Employees 4,900+	U.S. Naval Academy Employees 3,000	St. John's College Employees 175
Anne Arundel County Employees 5,190	Inpatient admissions 25,000	Total Enrollment 4,524	Total Enrollment 494

2023 DEMOGRAPHICS

 Total Population	 Daytime Population	 Average HH Income	 Total Businesses	 Bachelor's/Grad/Prof Degree
1 MILE 7,177	32,433	\$164,701	1,953	50.6%
3 MILES 52,503	98,690	\$163,205	5,029	54.0%
5 MILES 105,852	152,621	\$173,274	7,281	55.3%

RETAIL MARKET AERIAL

WATERWORKS PARK

WESTFIELD ANNAPOLIS
★ macy's Apple JCPenney
FOREVER 21
amc THEATRES ZARA
Crate&Barrel
The Container Store

ANNAPOLIS PLAZA
TRADER JOE'S
♥ CVS HomeGoods
JOANN Marshalls
HOMESENSE

GATEWAY VILLAGE S/C
BEST BUY DICK'S SPORTING GOODS
PETSMART
SAFWAY
Staples

Sams Club

Anne Arundel Medical Center

JENNIFER SQUARE
LA BOY

ANNAPOLIS TOWNE CENTRE AT PAROLE
Target Bassett
RH
WHOLE FOODS MARKET

WEST ANNAPOLIS S/C
Graub's

NAVY-MARINE CORPS STADIUM

NAVY BALLPARK

JONAS GREEN PARK

HR RETAIL



BEACON SQUARE

HARRY TRUMAN GOVERNMENT COMPLEX

THE HOME DEPOT

♥ CVS

FESTIVAL AT RIVA
Giant
TJ-max
petco
Michaels

LIDL
KOHLS

Office DEPOT

FOREST PLAZA
THE HOME DEPOT

goodwill

ANNAPOLIS HARBOUR CENTER
THE FRESH MARKET
Rack
BARNES & NOBLE
OLD NAVY ULTA DSW
LANDMARK THEATRES

ANNAPOLIS MARKETPLACE
SAFWAY

VILLAGE GREENS
♥ CVS

U.S. NAVAL ACADEMY

sjc St. John's College

STATE CAPITAL

DOWNTOWN ANNAPOLIS
J. McLaughlin
lou lou
ANNAPOLIS MARKET HOUSE
MASON'S
IRON ROOSTER

CITY DOCK

CHESAPEAKE AVENUE

True Value

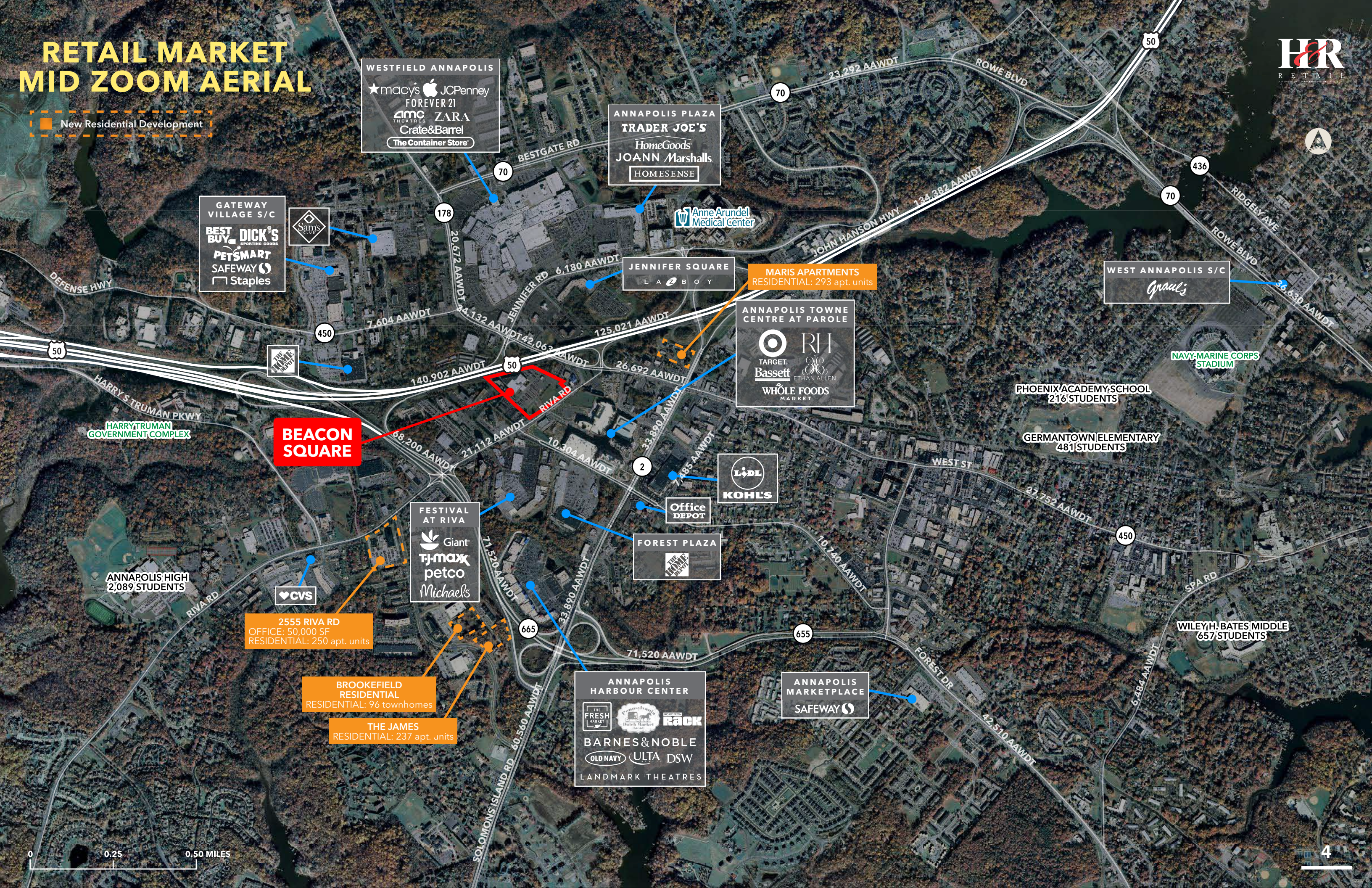
BAY FOREST CENTER
Giant

BAY RIDGE PLAZA
West Marine
DOLLAR GENERAL

♥ CVS

RETAIL MARKET MID ZOOM AERIAL

New Residential Development



WESTFIELD ANNAPOLIS

★ macy's Apple JCPenney
FOREVER 21
amc THEATRES ZARA
Crate&Barrel
The Container Store

ANNAPOLIS PLAZA

TRADER JOE'S
HomeGoods
JOANN Marshalls
HOMESENSE

GATEWAY VILLAGE S/C

BEST BUY DICK'S SPORTING GOODS
PETSMART
SAFeway
Staples

JENNIFER SQUARE

LA BOY

MARIS APARTMENTS
RESIDENTIAL: 293 apt. units

WEST ANNAPOLIS S/C

Graul's

ANNAPOLIS TOWNE CENTRE AT PAROLE

TARGET
Bassett
RH
ETHAN ALLEN
WHOLE FOODS MARKET

BEACON SQUARE

FESTIVAL AT RIVA

Giant
TJ-maxx
petco
Michaels

LIDL
KOHL'S

FOREST PLAZA

THE HOME DEPOT

Office DEPOT

ANNAPOLIS HIGH
2,089 STUDENTS

PHOENIX ACADEMY SCHOOL
216 STUDENTS

GERMANTOWN ELEMENTARY
481 STUDENTS

WILEY H. BATES MIDDLE
657 STUDENTS

2555 RIVA RD
OFFICE: 50,000 SF
RESIDENTIAL: 250 apt. units

BROOKEFIELD RESIDENTIAL
RESIDENTIAL: 96 townhomes

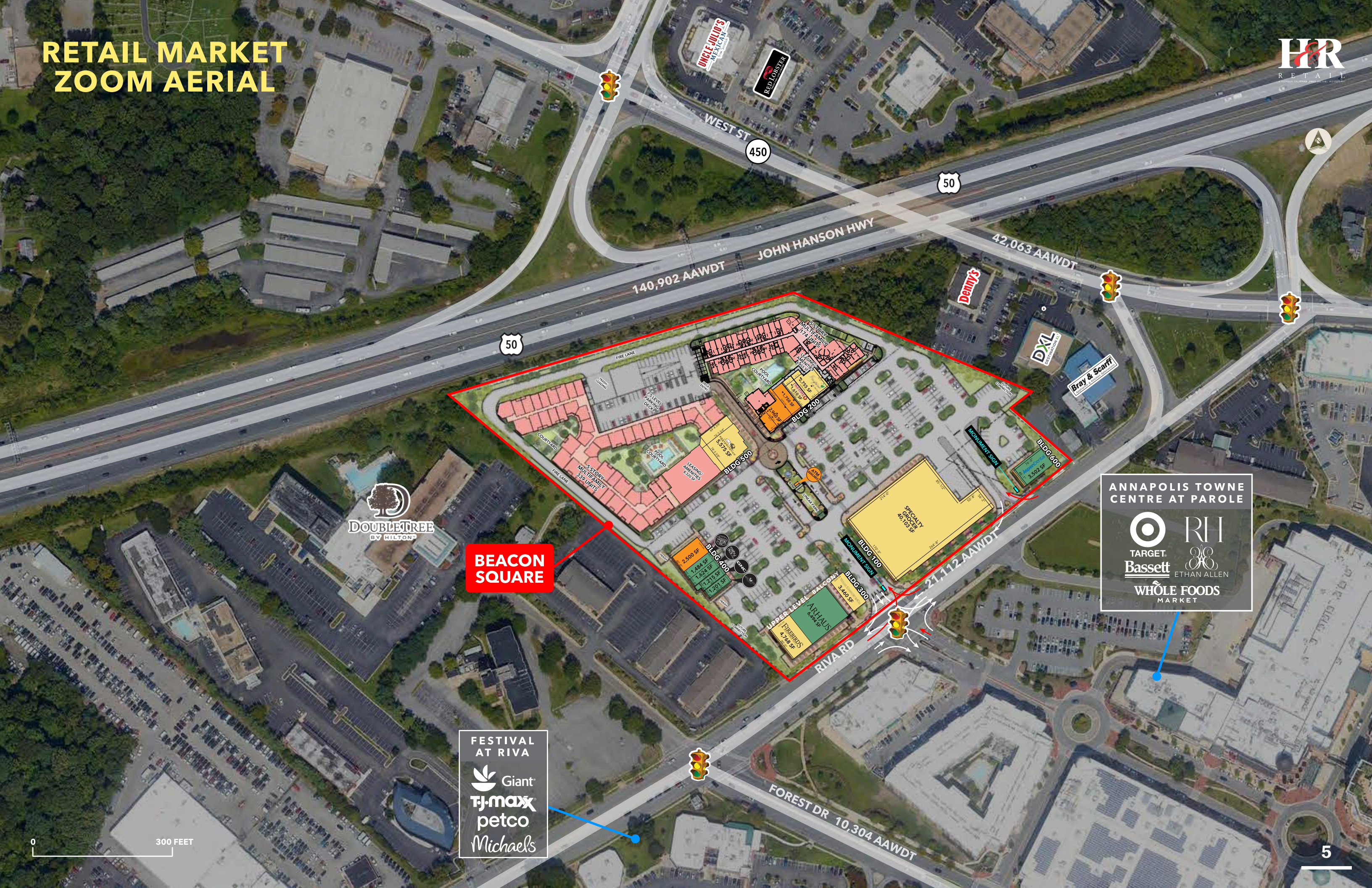
THE JAMES
RESIDENTIAL: 237 apt. units

ANNAPOLIS HARBOUR CENTER

THE FRESH MARKET
Dutch Market
Rack
BARNES & NOBLE
OLD NAVY ULTA DSW
LANDMARK THEATRES

ANNAPOLIS MARKETPLACE
SAFeway

RETAIL MARKET ZOOM AERIAL



50

140,902 AAWDT

450

50

42,063 AAWDT

BEACON
SQUARE

DOUBLETREE
BY HILTON

ANNAPOLIS TOWNE
CENTRE AT PAROLE

TARGET
Bassett

RH
ETHAN ALLEN

WHOLE FOODS
MARKET

FESTIVAL
AT RIVA

Giant
TJ-maxx
petco
Michaels

0 300 FEET

RETAIL PLAN

- Signed Lease
- LOI Negotiation
- Available
- Open





**BLDG
400**
7,910 SF

**BLDG
300**
28,320 SF

**BLDG
500**
5,575 SF

**BLDG
200**
7,350 SF

**BLDG
250**
2,412 SF

**BLDG
100**
40,103 SF

**ROOFTOP
PATIO**

**MONUMENT
SIGN**

GROCERY

RIVA RD

BUILDING 100



BUILDING 300
RIVA ROAD PATIO VIEW



PARKING LOT VIEW



BUILDING 500 &
BUILDING 200

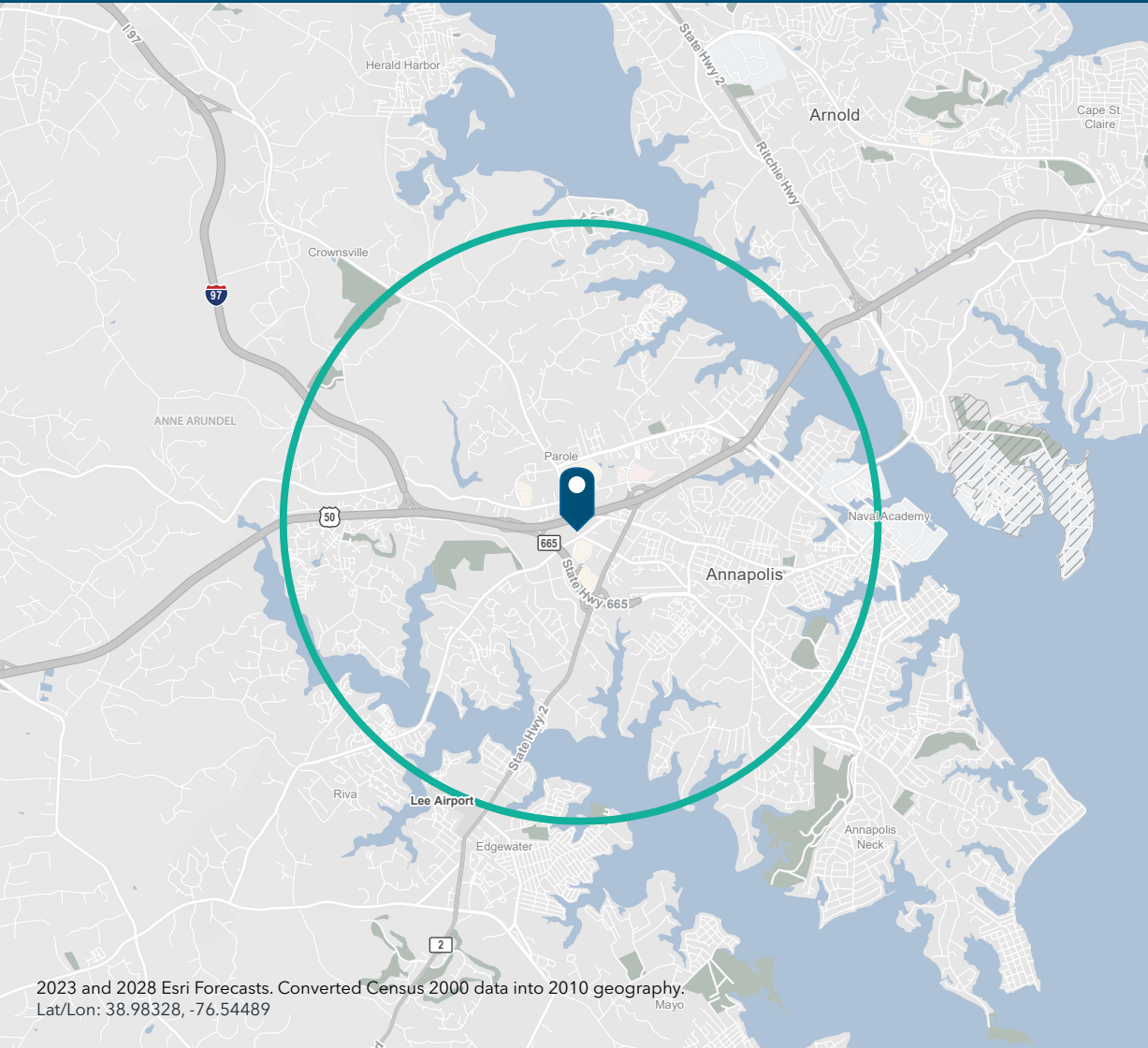


DEMOGRAPHIC
PROFILE



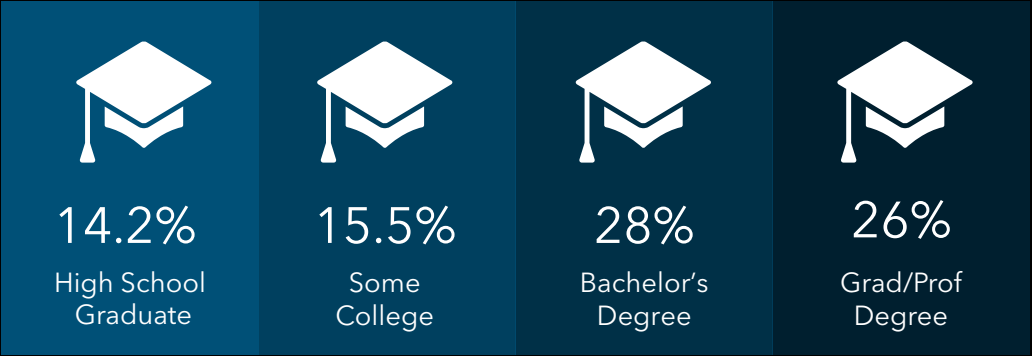
ANNAPOLIS
MARYLAND

Beacon Square
Ring of 3 miles

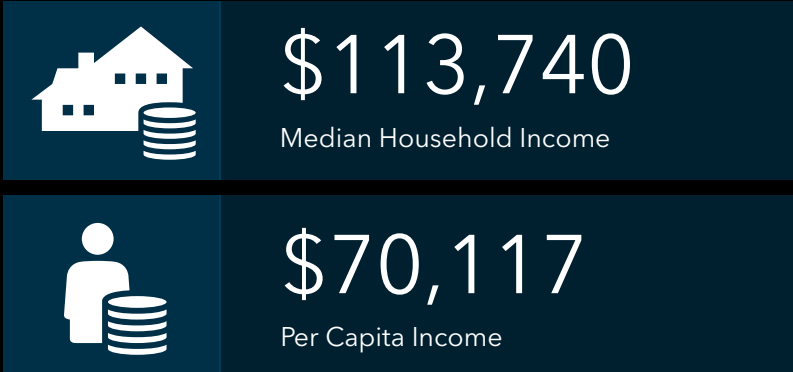


2023 and 2028 Esri Forecasts. Converted Census 2000 data into 2010 geography.
Lat/Lon: 38.98328, -76.54489

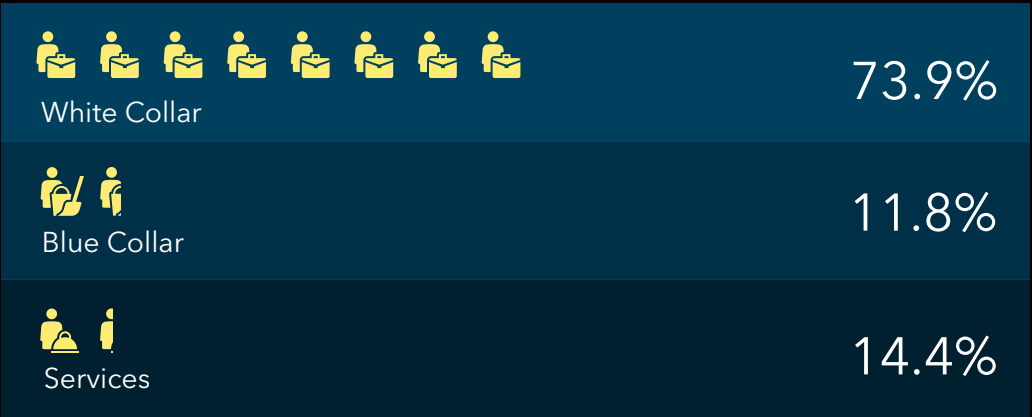
EDUCATION



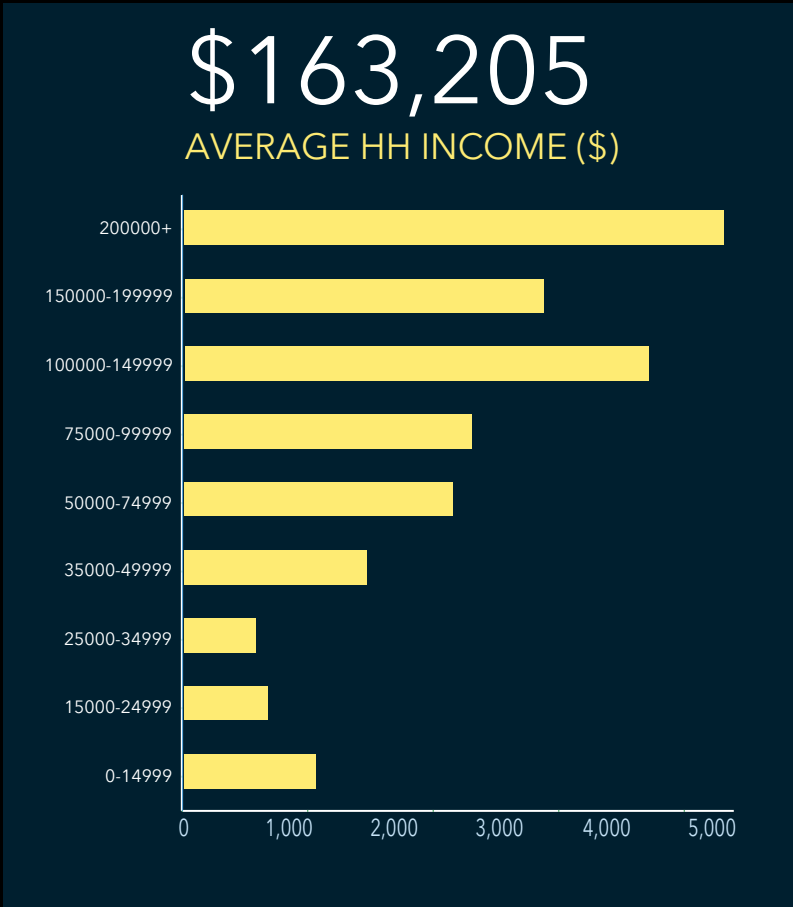
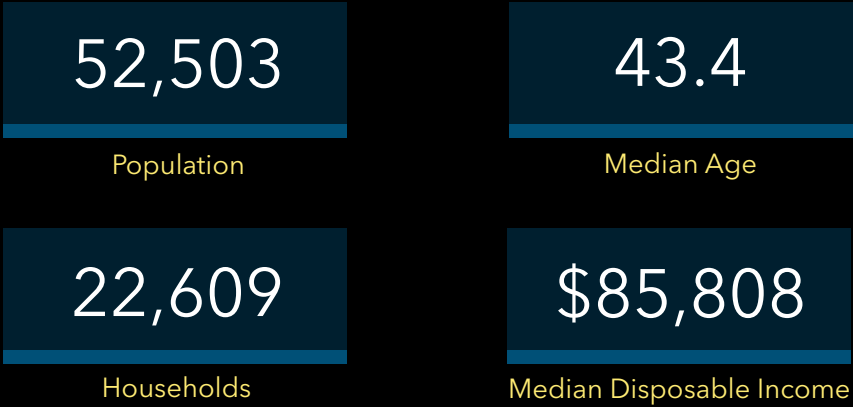
INCOME



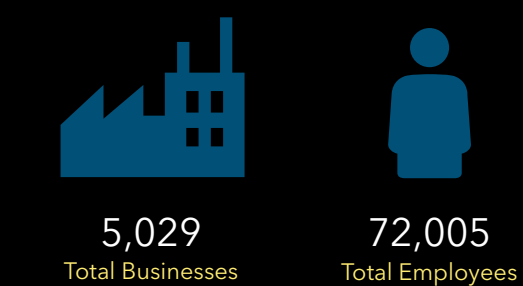
EMPLOYMENT



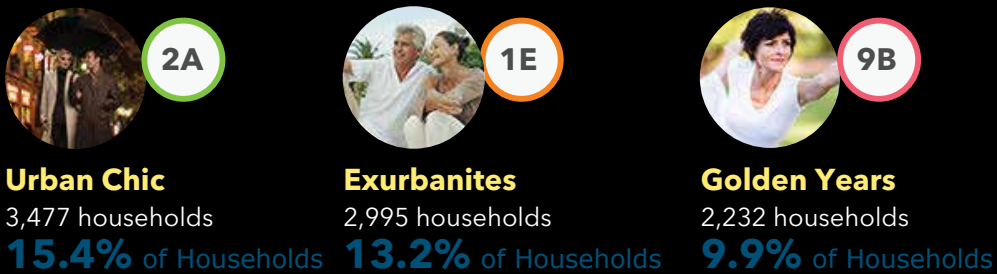
KEY FACTS



BUSINESS



TAPESTRY SEGMENTS



DEMOGRAPHIC PROFILE



	1 MILE	3 MILE S	5 MILES
POPULATION SUMMARY			
2000 Total Population	4,787	46,597	95,330
2010 Total Population	5,748	51,056	103,162
2022 Total Population	6,858	51,892	105,401
2022 Group Quarters	311	1,310	1,950
2027 Total Population	6,939	52,329	105,893
2022-2027 Annual Rate	0.24%	0.17%	0.09%
2022 Total Daytime Population	26,340	88,032	141,627
Workers	22,993	62,614	90,445
Residents	3,347	25,418	51,182

2022 POPULATION BY AGE

Population Age 0 - 4	4.7%	5.3%	5.1%
Population Age 5 - 9	5.1%	5.4%	5.5%
Population Age 10 - 14	4.6%	5.4%	6.0%
Population Age 15 - 24	9.0%	10.1%	10.0%
Population Age 25 - 34	16.2%	12.2%	11.3%
Population Age 35 - 44	16.5%	13.7%	13.1%
Population Age 45 - 54	11.7%	11.2%	12.1%
Population Age 55 - 64	13.2%	13.1%	14.1%
Population Age 65 - 74	11.3%	12.4%	12.6%
Population Age 75 - 84	5.8%	7.5%	7.1%
Population Age 85 +	1.8%	3.6%	3.1%
Population Age 18 +	83.1%	80.9%	80.0%
Median Age	40.6	43.3	44.1

2022 POPULATION BY SEX

Male Population	3,529	25,077	51,217
Female Population	3,329	26,814	54,184

2022 POPULATION BY RACE/ETHNICITY

White Alone	61.9%	63.5%	69.8%
Black Alone	17.1%	16.0%	11.6%
American Indian Alone	0.4%	0.6%	0.5%
Asian Alone	3.1%	2.7%	2.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	9.3%	9.6%	7.6%
Two or More Races	8.1%	7.6%	7.8%
Hispanic Origin	15.6%	15.8%	13.1%
Diversity Index	68.4	67.4	60.4

	1 MILE	3 MILE S	5 MILES
2022 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	5,870	43,521	87,800
Never Married	39.9%	32.6%	31.2%
Married	44.3%	51.0%	52.6%
Widowed	3.6%	6.1%	6.0%
Divorced	12.1%	10.3%	10.2%

2022 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	5,251	38,304	77,308
Less than 9th Grade	3.2%	3.2%	2.5%
9th - 12th Grade, No Diploma	7.6%	5.1%	4.0%
High School Graduate	18.3%	16.0%	15.7%
GED/Alternative Credential	3.6%	2.2%	2.3%
Some College, No Degree	13.0%	13.3%	13.9%
Associate Degree	8.3%	6.9%	7.3%
Bachelor's Degree	25.2%	26.8%	28.5%
Graduate/Professional Degree	20.9%	26.6%	25.8%

HOUSEHOLDS SUMMARY

2000 Households	1,652	18,256	37,058
2000 Average Household Size	2.40	2.30	2.40
2010 Households	2,382	20,151	40,431
2010 Average Household Size	2.18	2.29	2.40
2022 Households	3,332	22,221	42,930
2022 Average Household Size	1.96	2.28	2.41
2027 Households	3,363	22,374	43,093
2027 Average Household Size	1.97	2.28	2.41
2022-2027 Annual Rate	0.19%	0.14%	0.08%
2010 Families	1,216	11,583	25,114
2010 Average Family Size	2.92	2.91	2.97
2022 Families	1,583	12,176	25,653
2022 Average Family Size	2.75	2.98	3.06
2027 Families	1,600	12,232	25,689
2027 Average Family Size	2.75	2.98	3.06
2022-2027 Annual Rate	0.21%	0.09%	0.03%

HOUSING UNIT SUMMARY

2022 Housing Units	3,615	24,159	46,728
Owner Occupied Housing Units	51.7%	57.2%	63.8%
Renter Occupied Housing Units	40.5%	34.8%	28.1%
Vacant Housing Units	7.8%	8.0%	8.1%

	1 MILE	3 MILE S	5 MILES
2022 HOUSEHOLDS BY INCOME			
<\$15,000	3.6%	4.1%	3.5%
\$15,000 - \$24,999	4.2%	4.4%	3.8%
\$25,000 - \$34,999	4.3%	4.9%	5.1%
\$35,000 - \$49,999	5.3%	5.7%	5.3%
\$50,000 - \$74,999	13.4%	12.8%	12.9%
\$75,000 - \$99,999	13.6%	12.8%	11.9%
\$100,000 - \$149,999	20.6%	18.8%	18.8%
\$150,000 - \$199,999	15.2%	13.8%	13.0%
\$200,000+	20.0%	22.8%	25.6%
Average Household Income	\$155,495	\$160,925	\$172,245
Median Household Income	\$110,095	\$110,399	\$115,354
Per Capita Income	\$72,234	\$68,684	\$70,293

2022 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	1,869	13,809	29,807
<\$50,000	1.4%	0.7%	0.7%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.1%	0.1%	0.1%
\$150,000 - \$199,999	1.4%	1.0%	1.0%
\$200,000 - \$249,999	1.8%	3.6%	2.9%
\$250,000 - \$299,999	15.8%	7.9%	6.7%
\$300,000 - \$399,999	15.3%	14.3%	14.6%
\$400,000 - \$499,999	10.0%	19.1%	18.8%
\$500,000 - \$749,999	37.0%	32.3%	31.9%
\$750,000 - \$999,999	12.6%	14.3%	15.0%
\$1,000,000 +	4.0%	4.4%	6.2%
Average Home Value	\$551,686	\$595,415	\$611,593

2022 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	3,349	26,081	53,691
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	3.7%	6.3%	7.5%
Manufacturing	2.1%	4.0%	3.8%
Wholesale Trade	1.1%	1.3%	1.6%
Retail Trade	8.1%	8.2%	8.0%
Transportation/Utilities	3.9%	4.3%	3.6%
Information	1.6%	1.6%	1.8%
Finance/Insurance/Real Estate	5.1%	6.0%	6.4%
Services	60.5%	57.2%	55.6%
Public Administration	14.0%	11.1%	11.6%

	1 MILE	3 MILE S	5 MILES
2022 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	77.5%	73.0%	73.9%
Management/Business/Financial	30.7%	28.0%	27.9%
Professional	31.0%	29.9%	29.7%
Sales	7.3%	7.7%	8.4%
Administrative Support	8.6%	7.3%	8.0%
Services	14.4%	15.5%	14.4%
Blue Collar	8.1%	11.5%	11.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	0.9%	2.8%	3.6%
Installation/Maintenance/Repair	0.1%	1.0%	1.7%
Production	1.4%	2.3%	1.9%
Transportation/Material Moving	5.7%	5.3%	4.4%

2022 CONSUMER SPENDING

Apparel & Services: Total \$	\$11,741,573	\$80,517,582	\$164,523,546
Average Spent	\$3,523.88	\$3,623.49	\$3,832.37
Education: Total \$	\$10,511,994	\$71,517,785	\$151,974,924
Average Spent	\$3,154.86	\$3,218.48	\$3,540.06
Entertainment/Recreation: Total \$	\$17,620,163	\$121,536,620	\$250,635,509
Average Spent	\$5,288.16	\$5,469.45	\$5,838.24
Food at Home: Total \$	\$29,577,133	\$205,140,473	\$415,777,377
Average Spent	\$8,876.69	\$9,231.83	\$9,685.01
Food Away from Home: Total \$	\$20,954,569	\$145,125,400	\$294,324,703
Average Spent	\$6,288.89	\$6,531.00	\$6,855.92
Health Care: Total \$	\$33,280,022	\$232,068,151	\$474,506,761
Average Spent	\$9,988.00	\$10,443.64	\$11,053.03
HH Furnishings & Equipment: Total \$	\$12,393,347	\$85,797,932	\$177,745,745
Average Spent	\$3,719.49	\$3,861.12	\$4,140.36
Personal Care Products & Services: Total \$	\$5,035,882	\$34,992,652	\$71,239,130
Average Spent	\$1,511.37	\$1,574.76	\$1,659.43
Shelter: Total \$	\$116,175,976	\$802,718,620	\$1,638,668,358
Average Spent	\$34,866.74	\$36,124.32	\$38,170.70
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,121,074	\$92,488,980	\$190,169,627
Average Spent	\$3,937.90	\$4,162.23	\$4,429.76
Travel: Total \$	\$14,514,402	\$101,261,167	\$211,036,463
Average Spent	\$4,356.06	\$4,557.00	\$4,915.83
Vehicle Maintenance & Repairs: Total \$	\$5,873,890	\$40,702,889	\$82,657,611
Average Spent	\$1,762.87	\$1,831.73	\$1,925.40

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD

RETAIL LEASING

RAY SCHUPP

240.482.3611

rschupp@hrretail.com

SUZANNE KATZ

410.308.6356

skatz@hrretail.com

BRYAN DAVIS

240.482.3612

bdavis@hrretail.com

WASHINGTON, DC

3 Bethesda Metro Center | Suite 620

Bethesda, MD 20814

Telephone 301.656.3030

BALTIMORE, MD

2 Hamill Road | Suite 348W

Baltimore, MD 21210

Telephone 410.308.0800

www.hrretail.com

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.



SJC VENTURES



A MEMBER OF CHAINLINKS RETAIL ADVISORS