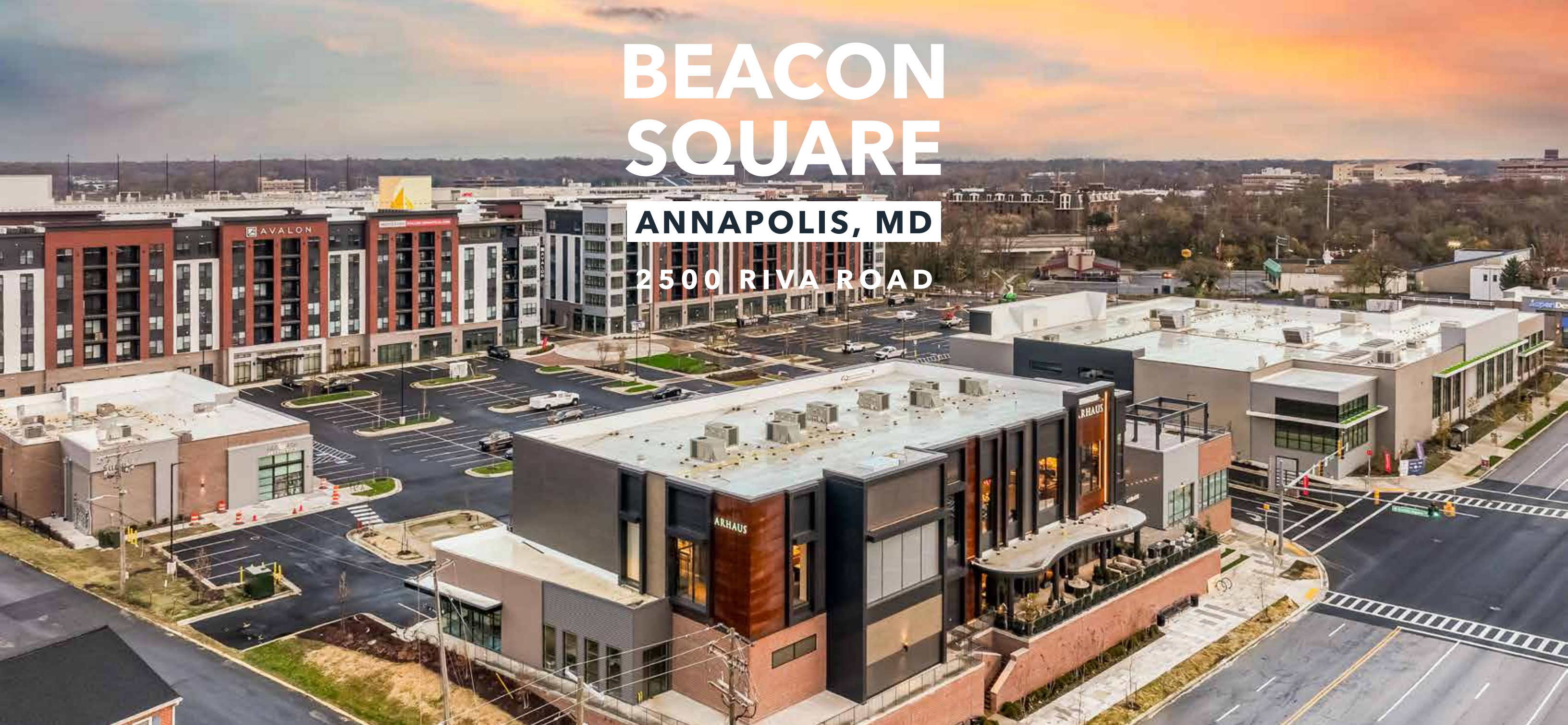


40,103 SF ANCHOR SPACE FOR LEASE

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD



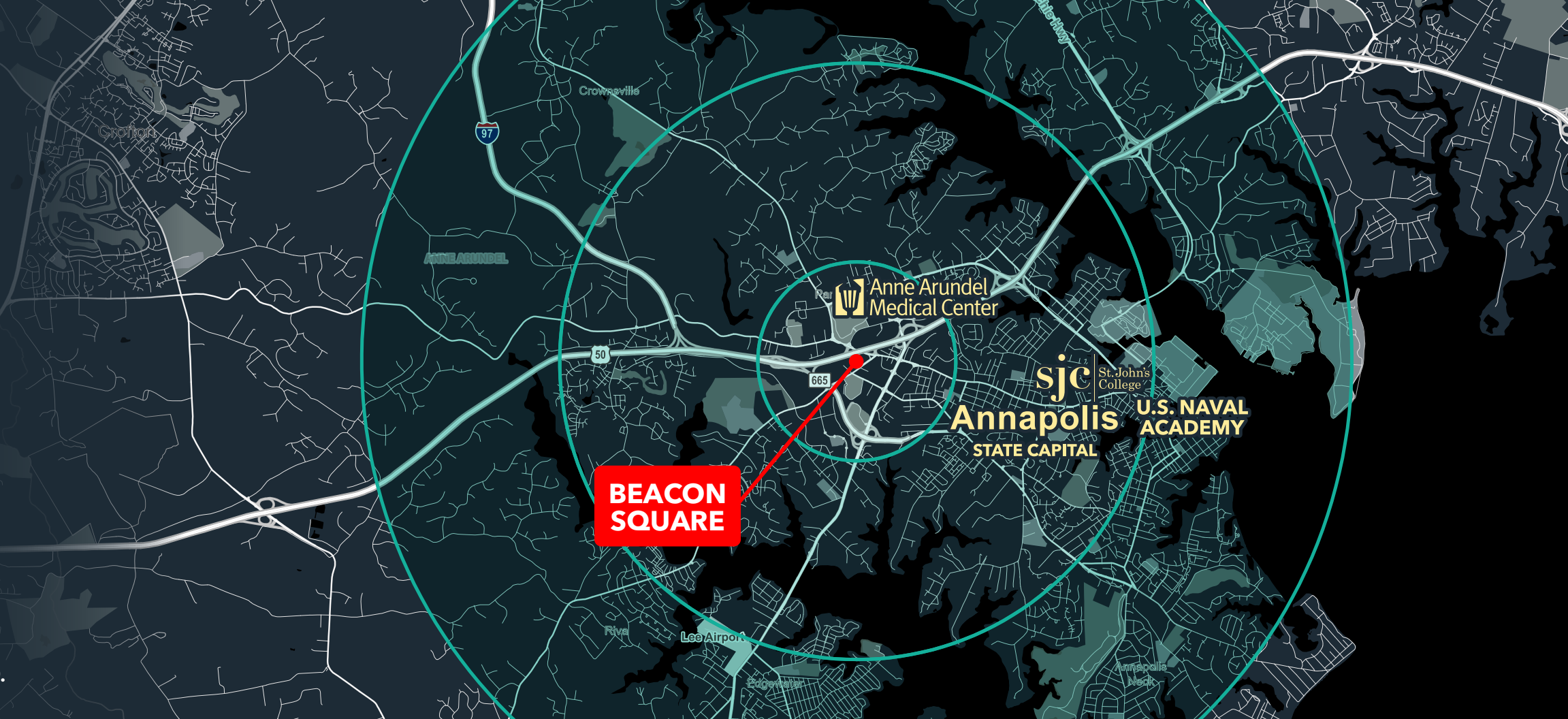
 SJC VENTURES

HR
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 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

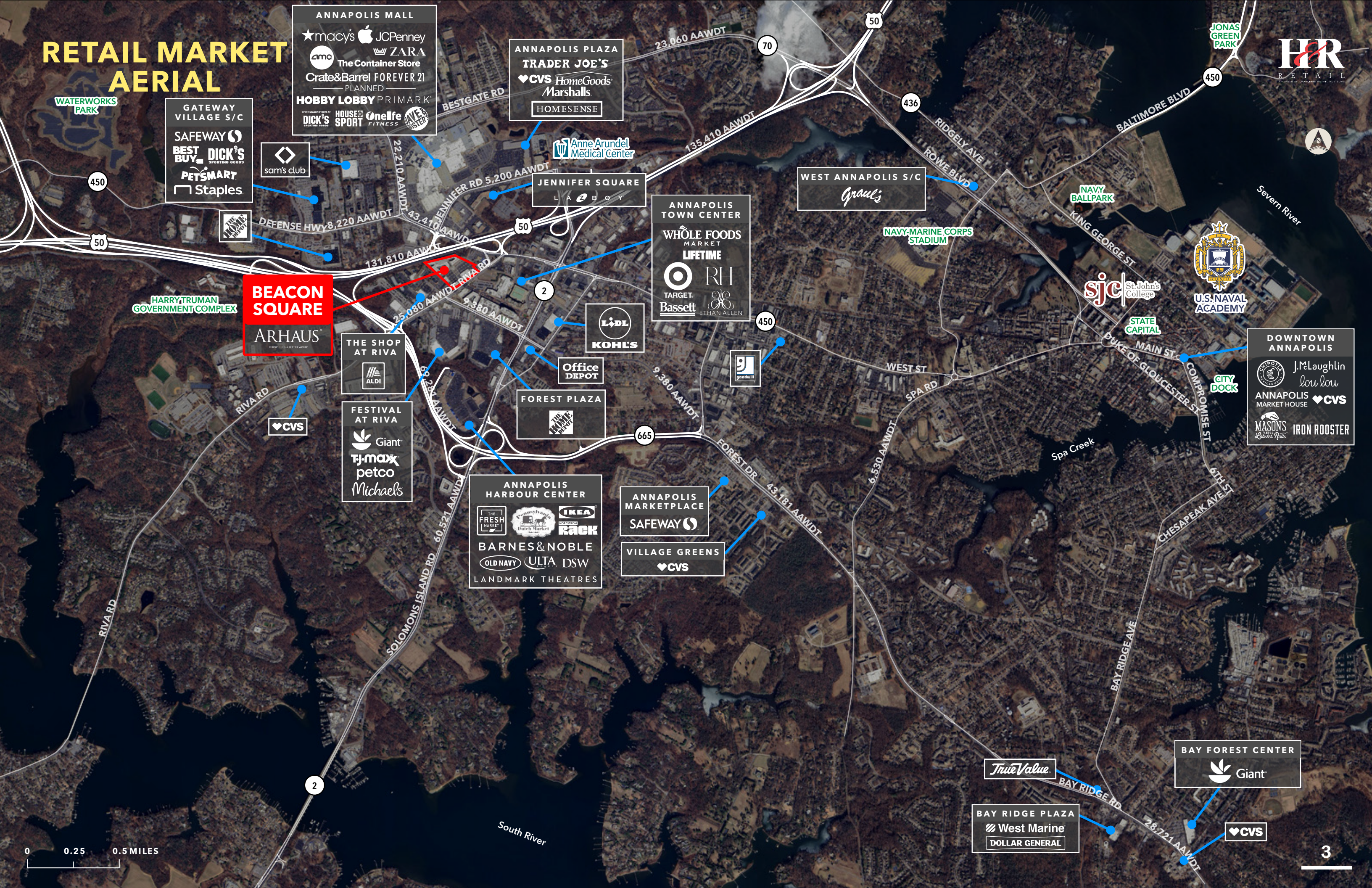
REGIONAL DRIVERS

State of Maryland	Anne Arundel Medical Center	U.S. Naval Academy	St. John's College
Employees	Employees	Employees	Employees
12,132	3,900+	2,600	175
Anne Arundel County	Inpatient admissions	Total Enrollment	Total Enrollment
Employees			
5,190	23,100	4,465	484

2025 DEMOGRAPHICS

Total Population	Daytime Population	Average HH Income	Total Businesses	Bachelor's/Grad/Prof Degree
1 MILE				
7,906	33,830	\$152,850	2,267	51.9%
3 MILES				
53,679	99,073	\$162,061	5,249	58.2%
5 MILES				
106,395	152,185	\$172,491	7,490	58.6%

RETAIL MARKET AERIAL



ANNAPOLIS MALL
 ★ macy's JCPenney
 amc ZARA
 The Container Store
 Crate&Barrel FOREVER 21
 PLANNED
HOBBY LOBBY PRIMARK
 DICK'S SPORTS EQUIPMENT HOUSE OF SPORT Onellfe FITNESS

ANNAPOLIS PLAZA
 TRADER JOE'S
 CVS HomeGoods Marshalls
 HOMESENSE

GATEWAY VILLAGE S/C
 SAFEWAY
 BEST BUY DICK'S SPORTING GOODS
 PETS MART
 Staples

sam's club

JENNIFER SQUARE
 LAZBOY

WEST ANNAPOLIS S/C
Graul's

ANNAPOLIS TOWN CENTER
 WHOLE FOODS MARKET
 LIFETIME
 TARGET RH
 Bassett ETHAN ALLEN

BEACON SQUARE
 ARHAUS
 FURNISHING A BETTER WORLD

THE SHOP AT RIVA
 ALDI

LIDL
 KOHL'S

Office DEPOT

FOREST PLAZA
 THE HOME DEPOT

FESTIVAL AT RIVA
 Giant
 TJ-maxx
 petco
 Michaels

CVS

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

ANNAPOLIS MARKETPLACE
 SAFEWAY

VILLAGE GREENS
 CVS

DOWNTOWN ANNAPOLIS
 CRIPOTE
 J.M. Laughlin
 Lou Lou
 ANNAPOLIS MARKET HOUSE
 CVS
 MASON'S
 IRON ROOSTER

True Value

BAY FOREST CENTER
 Giant

BAY RIDGE PLAZA
 West Marine
 DOLLAR GENERAL

CVS

RETAIL MARKET MID ZOOM AERIAL

 New Residential Development



ANNAPOLIS MALL

- macy's
- Apple
- JCPenney
- ZARA
- amc
- The Container Store
- Crate&Barrel
- FOREVER 21
- PLANNED
- HOBBY LOBBY
- PRIMARK
- EVERY SEASON STARTS AT
- DICK'S SPORTING GOODS
- HOUSE OF SPORT
- Onellie FITNESS
- SAVING PRIVATE SAMMY

ANNAPOLIS PLAZA

- TRADER JOE'S
- CVS
- HomeGoods
- Marshalls
- HOMESENSE

GATEWAY VILLAGE S/C

- SAFeway
- BEST BUY
- DICK'S SPORTING GOODS
- PETSMART
- Staples

sam's club

JENNIFER SQUARE

- LA Z BOY

MARIS APARTMENTS
RESIDENTIAL: 293 apt. units

WEST ANNAPOLIS S/C

- Crav's

BEACON SQUARE

- ARHAUS

ANNAPOLIS TOWN CENTER

- WHOLE FOODS MARKET
- LIFETIME
- TARGET
- Bassett
- RH
- ETHAN ALLEN

THE SHOP AT RIVA

- ALDI

FESTIVAL AT RIVA

- Giant
- TJ-maxx
- petco
- Michaels

FOREST PLAZA

- THE HOME DEPOT

LIDL

KOHL'S

Office DEPOT

ANNAPOLIS HIGH
2,089 STUDENTS

CVS

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

BROOKFIELD RESIDENTIAL
RESIDENTIAL: 96 townhomes

THE JAMES
RESIDENTIAL: 237 apt. units

ANNAPOLIS HARBOUR CENTER

- THE FRESH MARKET
- Wendy's
- LIQUOR MARKET
- ICEBERG
- IKEA
- Rack
- BARNES & NOBLE
- OLD NAVY
- ULTA
- DSW
- LANDMARK THEATRES

ANNAPOLIS MARKETPLACE

- SAFeway

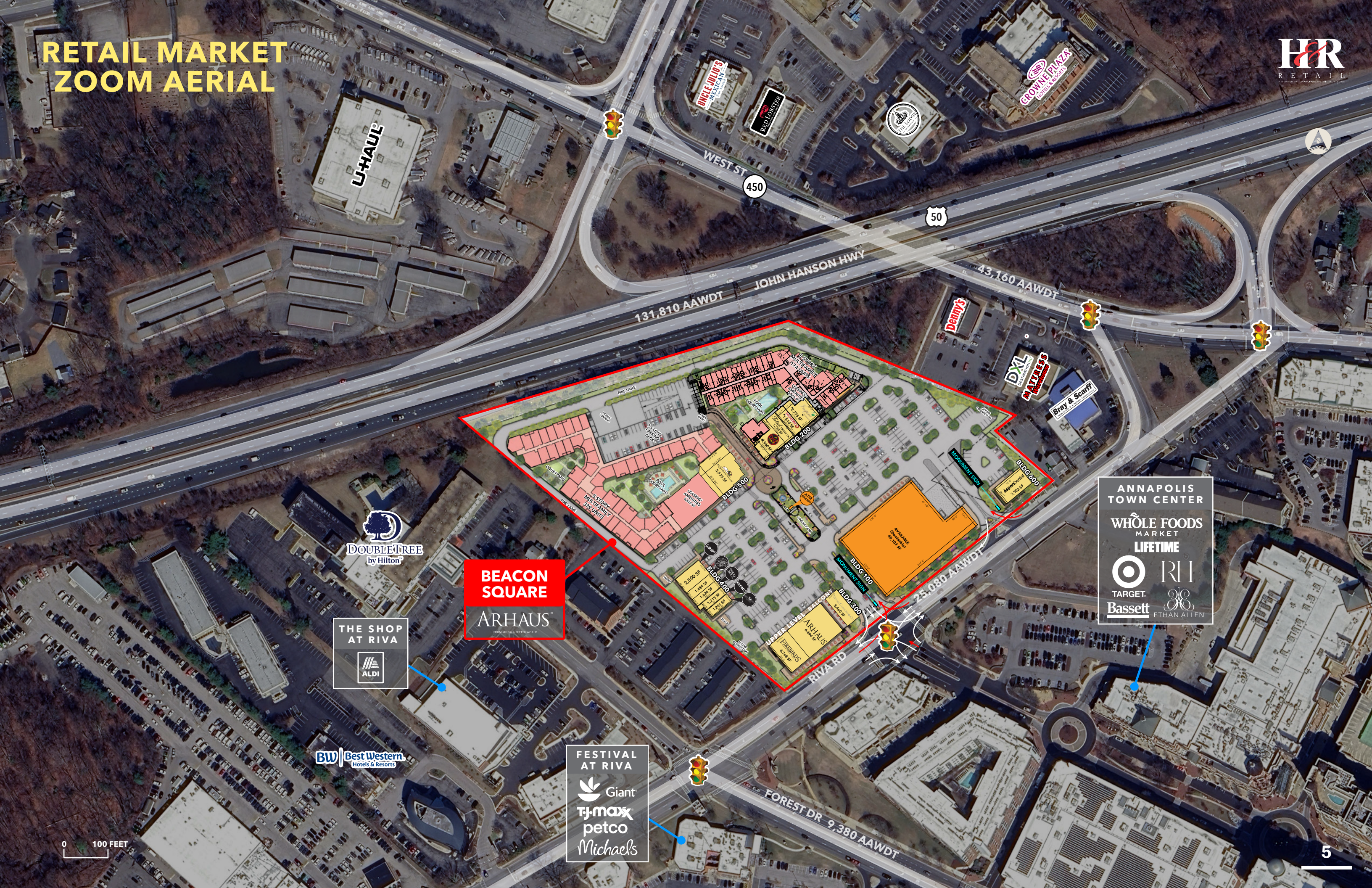
PHOENIX ACADEMY SCHOOL
216 STUDENTS

GERMANTOWN ELEMENTARY
481 STUDENTS

NAVY-MARINE CORPS STADIUM

WILEY H. BATES MIDDLE
657 STUDENTS

RETAIL MARKET ZOOM AERIAL



U-HAUL

UNCLE JIM'S MEXICAN

RED LOUISIANA

CROWNE PLAZA HOTELS & RESORTS

DOUBLE TREE by Hilton

BEACON SQUARE
ARHAUS
FURNISHING A BETTER WORLD

THE SHOP AT RIVA
ALDI

BW Best Western
Hotels & Resorts

FESTIVAL AT RIVA
Giant
T.J. MAXX
petco
Michaels

ANNAPOLIS TOWN CENTER
WHOLE FOODS MARKET
LIFETIME
TARGET
RH
Bassett
ETHAN ALLEN

50

450

131,810 AAWDT

JOHN HANSON HWY

43,160 AAWDT

25,080 AAWDT

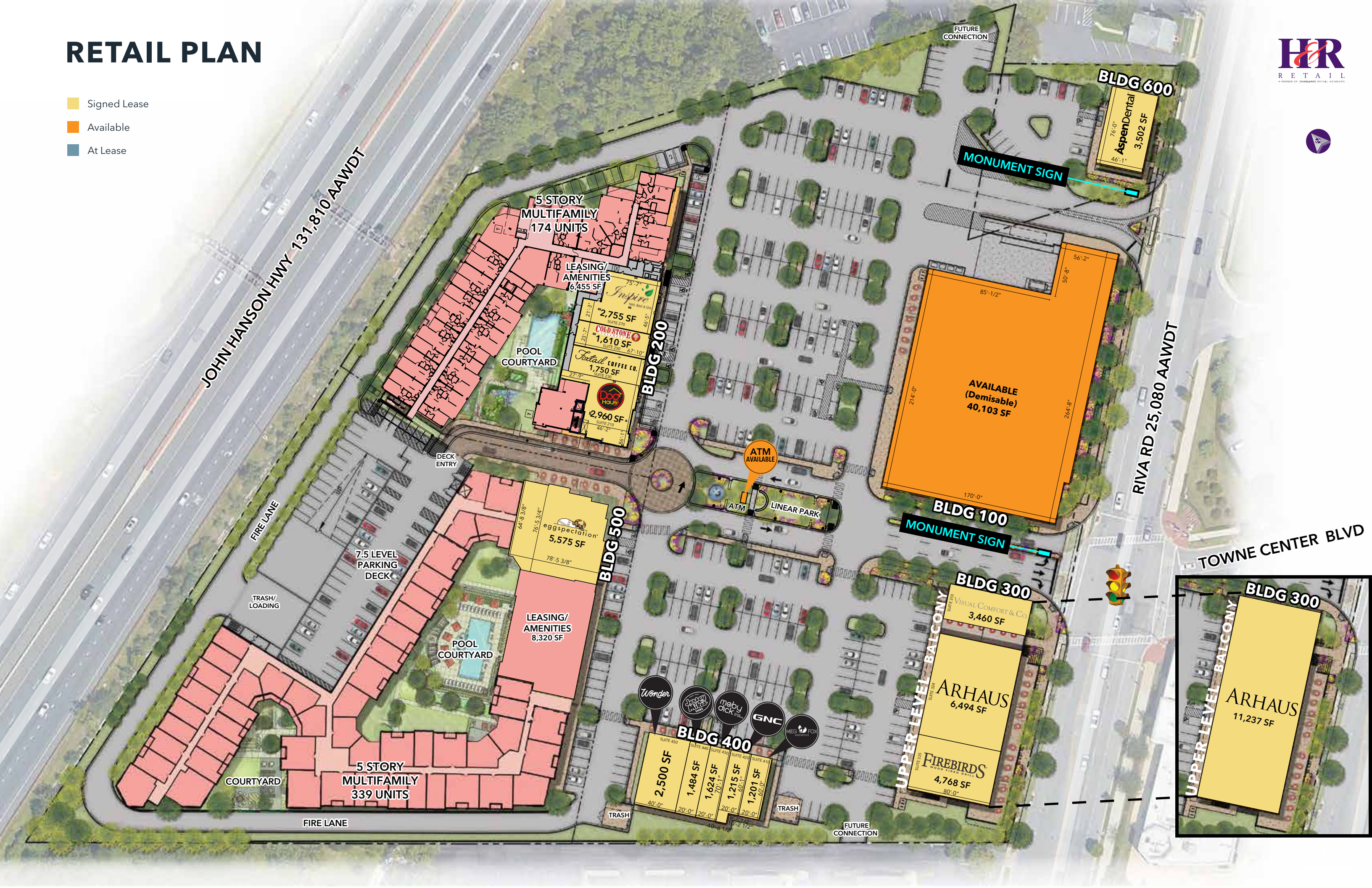
FOREST DR 9,380 AAWDT

RIVA RD

0 100 FEET

RETAIL PLAN

- Signed Lease
- Available
- At Lease





**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 300

RIVA ROAD PATIO VIEW



PARKING LOT VIEW



BUILDING 400



BUILDING 600

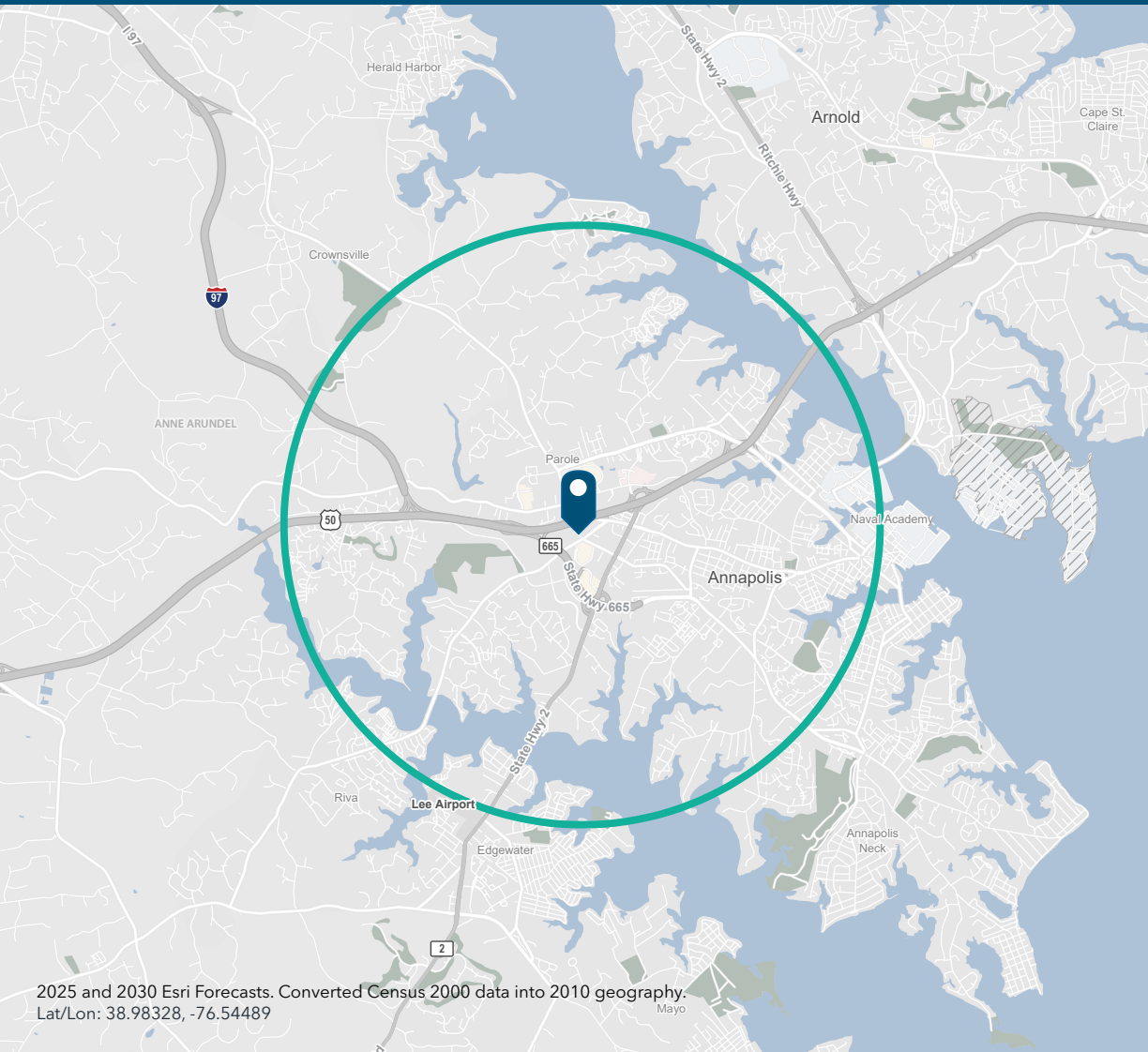


DEMOGRAPHIC PROFILE

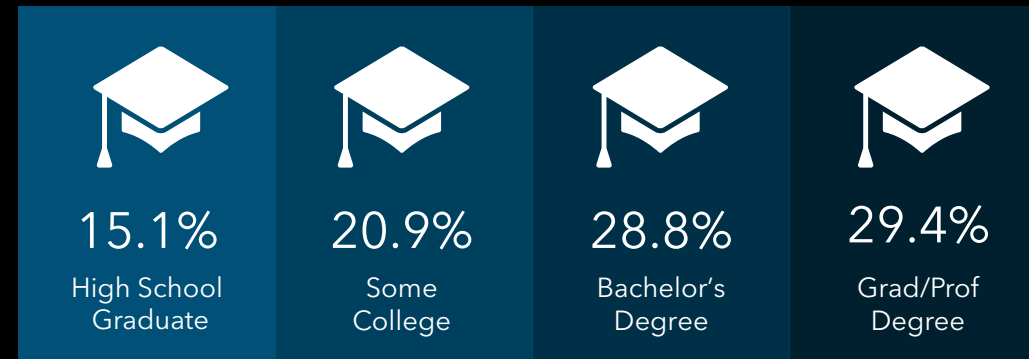


ANNAPOLIS MARYLAND

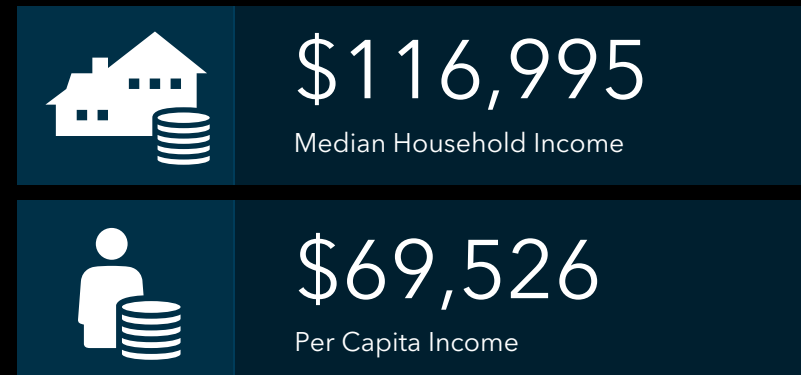
Beacon Square
Ring of 3 miles



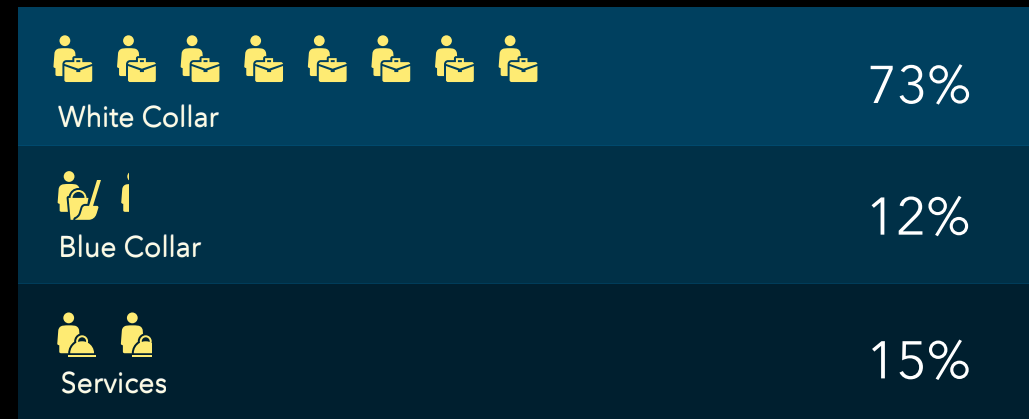
EDUCATION



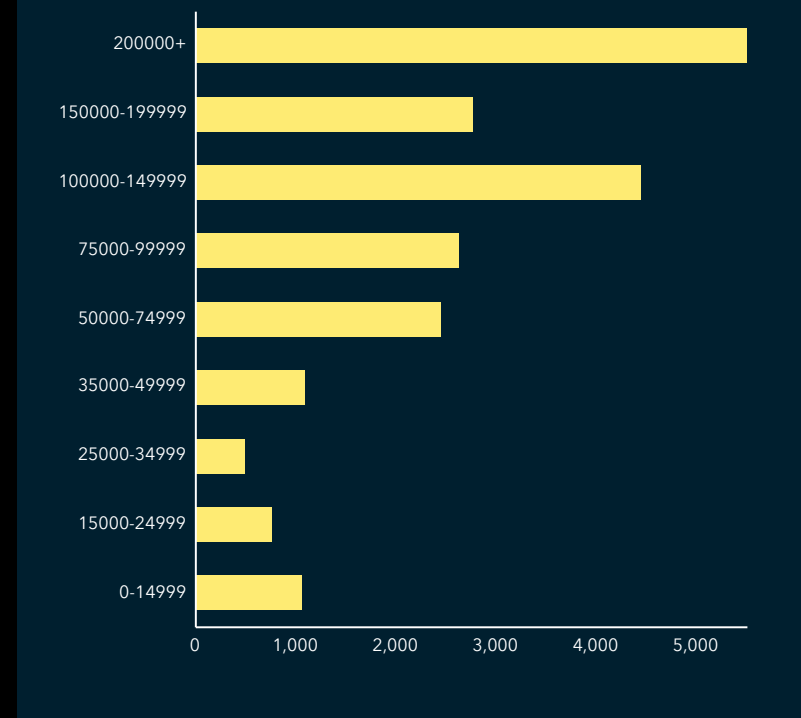
INCOME



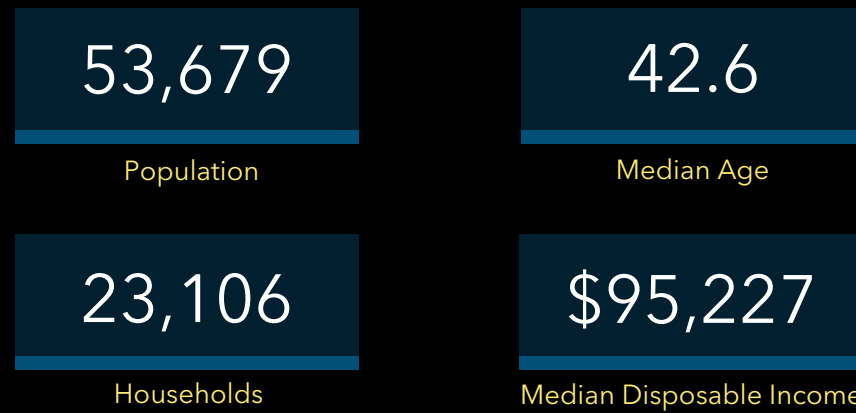
EMPLOYMENT



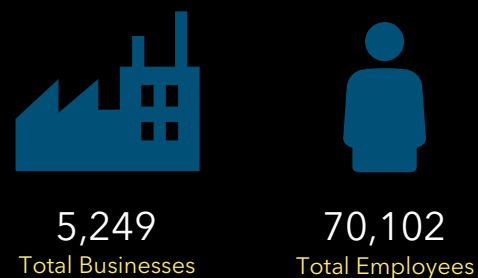
\$162,061
AVERAGE HH INCOME (\$)



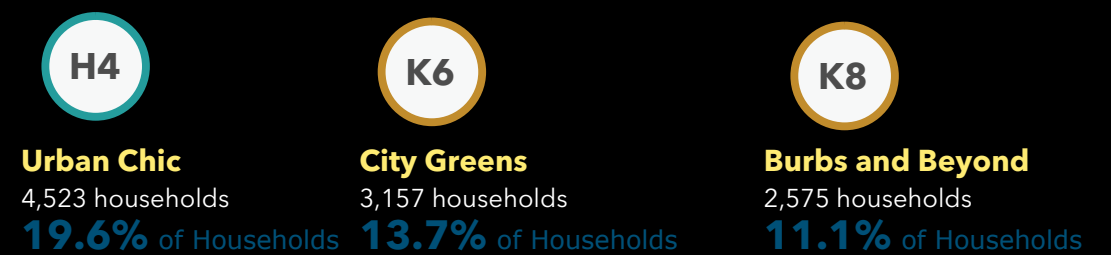
KEY FACTS



BUSINESS



TAPESTRY SEGMENTS



2025 and 2030 Esri Forecasts. Converted Census 2000 data into 2010 geography. Lat/Lon: 38.98328, -76.54489

DEMOGRAPHIC PROFILE



	1 MILE	3 MILE S	5 MILES
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POPULATION SUMMARY

2010 Total Population	6,605	52,052	103,222
2020 Total Population	7,893	53,200	105,371
2025 Total Population	7,906	53,679	106,395
2025 Group Quarters	320	1,384	1,944
2030 Total Population	8,683	55,169	108,559
2025-2030 Annual Rate	1.89%	0.55%	0.40%
2025 Total Daytime Population	33,830	99,073	152,185
Workers	30,491	73,623	101,271
Residents	3,339	25,450	50,914

2025 POPULATION BY AGE

Population Age 0 - 4	3.7%	5.0%	5.0%
Population Age 5 - 9	4.2%	5.3%	5.7%
Population Age 10 - 14	4.6%	5.2%	5.8%
Population Age 15 - 24	10.8%	10.6%	10.6%
Population Age 25 - 34	18.4%	13.7%	12.3%
Population Age 35 - 44	14.3%	13.3%	13.3%
Population Age 45 - 54	12.2%	10.7%	11.3%
Population Age 55 - 64	12.3%	12.6%	13.3%
Population Age 65 - 74	11.2%	11.9%	11.9%
Population Age 75 - 84	6.6%	8.2%	7.9%
Population Age 85 +	1.9%	3.4%	2.8%
Population Age 18 +	84.8%	81.4%	80.1%
Median Age	40.6	42.6	43.0

2025 POPULATION BY SEX

Male Population	3,539	25,223	51,438
Female Population	3,423	26,953	54,037

2025 POPULATION BY RACE/ETHNICITY

White Alone	56.2%	61.4%	67.9%
Black Alone	20.1%	16.7%	12.3%
American Indian Alone	0.5%	0.7%	0.6%
Asian Alone	3.4%	3.0%	2.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	11.2%	10.1%	8.0%
Two or More Races	8.6%	8.0%	8.2%
Hispanic Origin	18.6%	17.0%	14.3%
Diversity Index	73.7	69.7	63.0

	1 MILE	3 MILE S	5 MILES
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2025 POPULATION 15+ BY MARITAL STATUS

Total Population 15+	6,921	45,365	88,877
Never Married	43.7%	31.1%	29.1%
Married	40.0%	51.8%	54.8%
Widowed	6.1%	6.0%	5.4%
Divorced	10.2%	11.2%	10.6%

2025 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	6,065	39,683	77,617
Less than 9th Grade	2.6%	2.9%	2.8%
9th - 12th Grade, No Diploma	2.2%	3.0%	2.5%
High School Graduate	21.3%	13.3%	13.9%
GED/Alternative Credential	2.8%	1.8%	1.9%
Some College, No Degree	13.3%	14.1%	13.6%
Associate Degree	5.8%	6.8%	6.7%
Bachelor's Degree	25.3%	28.8%	29.9%
Graduate/Professional Degree	26.6%	29.4%	28.7%

HOUSEHOLDS SUMMARY

2010 Households	2,819	20,659	40,518
2010 Average Household Size	2.14	2.29	2.39
2020 Households	3,828	22,678	42,998
2020 Average Household Size	1.98	2.28	2.41
2025 Households	3,954	23,106	43,785
2025 Average Household Size	1.92	2.26	2.39
2030 Households	4,492	24,012	45,035
2030 Average Household Size	1.86	2.24	2.37
2025-2030 Annual Rate	2.58%	0.77%	0.56%
2020 Families	1,225	11,573	24,992
2020 Average Family Size	2.92	2.91	2.96
2025 Families	1,803	12,806	26,514
2025 Average Family Size	2.70	3.00	3.04
2030 Families	2,027	13,172	27,034
2030 Average Family Size	2.63	2.98	3.03
2025-2030 Annual Rate	2.58%	0.77%	0.56%

HOUSING UNIT SUMMARY

2025 Housing Units	4,361	25,180	47,486
Owner Occupied Housing Units	40.3%	61.0%	69.4%
Renter Occupied Housing Units	59.7%	39.0%	30.6%
Vacant Housing Units	9.3%	8.2%	7.8%

	1 MILE	3 MILE S	5 MILES
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2025 HOUSEHOLDS BY INCOME

<\$15,000	6.3%	5.0%	4.3%
\$15,000 - \$24,999	1.8%	3.6%	3.2%
\$25,000 - \$34,999	1.7%	2.3%	2.4%
\$35,000 - \$49,999	3.8%	4.5%	4.6%
\$50,000 - \$74,999	13%	11.6%	10.8%
\$75,000 - \$99,999	12.4%	12.4%	11.8%
\$100,000 - \$149,999	23.2%	20.4%	19.5%
\$150,000 - \$199,999	11.6%	13.1%	12.7%
\$200,000+	24.7%	25.9%	29.7%
Average Household Income	\$152,850	\$162,061	\$172,491
Median Household Income	\$113,840	\$116,955	\$124,971
Per Capita Income	\$72,122	\$75,924	\$77,747

2025 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	1,588	14,086	30,377
<\$50,000	5.3%	1.7%	1.5%
\$50,000 - \$99,999	0.0%	0.2%	0.2%
\$100,000 - \$149,999	0.1%	0.1%	0.1%
\$150,000 - \$199,999	0.3%	1.5%	1.0%
\$200,000 - \$249,999	0.6%	1.5%	1.0%
\$250,000 - \$299,999	6.2%	3.2%	2.4%
\$300,000 - \$399,999	16.4%	10.1%	9.6%
\$400,000 - \$499,999	9.4%	13.6%	14.5%
\$500,000 - \$749,999	33.9%	34.1%	31.2%
\$750,000 - \$999,999	22.0%	21.7%	23.9%
\$1,000,000 +	5.9%	13.0%	14.9%
Average Home Value	\$631,965	\$721,998	\$746,149

2025 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	4,447	27,852	54,856
Agriculture/Mining	0.6%	0.4%	0.3%
Construction	9.6%	7.8%	7.2%
Manufacturing	2.9%	4.3%	4.3%
Wholesale Trade	2.8%	2.1%	1.9%
Retail Trade	11.8%	7.8%	8.0%
Transportation/Utilities	4.0%	4.2%	4.4%
Information	1.0%	2.0%	2.0%
Finance/Insurance/Real Estate	5.2%	6.8%	6.8%
Services	53.4%	53.6%	54.1%
Public Administration	8.9%	11.2%	11.2%

	1 MILE	3 MILE S	5 MILES
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2025 EMPLOYED POPULATION 16+ BY OCCUPATION

White Collar	71.8%	73.9%	75.0%
Management/Business/Financial	27.7%	28.3%	28.2%
Professional	27.1%	30.3%	31.2%
Sales	10.0%	9.1%	8.7%
Administrative Support	7.0%	6.2%	7.0%
Services	16.3%	15.0%	14.1%
Blue Collar	11.9%	11.1%	10.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.7%	4.5%	3.6%
Installation/Maintenance/Repair	1.3%	1.2%	1.8%
Production	1.4%	1.2%	1.0%
Transportation/Material Moving	5.5%	4.2%	4.3%

2025 CONSUMER SPENDING

Apparel & Services: Total \$	\$12,994,638	\$77,554,249	\$154,617,985
Average Spent	\$3,286.45	\$3,356.45	\$3,531.30
Education: Total \$	\$9,828,040	\$59,373,734	\$123,638,212
Average Spent	\$2,485.59	\$2,569.62	\$2,823.76
Entertainment/Recreation: Total \$	\$21,087,972	\$130,494,683	\$262,740,810
Average Spent	\$5,333.33	\$5,647.65	\$6,000.70
Food at Home: Total \$	\$38,674,466	\$230,704,576	\$459,008,128
Average Spent	\$9,781.10	\$9,984.62	\$10,483.23
Food Away from Home: Total \$	\$21,835,275	\$131,102,576	\$262,188,687
Average Spent	\$5,522.33	\$5,673.97	\$5,988.09
Health Care: Total \$	\$38,424,244	\$240,598,144	\$480,076,008
Average Spent	\$9,717.82	\$10,412.80	\$10,964.39
HH Furnishings & Equipment: Total \$	\$14,956,994	\$92,609,915	\$185,919,267
Average Spent	\$3,782.75	\$4,008.05	\$4,246.19
Personal Care Products & Services: Total \$	\$5,593,924	\$34,119,630	\$67,879,049
Average Spent	\$1,414.75	\$1,476.66	\$1,550.28
Shelter: Total \$	\$142,920,343	\$878,670,155	\$1,753,931,263
Average Spent	\$36,145.76	\$38,027.79	\$40,057.81
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,430,797	\$109,551,021	\$217,946,853
Average Spent	\$4,155.49	\$4,741.24	\$4,977.66
Travel: Total \$	\$18,706,696	\$120,222,005	\$244,732,462
Average Spent	\$4,731.08	\$5,203.06	\$5,589.41
Vehicle Maintenance & Repairs: Total \$	\$6,989,761	\$42,357,768	\$83,944,279
Average Spent	\$1,767.77	\$1,833.19	\$1,917.19

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD

RETAIL LEASING

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BRYAN DAVIS

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 **SJC VENTURES**

H&R
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS