

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

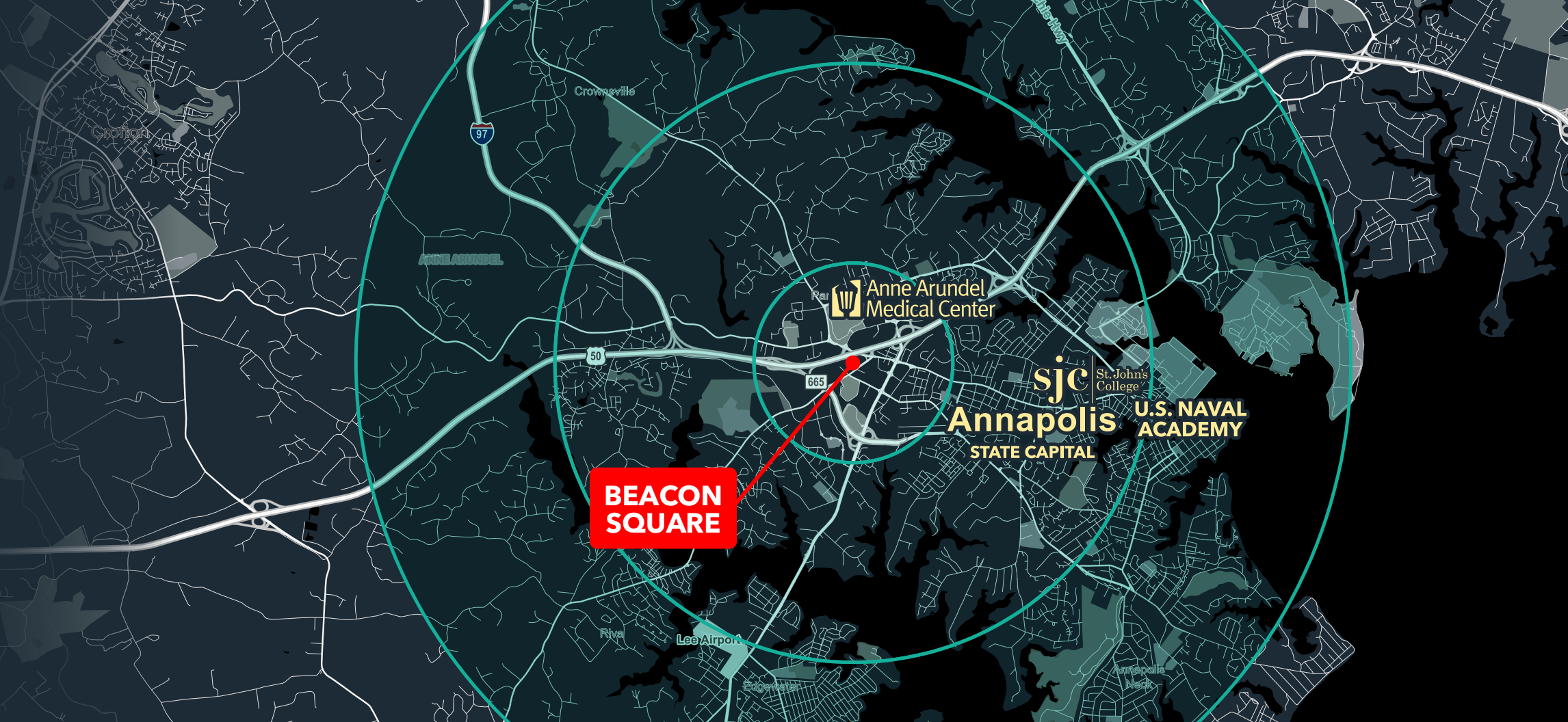
- 93,395 square foot grocery anchored retail center
- 428 retail parking spaces
- 508 apartment units
- Riva Road access and visibility

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
12,132	3,900+	2,600	175
Anne Arundel County	Inpatient admissions	Total Enrollment	Total Enrollment
5,190	23,100	4,465	484

2024 DEMOGRAPHICS

Total Population	Daytime Population	Average HH Income	Total Businesses	Bachelor's/Grad/Prof Degree
1 MILE				
6,962	31,878	\$158,867	1,953	51.7%
3 MILES				
52,176	97,362	\$163,569	5,029	57.1%
5 MILES				
105,475	152,516	\$172,462	7,281	58%

RETAIL MARKET AERIAL

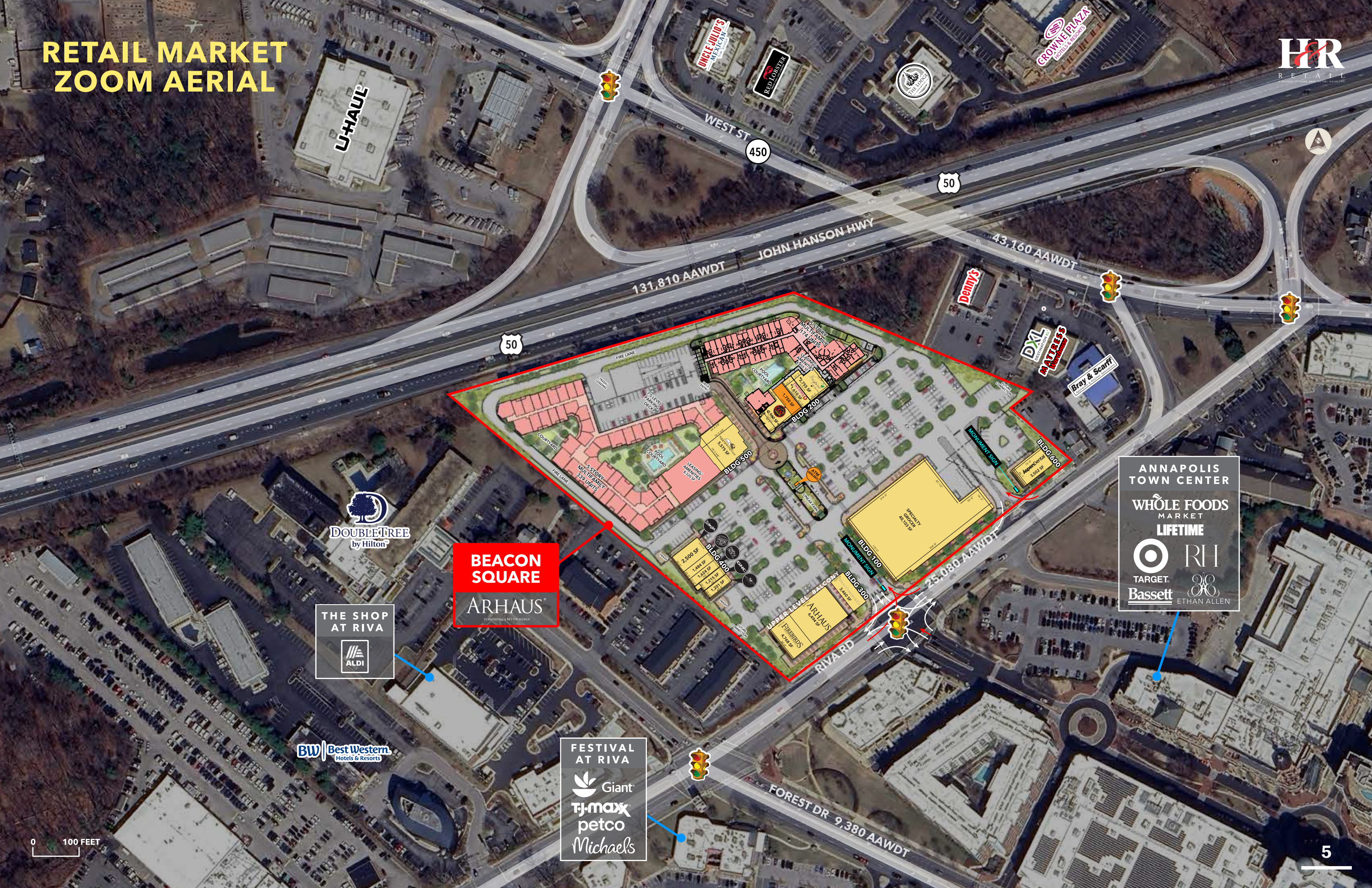


RETAIL MARKET MID ZOOM AERIAL

New Residential Development



RETAIL MARKET
ZOOM AERIAL



**BEACON
SQUARE**
ARHAUS
FURNISHING A BETTER WORLD

THE SHOP
AT RIVA
ALDI

BW | Best Western
Hotels & Resorts

FESTIVAL
AT RIVA
Giant
TJ-maxx
petco
Michaels

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

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

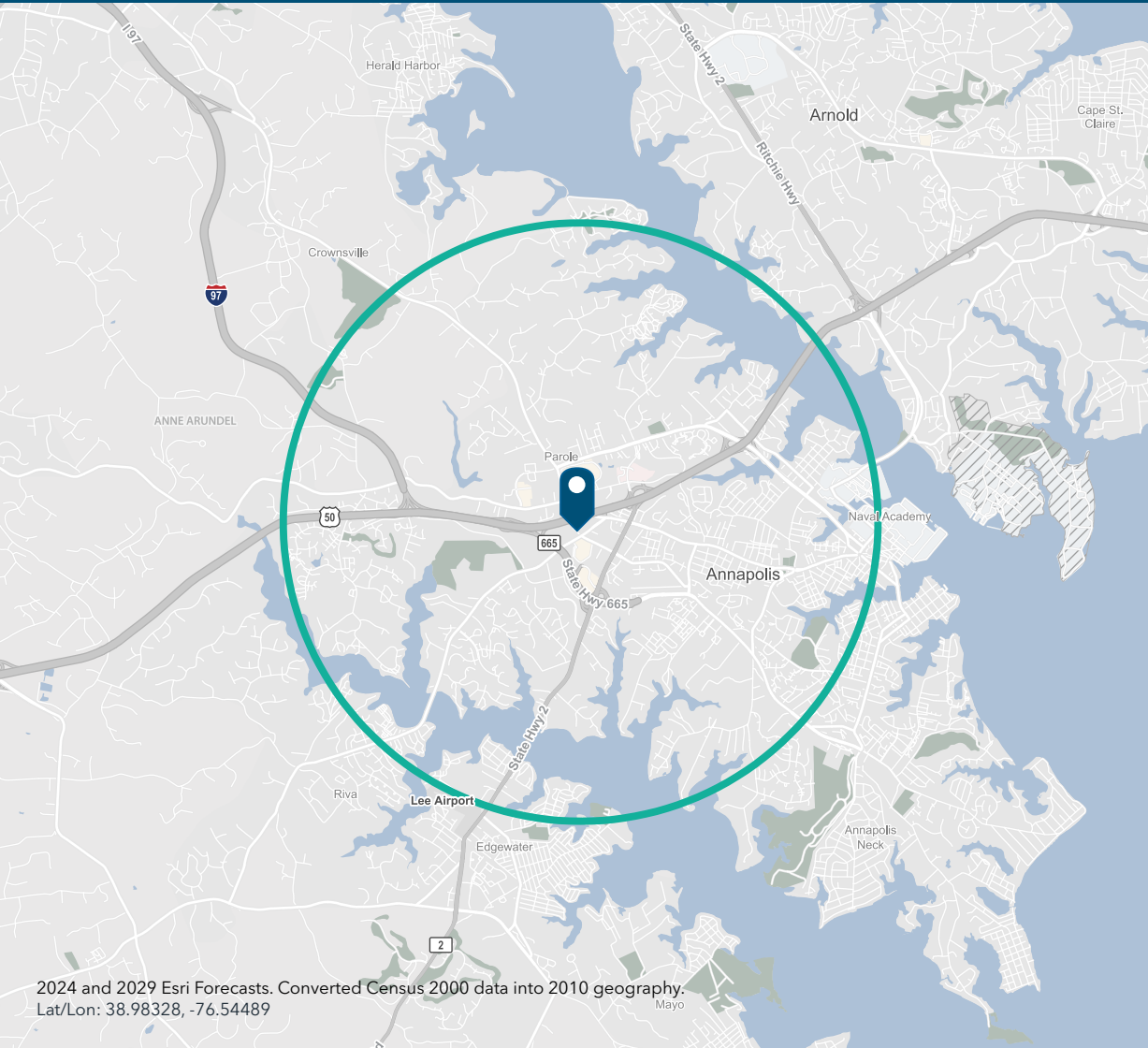


DEMOGRAPHIC PROFILE



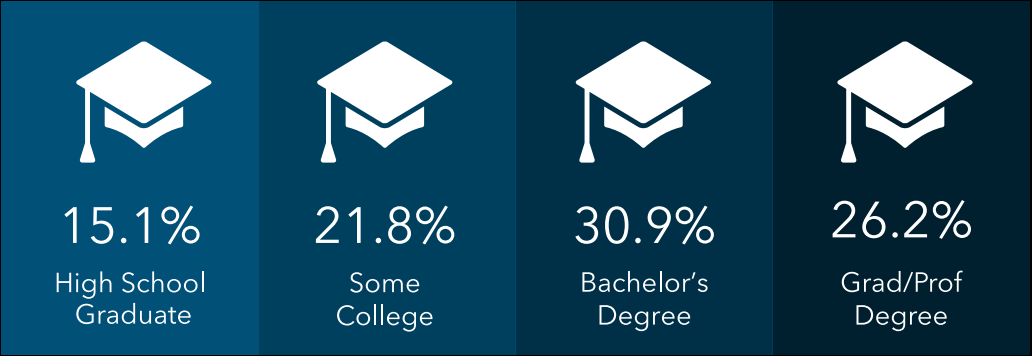
ANNAPOLIS MARYLAND

Beacon Square
Ring of 3 miles

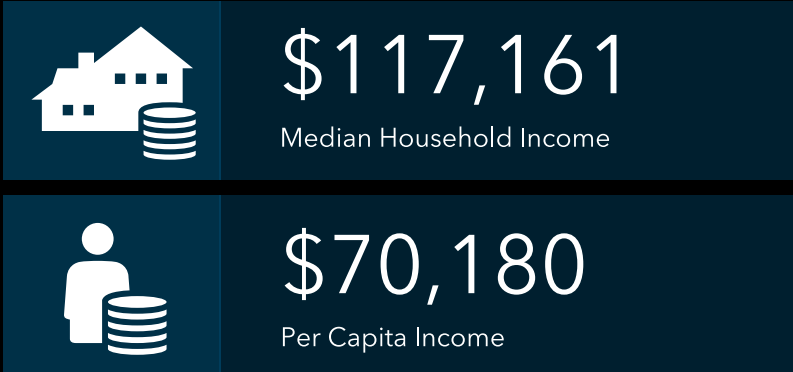


2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography.
Lat/Lon: 38.98328, -76.54489

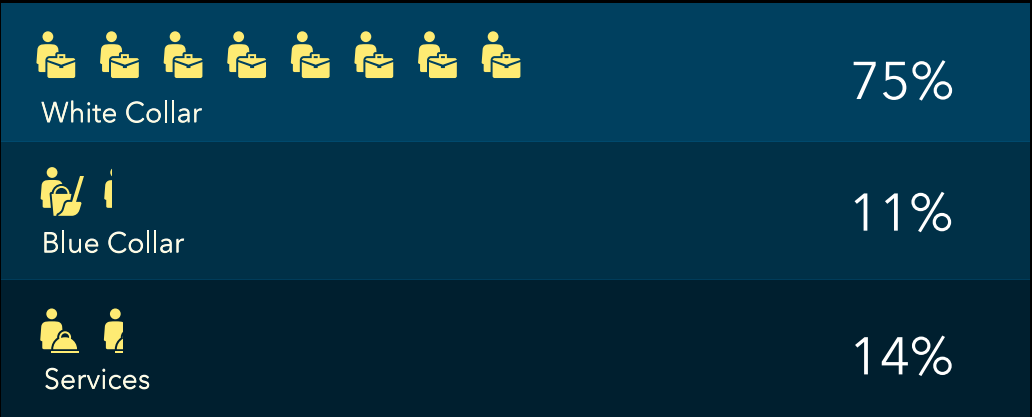
EDUCATION



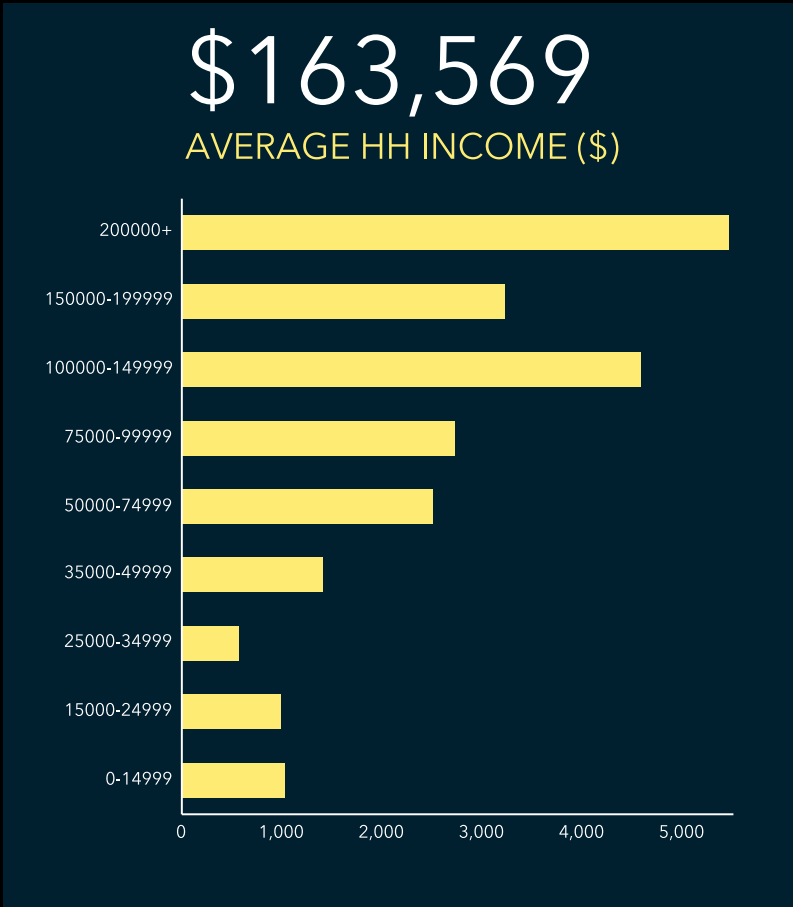
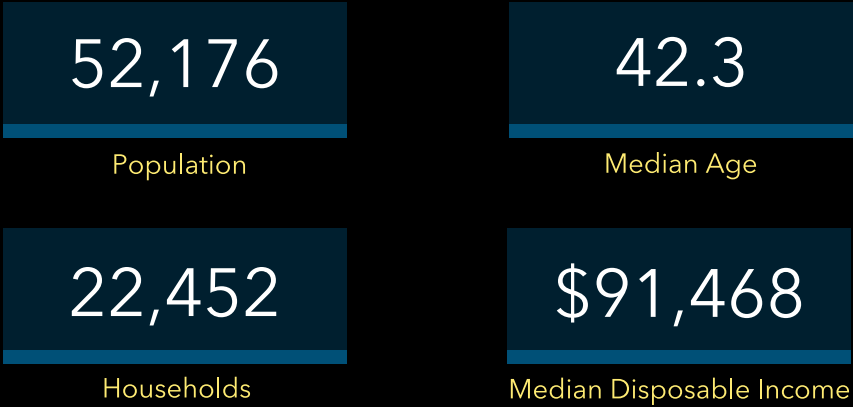
INCOME



EMPLOYMENT



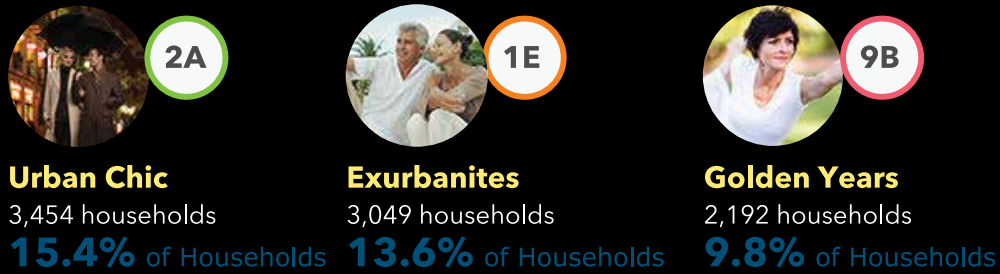
KEY FACTS



BUSINESS



TAPESTRY SEGMENTS



DEMOGRAPHIC PROFILE



	1 MILE	3 MILE S	5 MILES
POPULATION SUMMARY			
2000 Total Population	4,884	46,310	95,032
2010 Total Population	5,842	50,699	102,662
2024 Total Population	6,962	52,176	105,475
2024 Group Quarters	325	1,308	1,952
2029 Total Population	7,847	53,779	107,359
2024-2029 Annual Rate	2.42%	0.61%	0.35%
2024 Total Daytime Population	31,878	72,724	102,277
Workers	28,950	72,724	102,277
Residents	2,928	24,638	50,239

2024 POPULATION BY AGE

Population Age 0 - 4	3.7%	5.1%	5.2%
Population Age 5 - 9	4.3%	5.4%	5.7%
Population Age 10 - 14	4.0%	4.9%	5.5%
Population Age 15 - 24	10.1%	10.5%	10.7%
Population Age 25 - 34	19.3%	14.2%	12.6%
Population Age 35 - 44	15.0%	13.3%	13.4%
Population Age 45 - 54	11.7%	10.7%	11.5%
Population Age 55 - 64	12.1%	12.5%	13.3%
Population Age 65 - 74	11.3%	11.9%	11.8%
Population Age 75 - 84	6.6%	8.2%	7.6%
Population Age 85 +	2.0%	3.3%	2.8%
Population Age 18 +	85.6%	81.6%	80.4%
Median Age	40.4	42.3	42.7

2024 POPULATION BY SEX

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

2024 POPULATION BY RACE/ETHNICITY

White Alone	59.9%	61.8%	68.1%
Black Alone	18.2%	16.7%	12.3%
American Indian Alone	0.4%	0.6%	0.5%
Asian Alone	3.4%	3.0%	2.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	9.7%	10.1%	8.0%
Two or More Races	8.4%	7.8%	8.1%
Hispanic Origin	16.6%	16.8%	14.2%
Diversity Index	70.3	69.3	62.7

	1 MILE	3 MILE S	5 MILES
2024 POPULATION 15+ BY MARITAL STATUS			
Total Population 15+	6,127	44,127	88,230
Never Married	41.2%	31.4%	28.9%
Married	42.7%	51.4%	54.4%
Widowed	4.8%	6.0%	5.6%
Divorced	11.3%	11.2%	11.1%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	5,427	38,670	76,917
Less than 9th Grade	4.2%	3.0%	2.5%
9th - 12th Grade, No Diploma	2.6%	3.0%	2.6%
High School Graduate	18.5%	13.1%	13.5%
GED/Alternative Credential	2.7%	2.0%	2.2%
Some College, No Degree	14.2%	14.8%	14.5%
Associate Degree	6.1%	7.0%	6.7%
Bachelor's Degree	27.0%	30.9%	31.8%
Graduate/Professional Degree	24.7%	26.2%	26.2%

HOUSEHOLDS SUMMARY

2000 Households	1,669	18,208	36,958
2000 Average Household Size	2.40	2.30	2.40
2010 Households	2,406	20,105	40,282
2010 Average Household Size	2.18	2.29	2.39
2024 Households	3,406	22,452	43,357
2024 Average Household Size	1.95	2.27	2.39
2029 Households	4,013	23,540	44,774
2029 Average Household Size	1.87	2.23	2.35
2024-2029 Annual Rate	3.33%	0.95%	0.65%
2010 Families	1,225	11,573	24,992
2010 Average Family Size	2.92	2.91	2.96
2024 Families	1,529	12,564	26,340
2024 Average Family Size	2.77	3.00	3.05
2029 Families	1,797	13,050	26,979
2029 Average Family Size	2.67	2.97	3.02
2024-2029 Annual Rate	3.28%	0.76%	0.48%

HOUSING UNIT SUMMARY

2024 Housing Units	3,684	24,361	46,972
Owner Occupied Housing Units	38.5%	56.7%	64.1%
Renter Occupied Housing Units	53.9%	35.5%	28.2%
Vacant Housing Units	7.5%	7.8%	7.7%

	1 MILE	3 MILE S	5 MILES
2024 HOUSEHOLDS BY INCOME			
<\$15,000	4.7%	4.6%	4.2%
\$15,000 - \$24,999	3.5%	4.4%	3.8%
\$25,000 - \$34,999	2.2%	2.5%	2.9%
\$35,000 - \$49,999	4.6%	6.3%	6.1%
\$50,000 - \$74,999	10.6%	11.1%	11.0%
\$75,000 - \$99,999	14.6%	12.1%	11.9%
\$100,000 - \$149,999	23.2%	20.4%	19.5%
\$150,000 - \$199,999	13.7%	14.3%	13.7%
\$200,000+	23.1%	24.3%	26.9%
Average Household Income	\$158,867	\$163,569	\$172,462
Median Household Income	\$116,268	\$117,161	\$120,958
Per Capita Income	\$74,876	\$70,180	\$70,949

2024 OWNER OCCUPIED HOUSING UNITS BY VALUE

Total	1,417	13,796	30,108
<\$50,000	4.9%	1.3%	1.1%
\$50,000 - \$99,999	0.0%	0.3%	0.3%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.3%	1.5%	1.0%
\$200,000 - \$249,999	0.7%	1.4%	0.9%
\$250,000 - \$299,999	5.3%	2.5%	1.9%
\$300,000 - \$399,999	13.9%	9.7%	10.0%
\$400,000 - \$499,999	9.4%	15.0%	15.5%
\$500,000 - \$749,999	44.5%	38.2%	35.6%
\$750,000 - \$999,999	13.8%	16.9%	19.4%
\$1,000,000 +	3.2%	8.0%	9.7%
Average Home Value	\$632,851	\$703,200	\$714,831

2024 EMPLOYED POPULATION 16+ BY INDUSTRY

Total	3,912	27,174	54,613
Agriculture/Mining	0.6%	0.4%	0.3%
Construction	10.0%	7.9%	7.2%
Manufacturing	3.1%	4.8%	4.8%
Wholesale Trade	2.5%	1.9%	1.7%
Retail Trade	10.6%	7.3%	7.5%
Transportation/Utilities	4.0%	4.3%	4.7%
Information	0.9%	1.9%	2.1%
Finance/Insurance/Real Estate	4.9%	6.5%	6.5%
Services	53.6%	53.6%	54.0%
Public Administration	9.7%	11.3%	11.2%

	1 MILE	3 MILE S	5 MILES
2024 EMPLOYED POPULATION 16+ BY OCCUPATION			
White Collar	75.3%	74.1%	75.3%
Management/Business/Financial	29.2%	28.3%	28.4%
Professional	29.8%	31.5%	32.3%
Sales	9.3%	8.5%	8.1%
Administrative Support	7.1%	5.9%	6.6%
Services	14.1%	14.6%	13.6%
Blue Collar	10.6%	11.3%	11.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.8%	4.6%	3.7%
Installation/Maintenance/Repair	1.0%	1.1%	1.9%
Production	1.3%	1.2%	1.1%
Transportation/Material Moving	4.5%	4.2%	4.3%

2024 CONSUMER SPENDING

Apparel & Services: Total \$	\$11,609,041	\$75,226,100	\$151,302,319
Average Spent	\$3,408.41	\$3,350.53	\$3,489.69
Education: Total \$	\$8,613,112	\$57,414,268	\$120,951,391
Average Spent	\$2,528.81	\$2,557.20	\$3,540.06
Entertainment/Recreation: Total \$	\$19,344,036	\$131,771,666	\$267,581,654
Average Spent	\$5,679.40	\$5,869.04	\$6,171.59
Food at Home: Total \$	\$35,133,272	\$232,093,248	\$465,843,031
Average Spent	\$10,315.11	\$9,231.83	\$10,744.36
Food Away from Home: Total \$	\$19,143,732	\$126,449,803	\$254,979,204
Average Spent	\$5,620.59	\$5,632.01	\$5,880.92
Health Care: Total \$	\$35,353,279	\$241,478,109	\$486,325,855
Average Spent	\$10,379.71	\$10,755.31	\$11,216.78
HH Furnishings & Equipment: Total \$	\$14,934,983	\$101,025,728	\$204,001,787
Average Spent	\$4,384.90	\$4,499.63	\$4,705.16
Personal Care Products & Services: Total \$	\$4,945,450	\$33,114,771	\$66,446,839
Average Spent	\$1,451.98	\$1,474.91	\$1,532.55
Shelter: Total \$	\$130,635,688	\$881,353,833	\$1,778,744,774
Average Spent	\$38,354.58	\$39,255.03	\$41,025.55
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,001,478	\$115,235,035	\$232,205,180
Average Spent	\$4,698.03	\$5,132.51	\$5,355.66
Travel: Total \$	\$14,480,487	\$100,136,171	\$204,450,546
Average Spent	\$4,251.46	\$4,460.01	\$4,715.51
Vehicle Maintenance & Repairs: Total \$	\$7,037,643	\$46,811,075	\$93,551,864
Average Spent	\$2,066.25	\$2,084.94	\$2,157.71

BEACON SQUARE

ANNAPOLIS, MD

2500 RIVA ROAD

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SJC VENTURES

