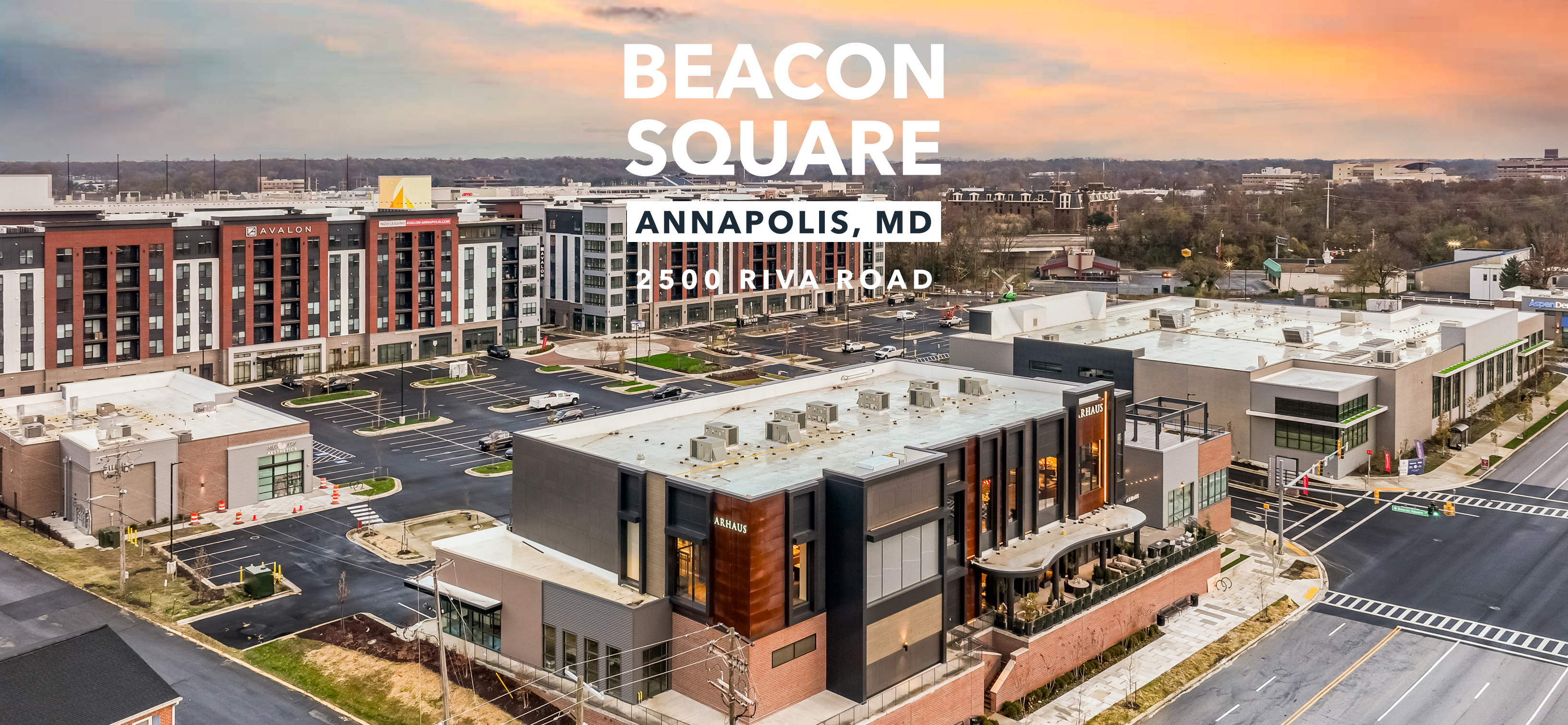


40,103 SF ANCHOR SPACE FOR LEASE

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD



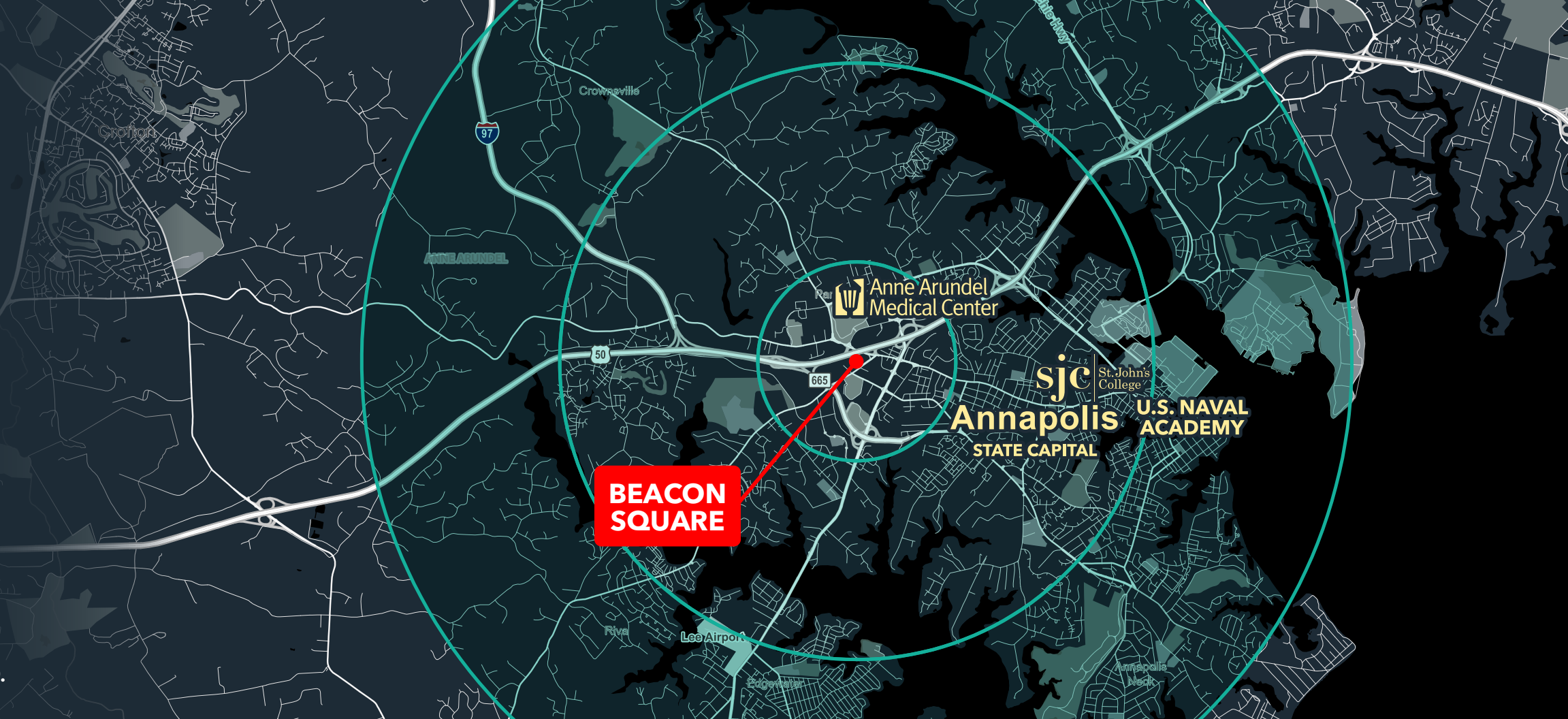
SJC
VENTURES

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

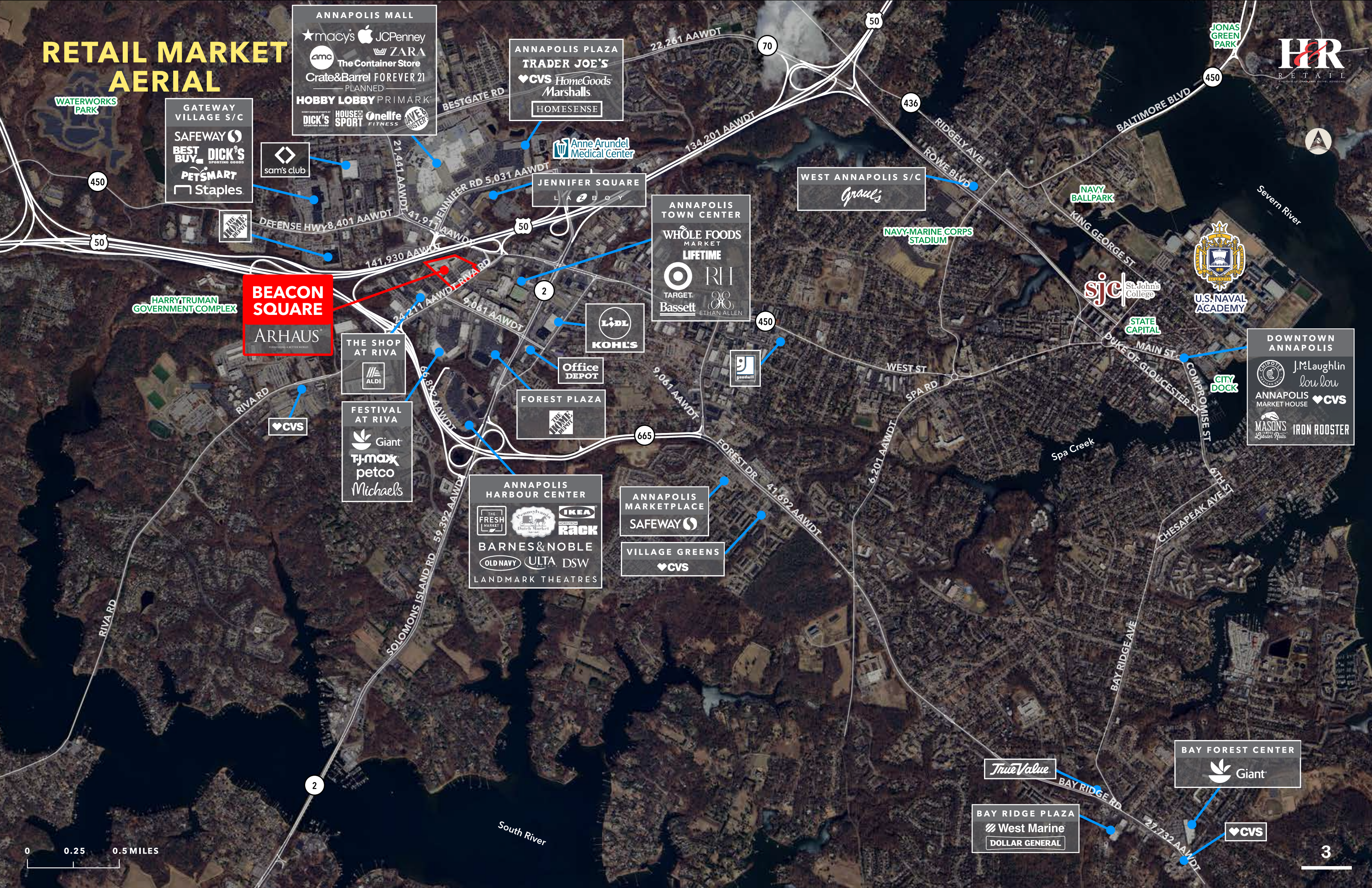
REGIONAL DRIVERS

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



ANAPOLIS MALL

- macy's
- JCPenney
- ZARA
- The Container Store
- CRATE&BARREL
- FOREVER 21
- PLANNED
- HOBBY LOBBY
- PRIMARK
- DICK'S
- HOUSE OF SPORT
- Onellfe FITNESS
- MAVERICK MASTERS

ANAPOLIS PLAZA

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

GATEWAY VILLAGE S/C

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

BEACON SQUARE

- ARHAUS

ANAPOLIS TOWN CENTER

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

THE SHOP AT RIVA

- ALDI

FESTIVAL AT RIVA

- Giant
- TJ-maxx
- petco
- Michaels

ANAPOLIS HARBOUR CENTER

- THE FRESH MARKET
- HomeGoods
- IKEA
- Home Depot
- Rack
- BARNES & NOBLE
- OLD NAVY
- ULTA
- DSW
- LANDMARK THEATRES

ANAPOLIS MARKETPLACE

- SAFeway
- VILLAGE GREENS
- CVS

DOWNTOWN ANAPOLIS

- J.M. Laughlin
- lou lou
- ANNAPOLIS MARKET HOUSE
- CVS
- MASON'S
- IRON ROOSTER

BAY RIDGE PLAZA

- True Value
- West Marine
- DOLLAR GENERAL

BAY FOREST CENTER

- Giant

- CVS

0 0.25 0.5 MILES

RETAIL MARKET MID ZOOM AERIAL

New Residential Development

ANNAPOLIS MALL

- macy's
- Apple
- JCPenney
- ZARA
- The Container Store
- Crate&Barrel
- FOREVER 21
- PLANNED
- HOBBY LOBBY
- PRIMARK

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

Office DEPOT

KOHL'S

ANNAPOLIS HIGH
2,089 STUDENTS

CVS

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
- United Market
- WALMART
- IKEA
- Rack
- BARNES & NOBLE
- OLD NAVY
- ULTA
- DSW
- LANDMARK THEATRES

ANNAPOLIS MARKETPLACE

- SAFeway

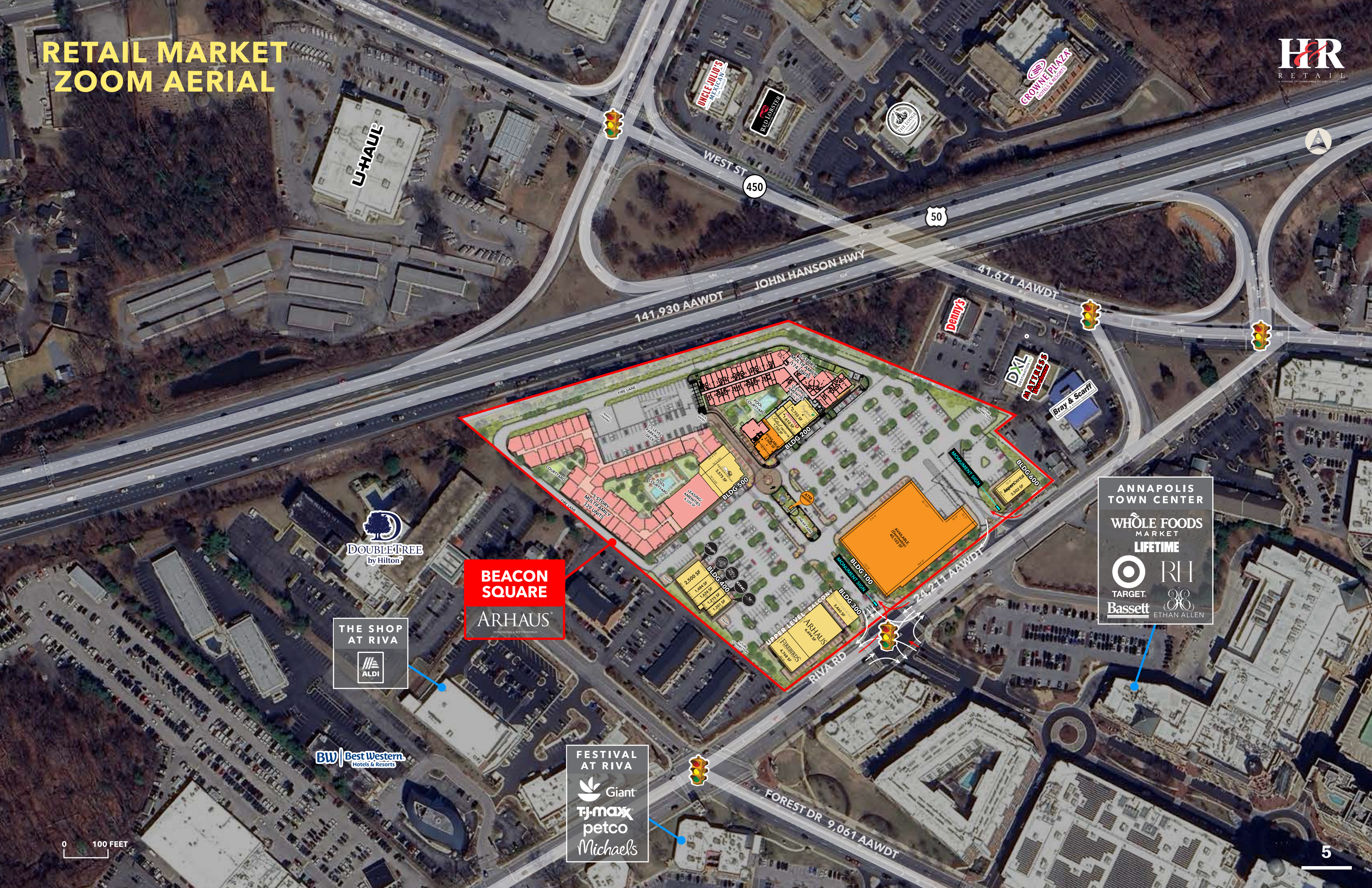
PHOENIX ACADEMY SCHOOL
216 STUDENTS

GERMANTOWN ELEMENTARY
481 STUDENTS

NAVY-MARINE CORPS STADIUM

WILEY H. BATES MIDDLE
657 STUDENTS

RETAIL MARKET ZOOM AERIAL



U-HAUL

UNCLE JUAN'S MEXICAN RESTAURANT
RED LOUISIANA

CROWN PLAZA
HOTELS & RESORTS

DOUBLE TREE
by Hilton

BEACON SQUARE
ARHAUS
FURNISHING A BETTER WORLD

THE SHOP
AT RIVA
ALDI

BW Best Western
Hotels & Resorts

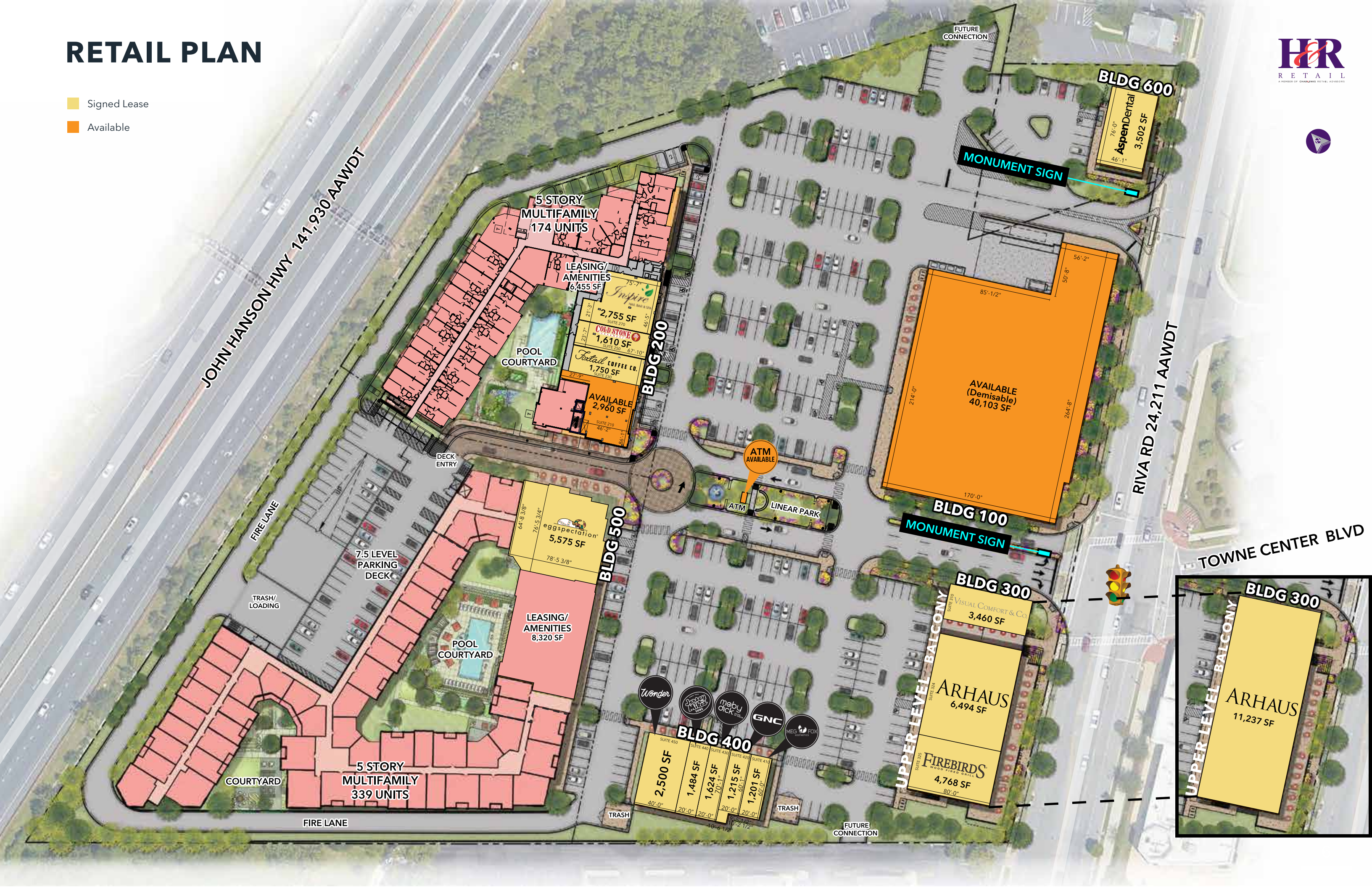
FESTIVAL
AT RIVA
Giant
T.J. maxx
petco
Michaels

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

0 100 FEET

RETAIL PLAN

- Signed Lease
- Available





**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

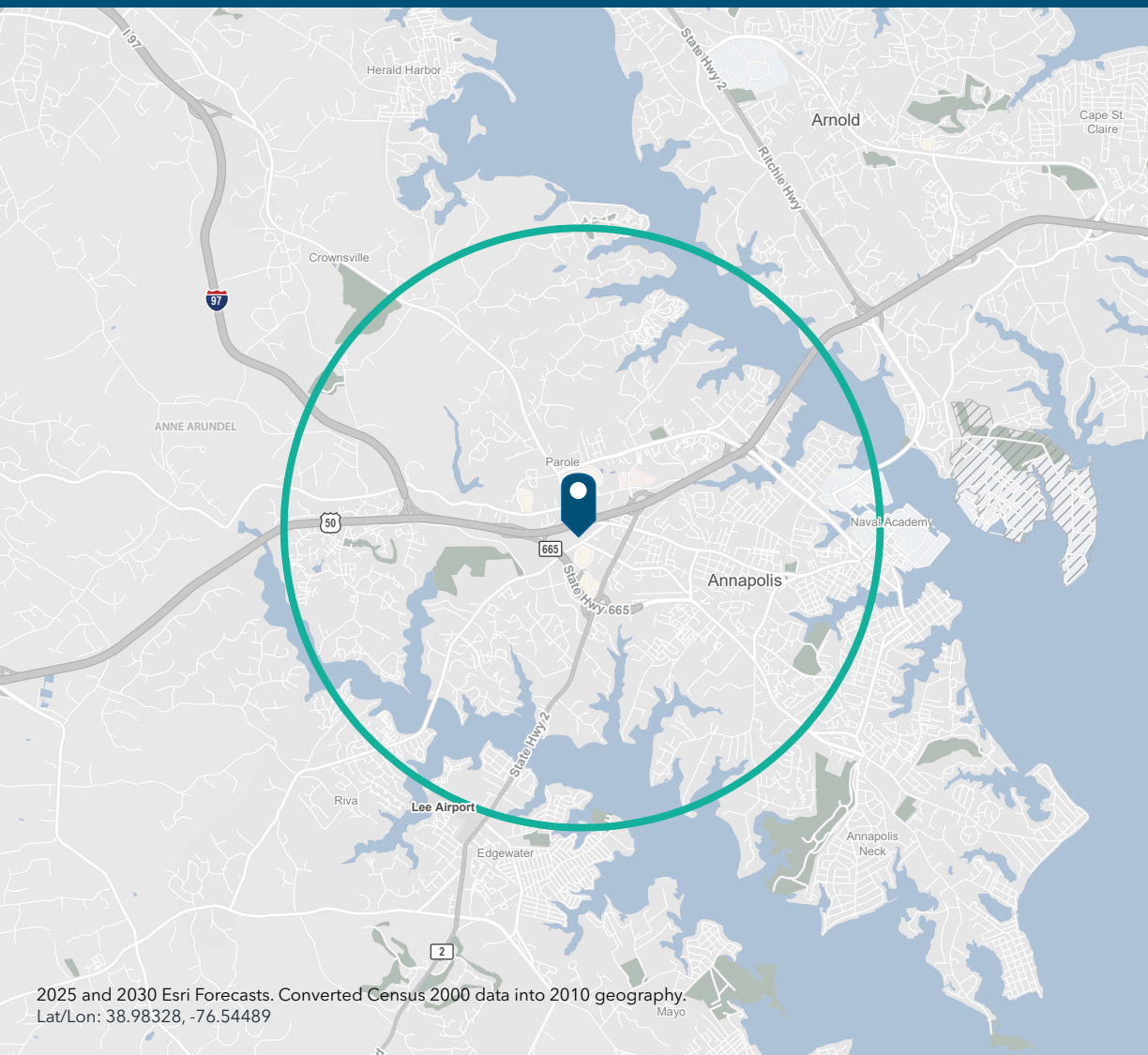


DEMOGRAPHIC PROFILE



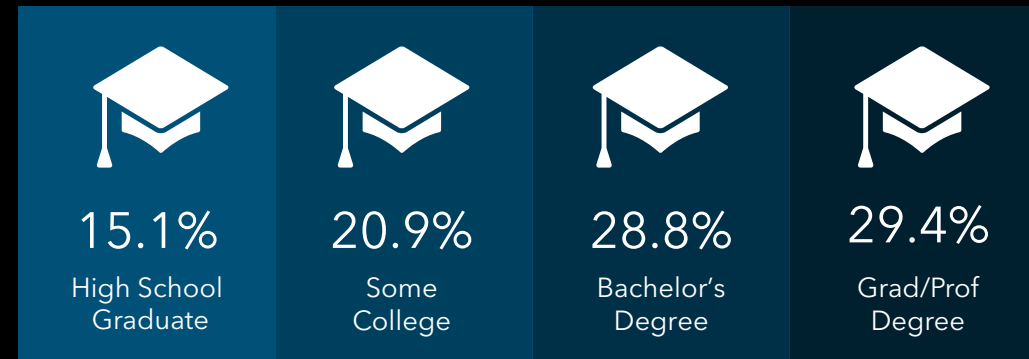
ANNAPOLIS MARYLAND

Beacon Square
Ring of 3 miles

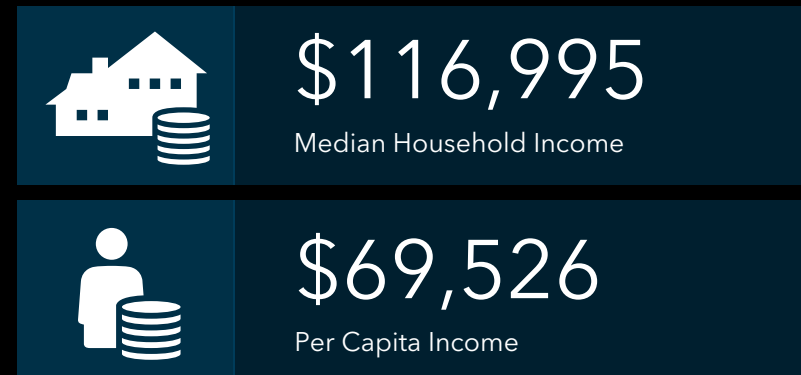


2025 and 2030 Esri Forecasts. Converted Census 2000 data into 2010 geography. Lat/Lon: 38.98328, -76.54489

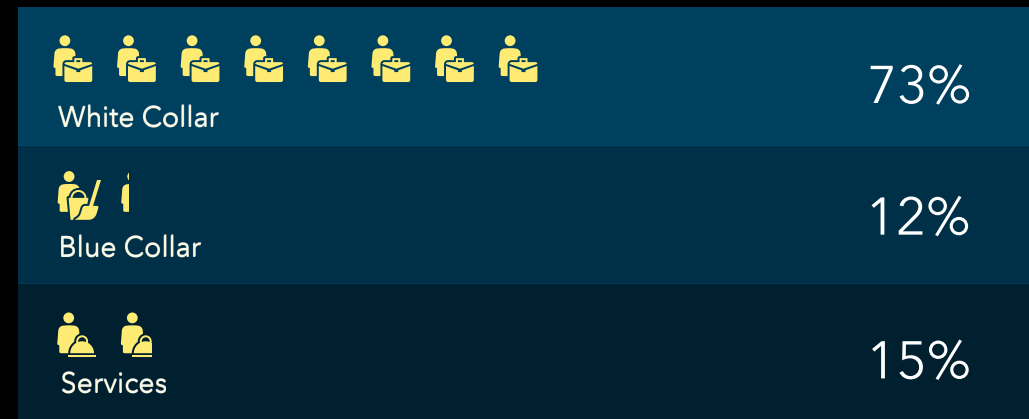
EDUCATION



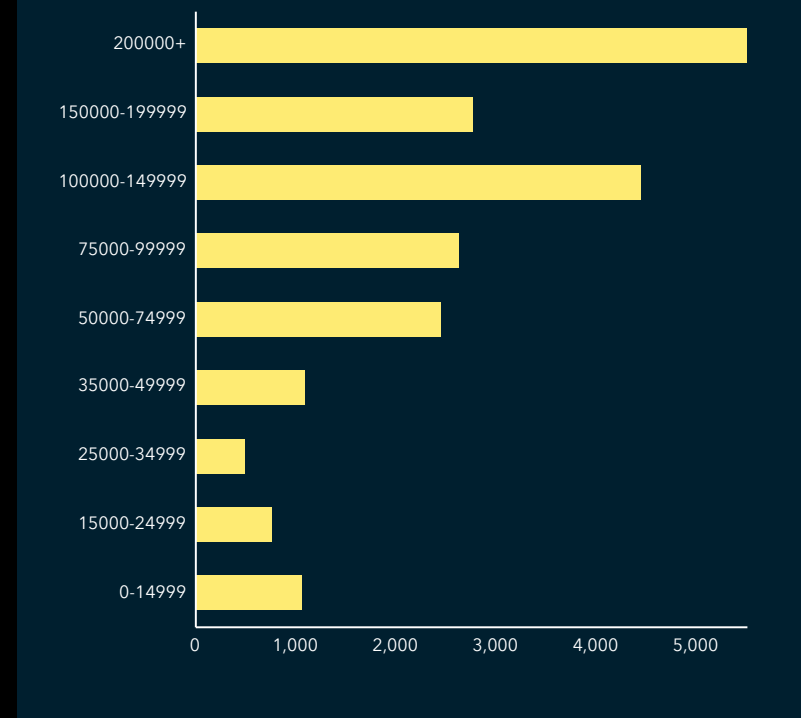
INCOME



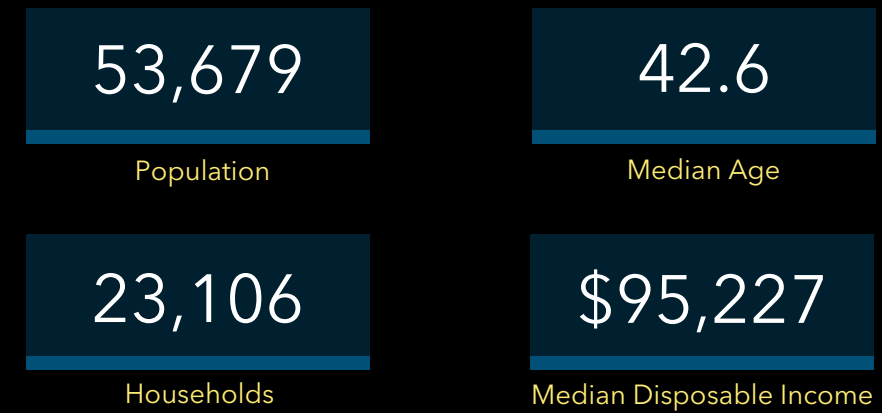
EMPLOYMENT



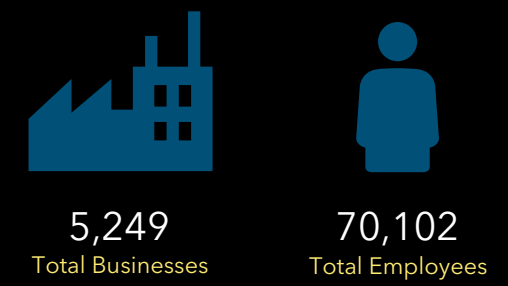
\$162,061
AVERAGE HH INCOME (\$)



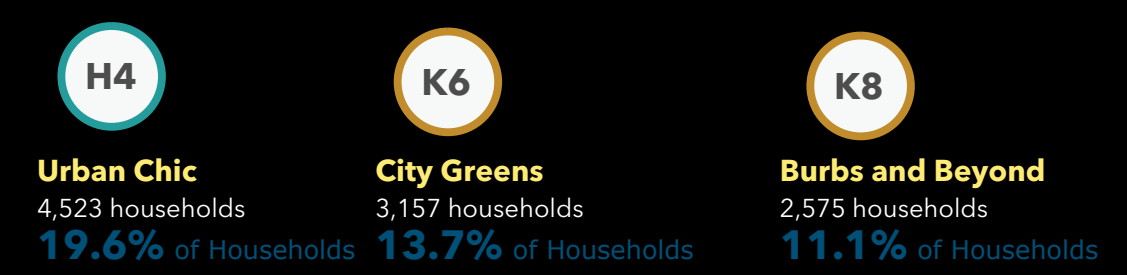
KEY FACTS



BUSINESS



TAPESTRY SEGMENTS



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

HR
RETAIL
A MEMBER OF CHAIRLINKS RETAIL ADVISORS