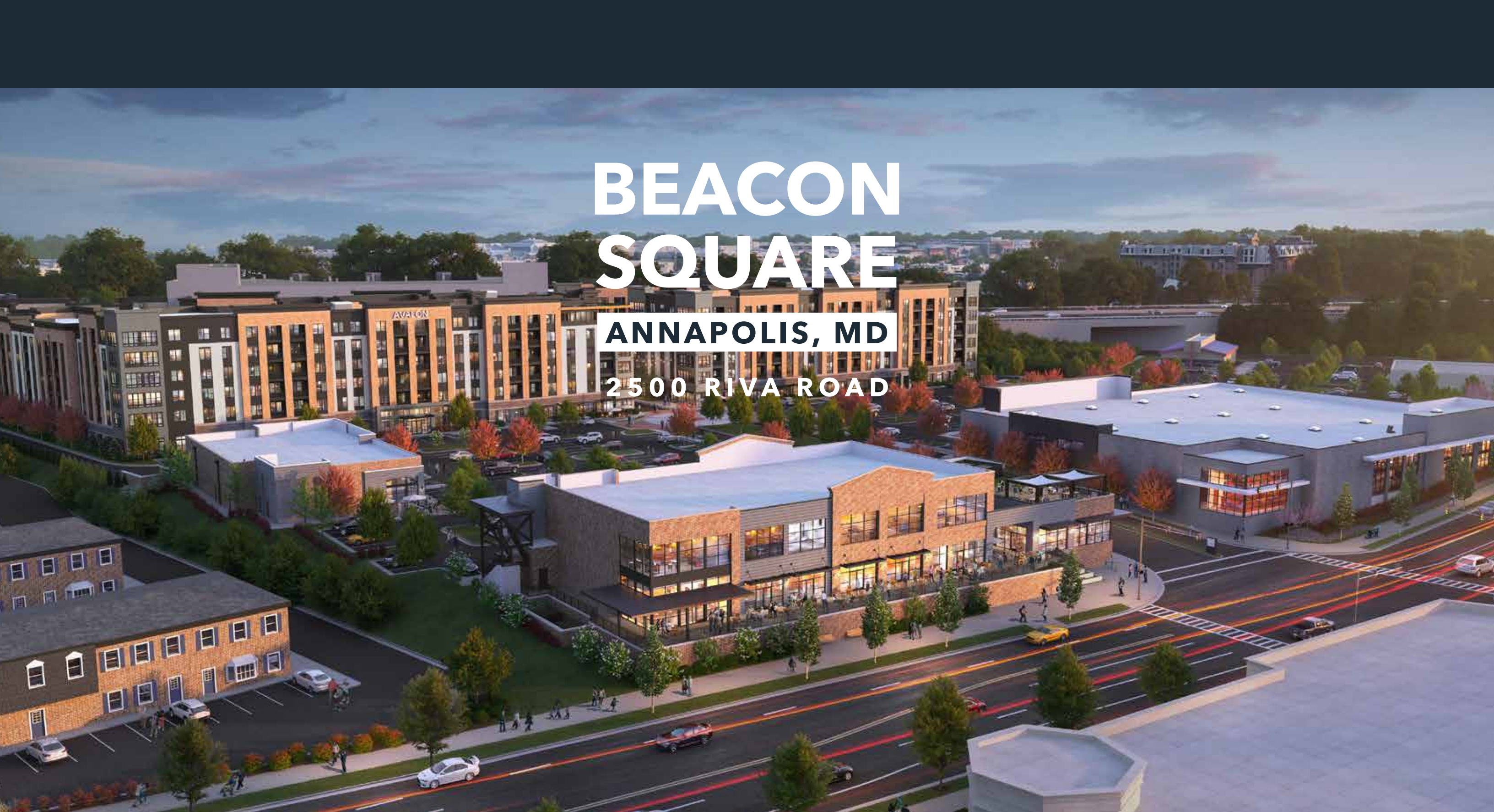


# BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD



SJC VENTURES

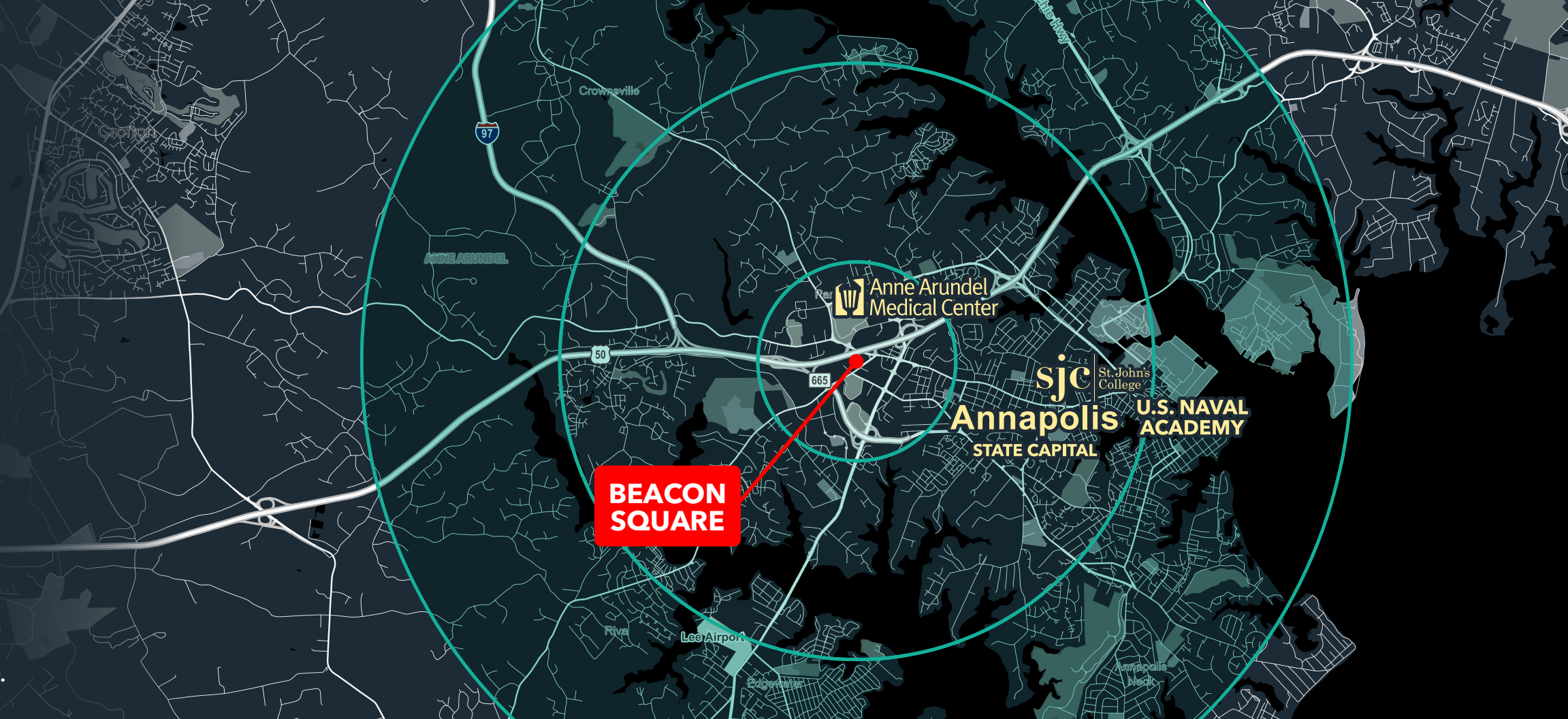


RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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

## 2022 DEMOGRAPHICS

Total Population	Daytime Population	Average HH Income	Total Businesses	Bachelor's/Grad/Prof Degree
1 MILE				
<b>6,858</b>	<b>26,340</b>	<b>\$155,495</b>	<b>1,969</b>	<b>46.1%</b>
3 MILES				
<b>51,892</b>	<b>88,032</b>	<b>\$160,925</b>	<b>5,101</b>	<b>53.4%</b>
5 MILES				
<b>105,401</b>	<b>141,627</b>	<b>\$172,245</b>	<b>7,490</b>	<b>54.3%</b>

# RETAIL MARKET AERIAL



**BEACON SQUARE**

**WESTFIELD ANNAPOLIS**  
 ★ macy's Apple JCPenney  
 FOREVER 21  
 Crate&Barrel ZARA  
 BOW-TIE CINEMAS  
 The Container Store

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

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

**ANNAPOLIS TOWNE CENTRE AT PAROLE**  
 TARGET  
 WHOLE FOODS  
 Bassett ETHAN ALLEN  
 BED BATH & BEYOND RH

**WEST ANNAPOLIS S/C**  
 Graul's RITE AID

**JENNIFER SQUARE**  
 LA BOY

**LIDL**  
**KOHL'S**

**Office DEPOT**  
**FOREST PLAZA**

**FESTIVAL AT RIVA**  
 Giant  
**TJ-maxx**  
 petco  
 Michaels

**ANNAPOLIS HARBOUR CENTER**  
 THE FRESH MARKET Dutch Market  
 WORDSTROM rack  
 BARNES & NOBLE  
 OLD NAVY ULTA DSW  
 BOW-TIE CINEMAS

**ANNAPOLIS MARKETPLACE**  
 SAFEWAY

**VILLAGE GREENS**  
 ♥ CVS

**DOWNTOWN ANNAPOLIS**  
 J.McLaughlin  
 SPERRY Since 1935  
 WHITE HOUSE BLACK MARKET  
 ANNAPOLIS MARKET HOUSE ♥ CVS  
 MASON'S  
 IRON ROOSTER  
 MISSION BBQ

**EASTPORT S/C**  
 RITE AID

**BAY FOREST CENTER**  
 Giant

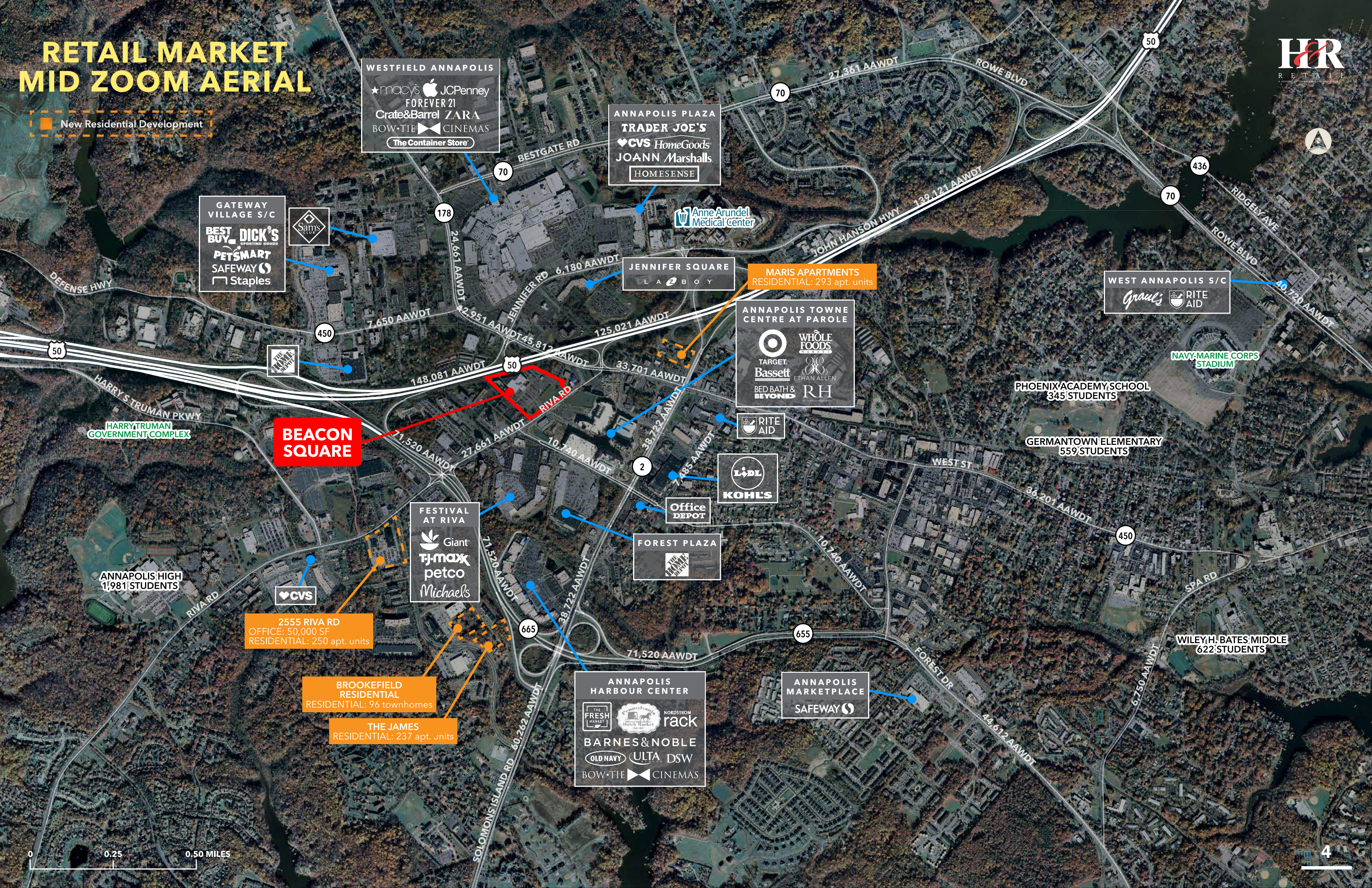
**True Value**

**BAY RIDGE PLAZA**  
 Tuesday Morning  
 West Marine  
 DOLLAR GENERAL

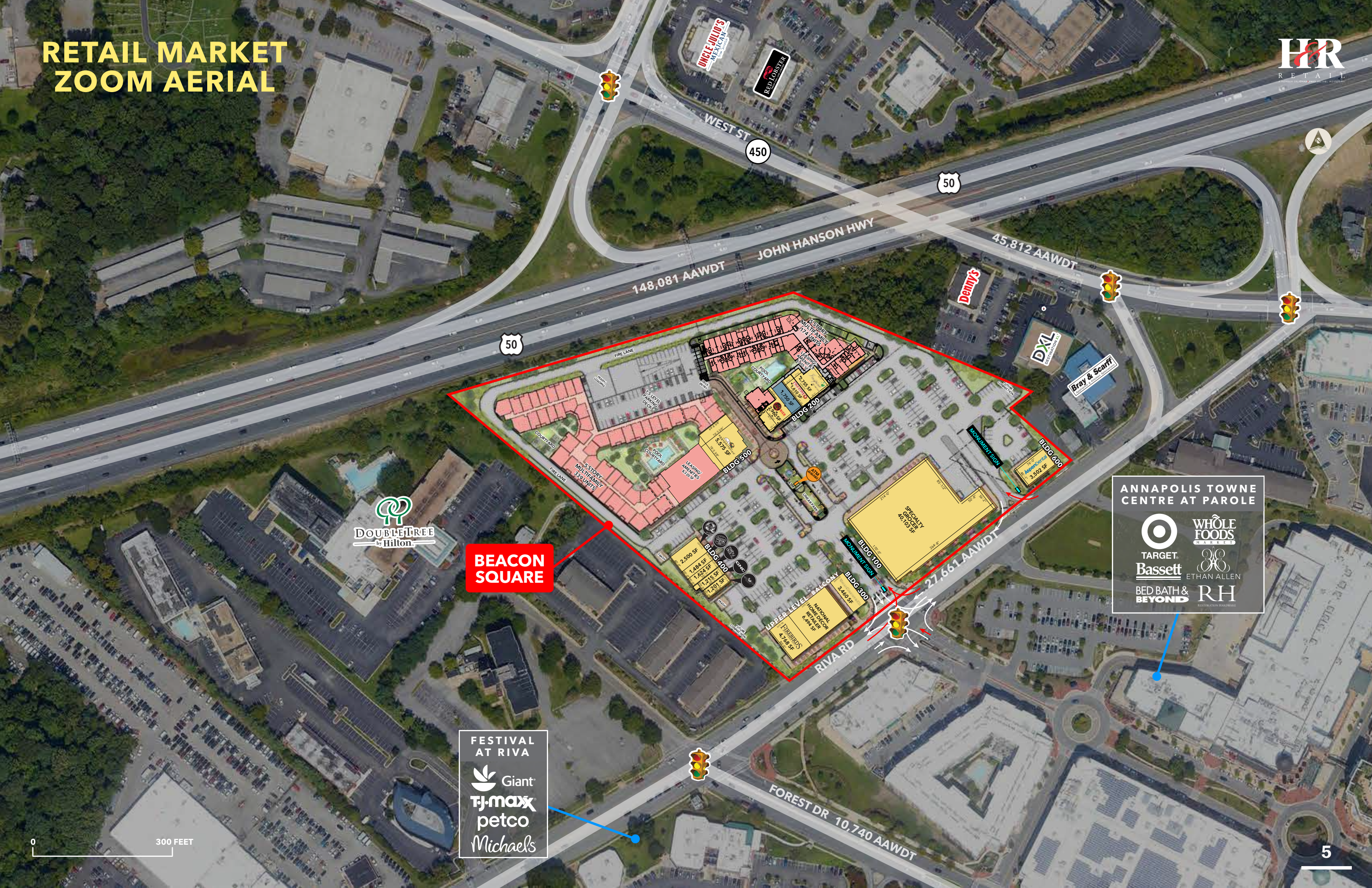
♥ CVS

# RETAIL MARKET MID ZOOM AERIAL

New Residential Development



# RETAIL MARKET ZOOM AERIAL



**BEACON SQUARE**

ANNAPOLIS TOWNE CENTRE AT PAROLE

- TARGET
- WHOLE FOODS MARKET
- Bassett
- ETHAN ALLEN
- BED BATH & BEYOND
- RH RESTORATION HARDWARE

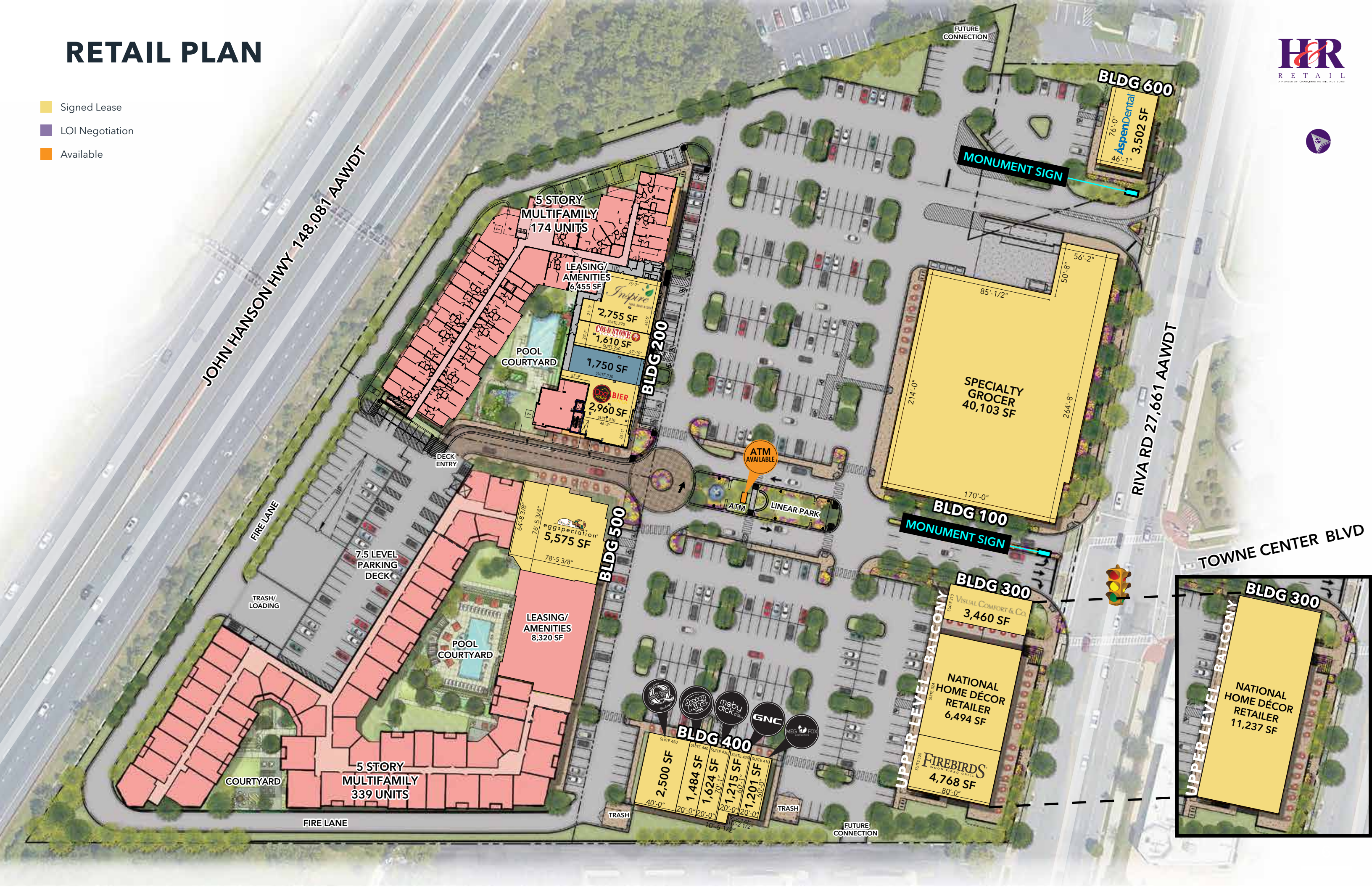
FESTIVAL AT RIVA

- Giant
- TJ-maxx
- petco
- Michaels

0 300 FEET

# RETAIL PLAN

- Signed Lease
- LOI Negotiation
- Available



JOHN HANSON HWY 148,081 AAWDT

RIVA RD 27,661 AAWDT

TOWNE CENTER BLVD

**BLDG 600**  
AspenDental  
3,502 SF

MONUMENT SIGN

5 STORY  
MULTIFAMILY  
174 UNITS

LEASING/  
AMENITIES  
6,455 SF

POOL  
COURTYARD

**BLDG 200**

2,755 SF  
SUITE 210

1,610 SF  
SUITE 250

1,750 SF  
SUITE 230

2,960 SF  
SUITE 210

ATM  
AVAILABLE

LINEAR PARK

SPECIALTY  
GROCER  
40,103 SF

**BLDG 100**

MONUMENT SIGN

FIRE LANE

7.5 LEVEL  
PARKING  
DECK

TRASH/  
LOADING

POOL  
COURTYARD

**BLDG 500**

eggspiration<sup>SM</sup>  
5,575 SF

LEASING/  
AMENITIES  
8,320 SF

5 STORY  
MULTIFAMILY  
339 UNITS

COURTYARD

FIRE LANE

**BLDG 400**

2,500 SF  
SUITE 450

1,484 SF  
SUITE 440

1,624 SF  
SUITE 430

1,215 SF  
SUITE 420

1,201 SF  
SUITE 410

GNC

**BLDG 300**

VISUAL COMFORT & CO.  
3,460 SF

NATIONAL  
HOME DÉCOR  
RETAILER  
6,494 SF

FIREBIRDS  
4,768 SF

UPPER LEVEL BALCONY

**BLDG 300**

UPPER LEVEL BALCONY

NATIONAL  
HOME DÉCOR  
RETAILER  
11,237 SF

FUTURE  
CONNECTION



**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

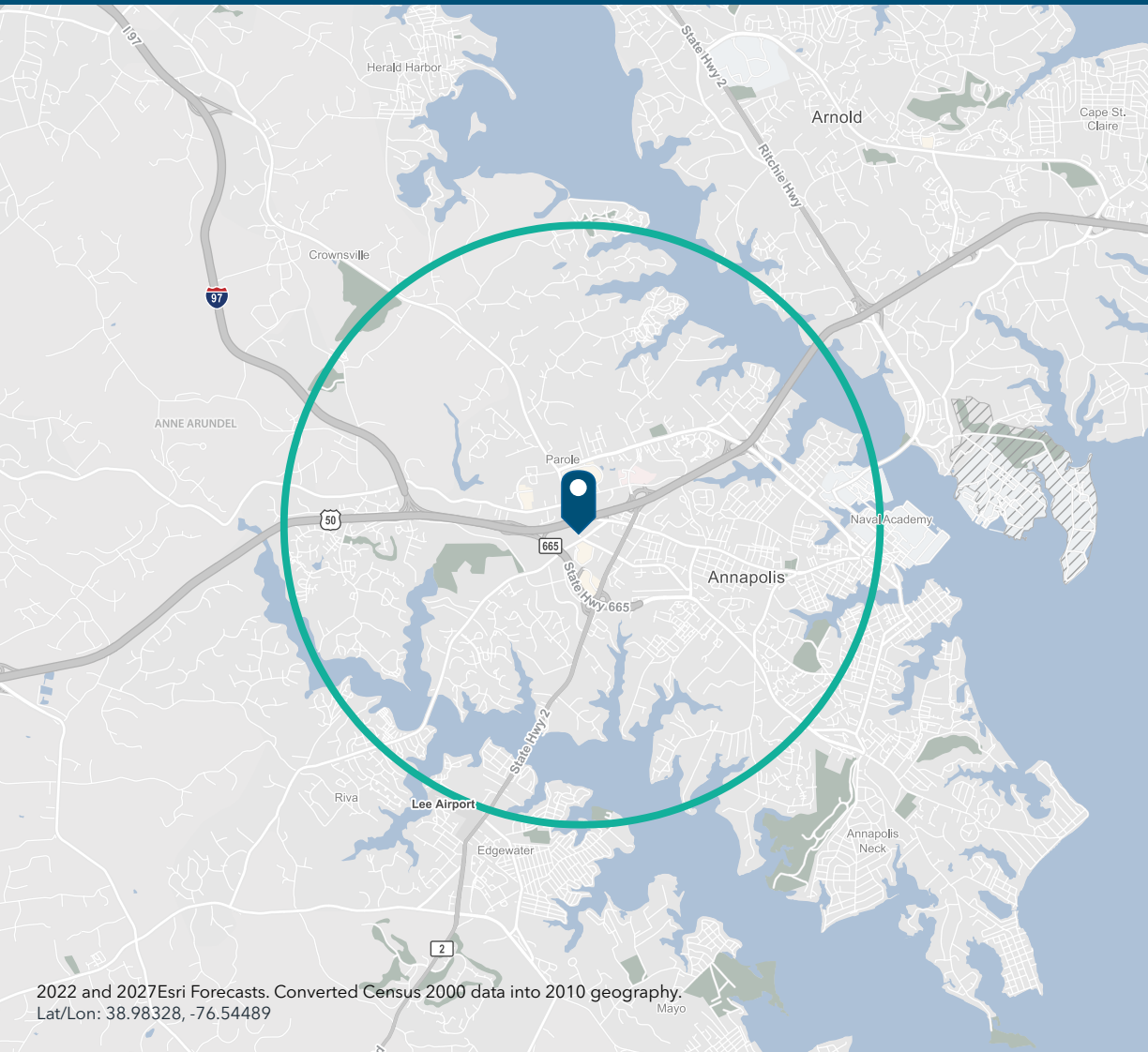


# DEMOGRAPHIC PROFILE

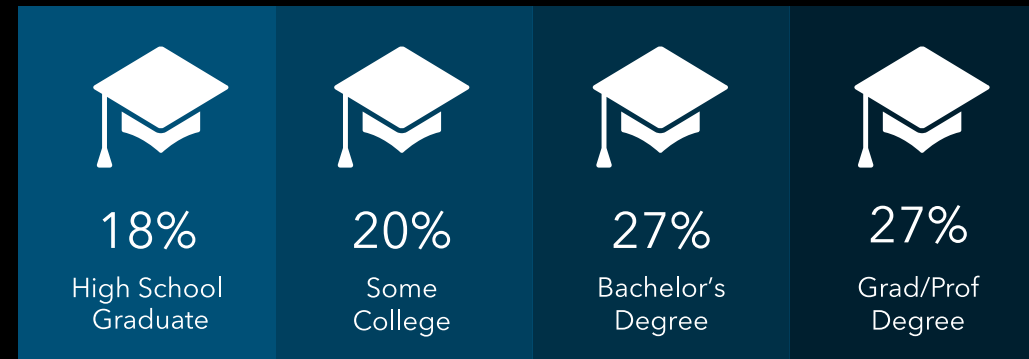


## ANNAPOLIS MARYLAND

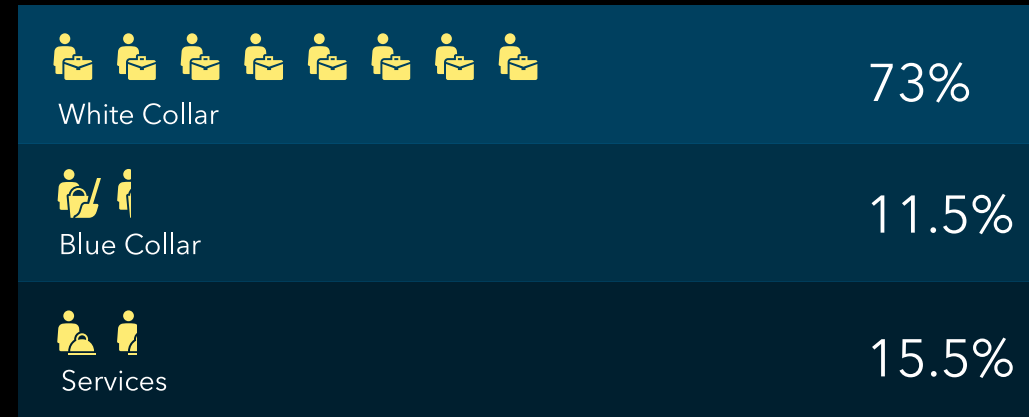
Beacon Square  
Ring of 3 miles



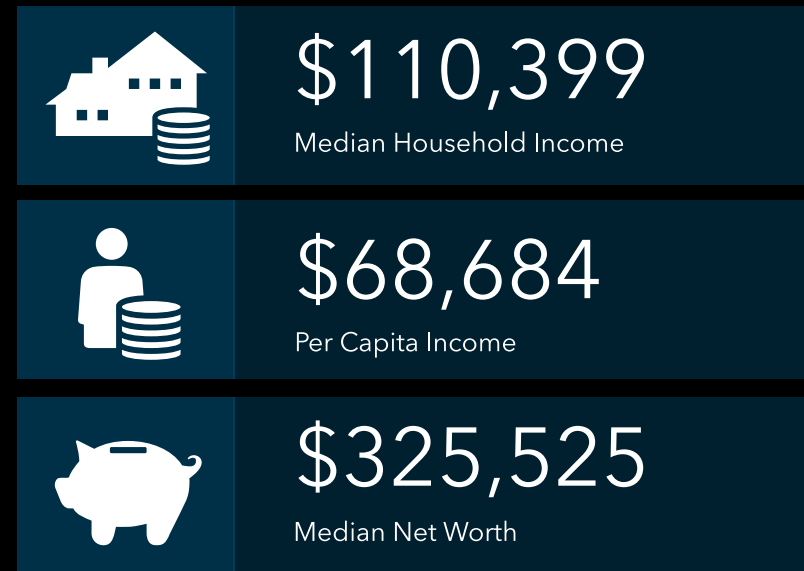
### EDUCATION



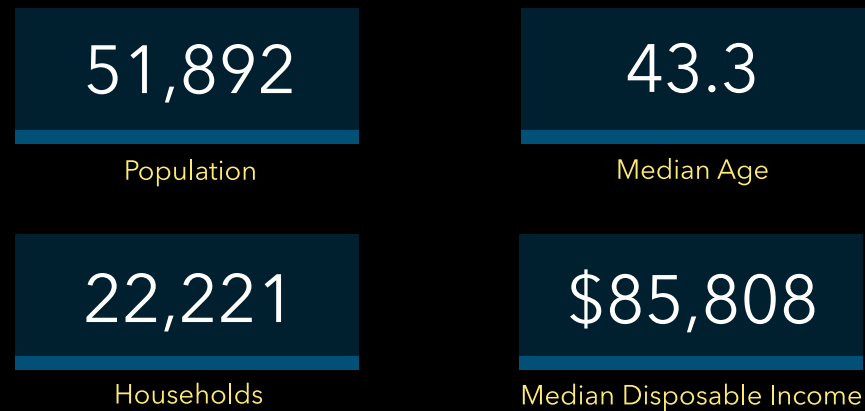
### EMPLOYMENT



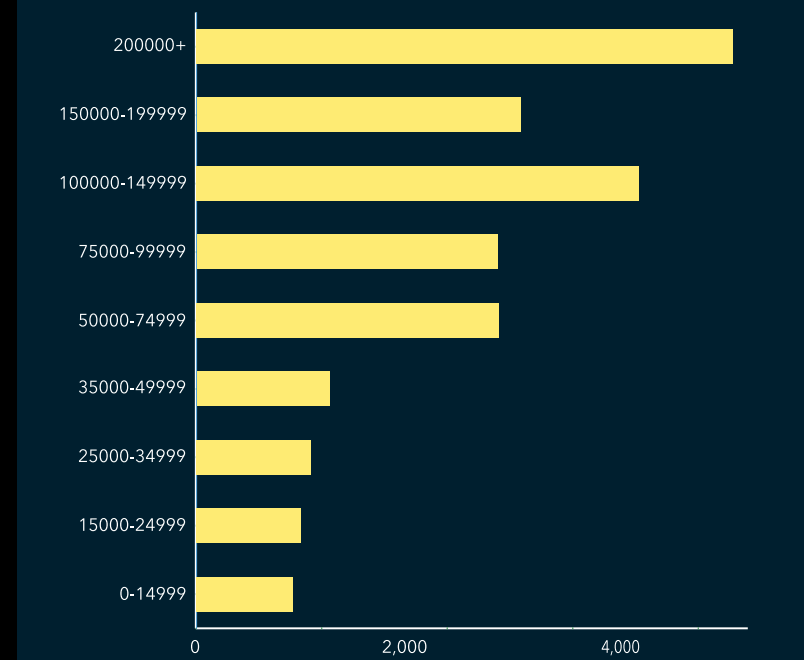
### INCOME



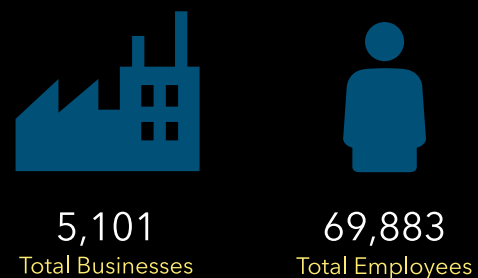
### KEY FACTS



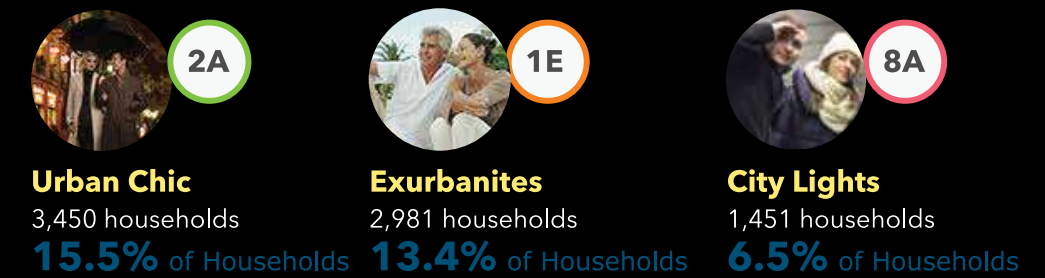
### HOUSEHOLD INCOME (\$)



### BUSINESS



### TAPESTRY SEGMENTS



# DEMOGRAPHIC PROFILE



	1 MILE	3 MILE S	5 MILES
<b>POPULATION SUMMARY</b>			
2000 Total Population	4,787	46,597	95,330
2010 Total Population	5,748	51,056	103,162
<b>2022 Total Population</b>	<b>6,858</b>	<b>51,892</b>	<b>105,401</b>
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%
<b>2022 Total Daytime Population</b>	<b>26,340</b>	<b>88,032</b>	<b>141,627</b>
Workers	22,993	62,614	90,445
Residents	3,347	25,418	51,182

## 2022 POPULATION BY AGE

	1 MILE	3 MILE S	5 MILES
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%
<b>Median Age</b>	<b>40.6</b>	<b>43.3</b>	<b>44.1</b>

## 2022 POPULATION BY SEX

	1 MILE	3 MILE S	5 MILES
Male Population	3,529	25,077	51,217
Female Population	3,329	26,814	54,184

## 2022 POPULATION BY RACE/ETHNICITY

	1 MILE	3 MILE S	5 MILES
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
<b>2022 POPULATION 15+ BY MARITAL STATUS</b>			
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

	1 MILE	3 MILE S	5 MILES
<b>Total</b>	<b>5,251</b>	<b>38,304</b>	<b>77,308</b>
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

	1 MILE	3 MILE S	5 MILES
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
<b>2022 Households</b>	<b>3,332</b>	<b>22,221</b>	<b>42,930</b>
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

	1 MILE	3 MILE S	5 MILES
<b>2022 Housing Units</b>	<b>3,615</b>	<b>24,159</b>	<b>46,728</b>
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
<b>2022 HOUSEHOLDS BY INCOME</b>			
<\$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%
<b>Average Household Income</b>	<b>\$155,495</b>	<b>\$160,925</b>	<b>\$172,245</b>
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

	1 MILE	3 MILE S	5 MILES
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%
<b>Average Home Value</b>	<b>\$551,686</b>	<b>\$595,415</b>	<b>\$611,593</b>

## 2022 EMPLOYED POPULATION 16+ BY INDUSTRY

	1 MILE	3 MILE S	5 MILES
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
<b>2022 EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
<b>White Collar</b>	<b>77.5%</b>	<b>73.0%</b>	<b>73.9%</b>
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%
<b>Blue Collar</b>	<b>8.1%</b>	<b>11.5%</b>	<b>11.7%</b>
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

	1 MILE	3 MILE S	5 MILES
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](mailto:rschupp@hrretail.com)

**SUZANNE KATZ**

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[skatz@hrretail.com](mailto:skatz@hrretail.com)

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[www.hrretail.com](http://www.hrretail.com)



**SJC VENTURES**



**RETAIL**  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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