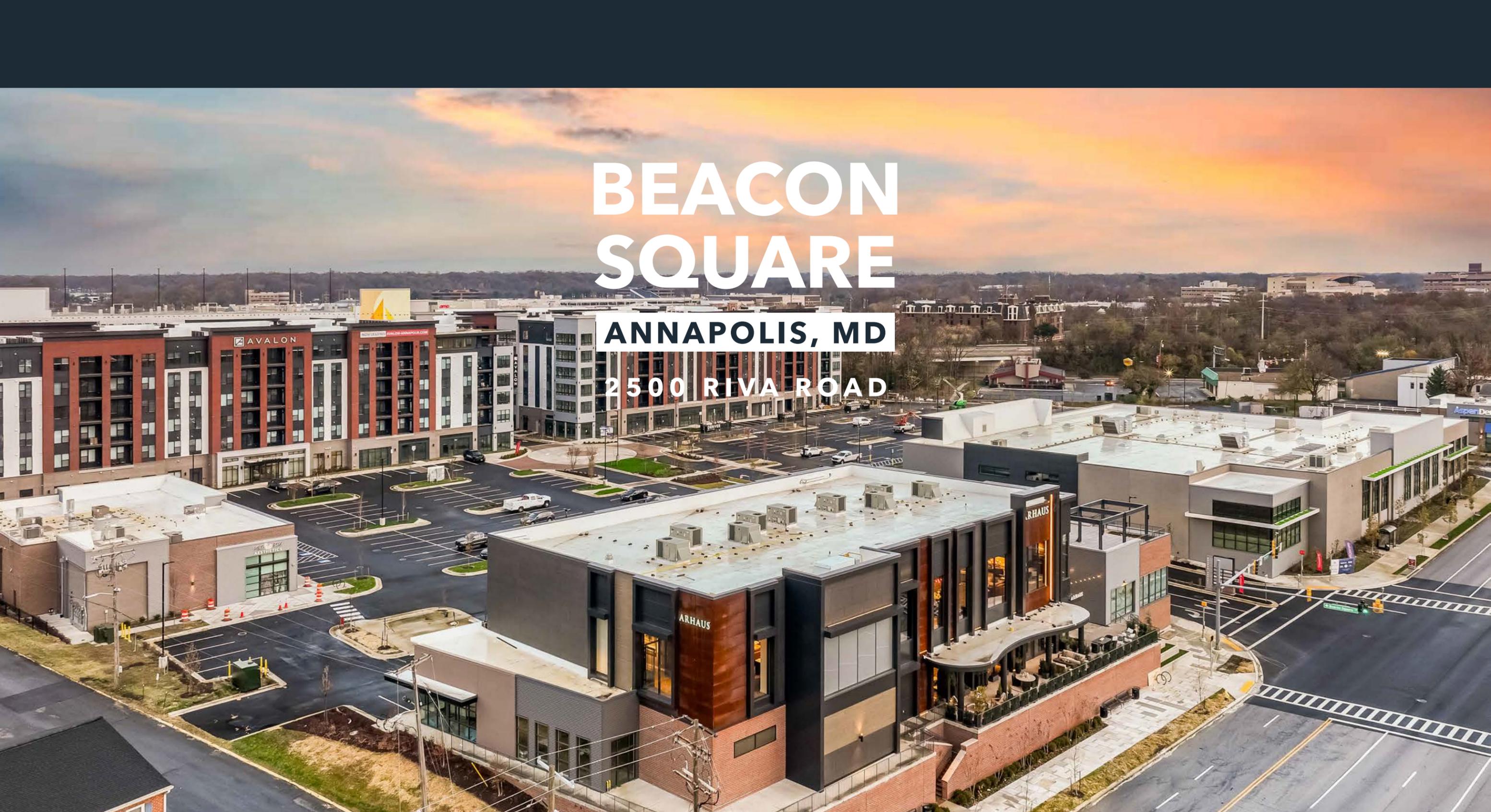


# BEACON SQUARE

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

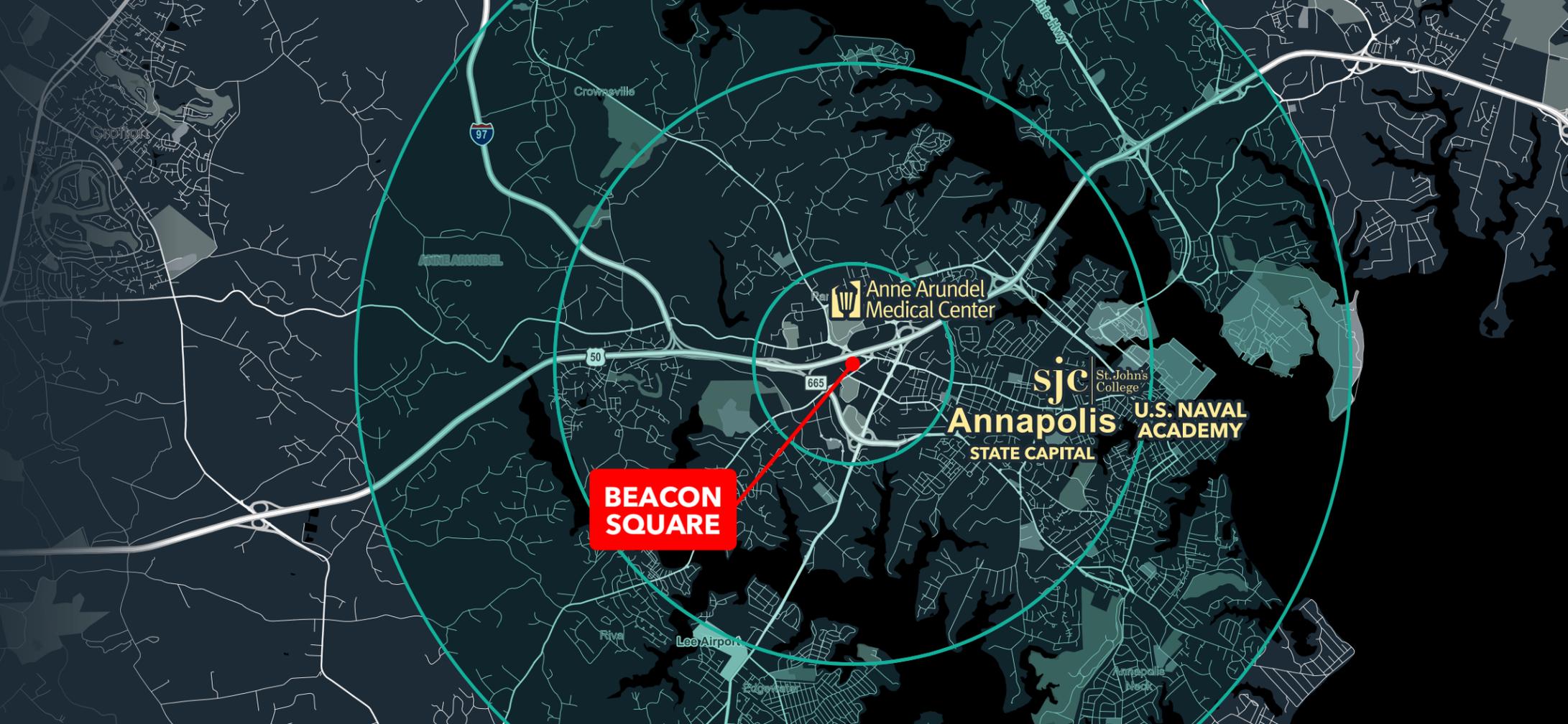
- 93,395 square foot grocery anchored retail center
- 428 retail parking spaces
- 508 apartment units
- Riva Road access and visibility

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

## 2025 DEMOGRAPHICS

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

# RETAIL MARKET AERIAL



**ANNAPOLIS MALL**

- macy's
- JCPenney
- ZARA
- The Container Store
- FOREVER 21
- PLANNED
- HOBBY LOBBY
- PRIMARK
- DICK'S
- HOUSE OF SPORT
- Onellie FITNESS
- MAVERICKS

**ANNAPOLIS PLAZA**

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

**GATEWAY VILLAGE S/C**

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

**BEACON SQUARE**

- ARHAUS

**ANNAPOLIS TOWN CENTER**

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

**THE SHOP AT RIVA**

- ALDI

**FESTIVAL AT RIVA**

- Giant
- TJ-maxx
- petco
- Michaels

**ANNAPOLIS HARBOUR CENTER**

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

**ANNAPOLIS MARKETPLACE**

- SAFeway
- VILLAGE GREENS
- CVS

**DOWNTOWN ANNAPOLIS**

- 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
- amc
- 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**

- LABOY

**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

**PHOENIX ACADEMY SCHOOL**  
216 STUDENTS

**GERMANTOWN ELEMENTARY**  
481 STUDENTS

**NAVY-MARINE CORPS STADIUM**

**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**

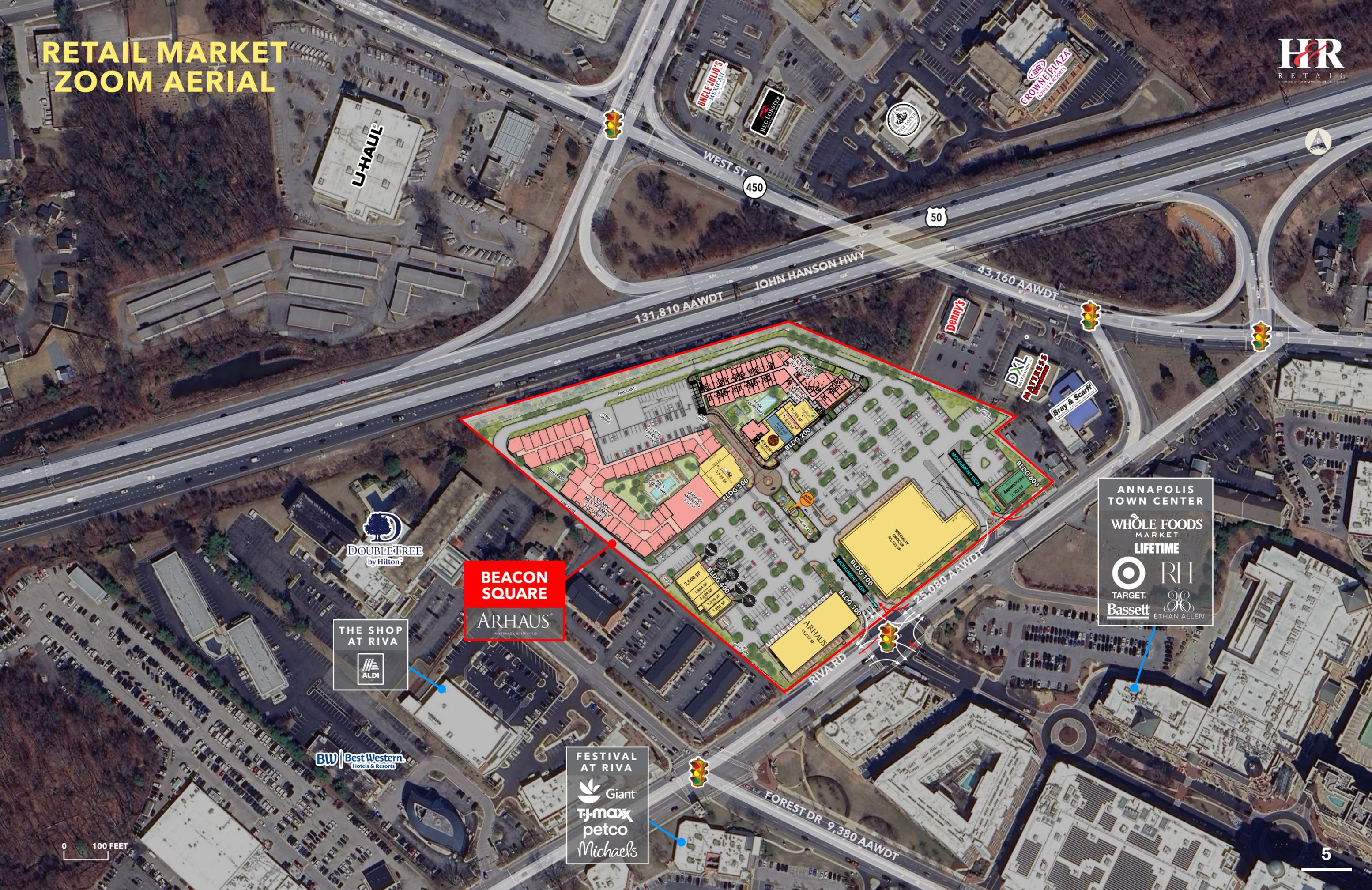
- THE FRESH MARKET
- Wendy's
- IKEA
- Rack
- BARNES & NOBLE
- OLD NAVY
- ULTA
- DSW
- LANDMARK THEATRES

**ANNAPOLIS MARKETPLACE**

- SAFeway

**WILEY H. BATES MIDDLE**  
657 STUDENTS

# RETAIL MARKET ZOOM AERIAL



U-HAUL

UNCLE JUAN'S MEXICAN RESTAURANT

RED LOUISIANA RESTAURANT

CROWNE PLAZA HOTELS & RESORTS

WEST ST  
131,810 AAWDT

450

50

JOHN HANSON HWY

43,160 AAWDT

Denny's

DXL DESTINATIONS

MATRESS RESTAURANT

Bray & Scarff

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  
Bassett  
RH  
ETHAN ALLEN

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**

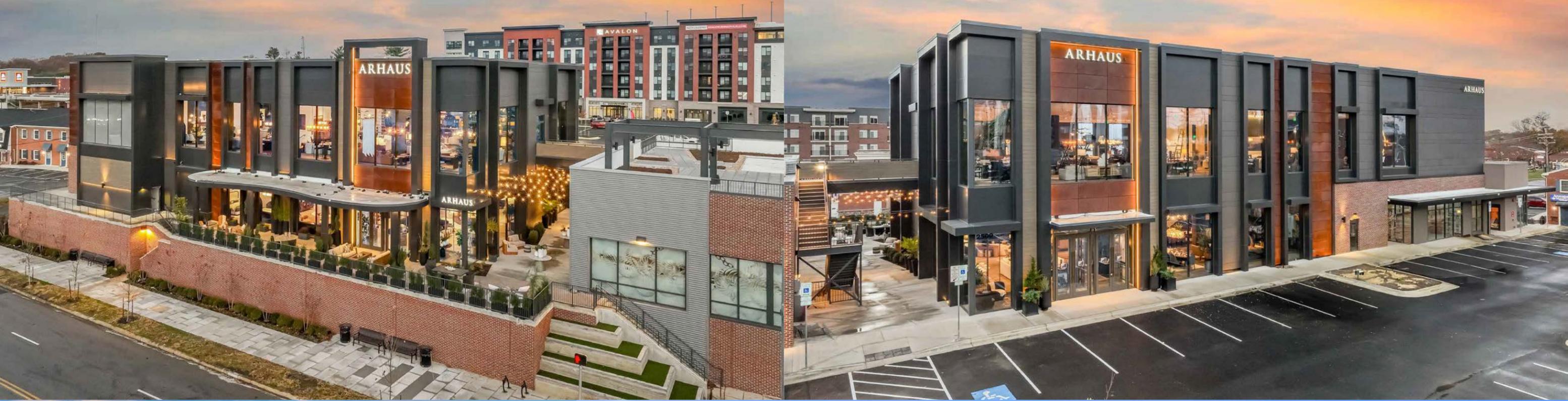
**MONUMENT  
SIGN**

**GROCERY**

**RIVA RD**

# BUILDING 300

## RIVA ROAD PATIO VIEW



## PARKING LOT VIEW



# BUILDING 400



# BUILDING 600

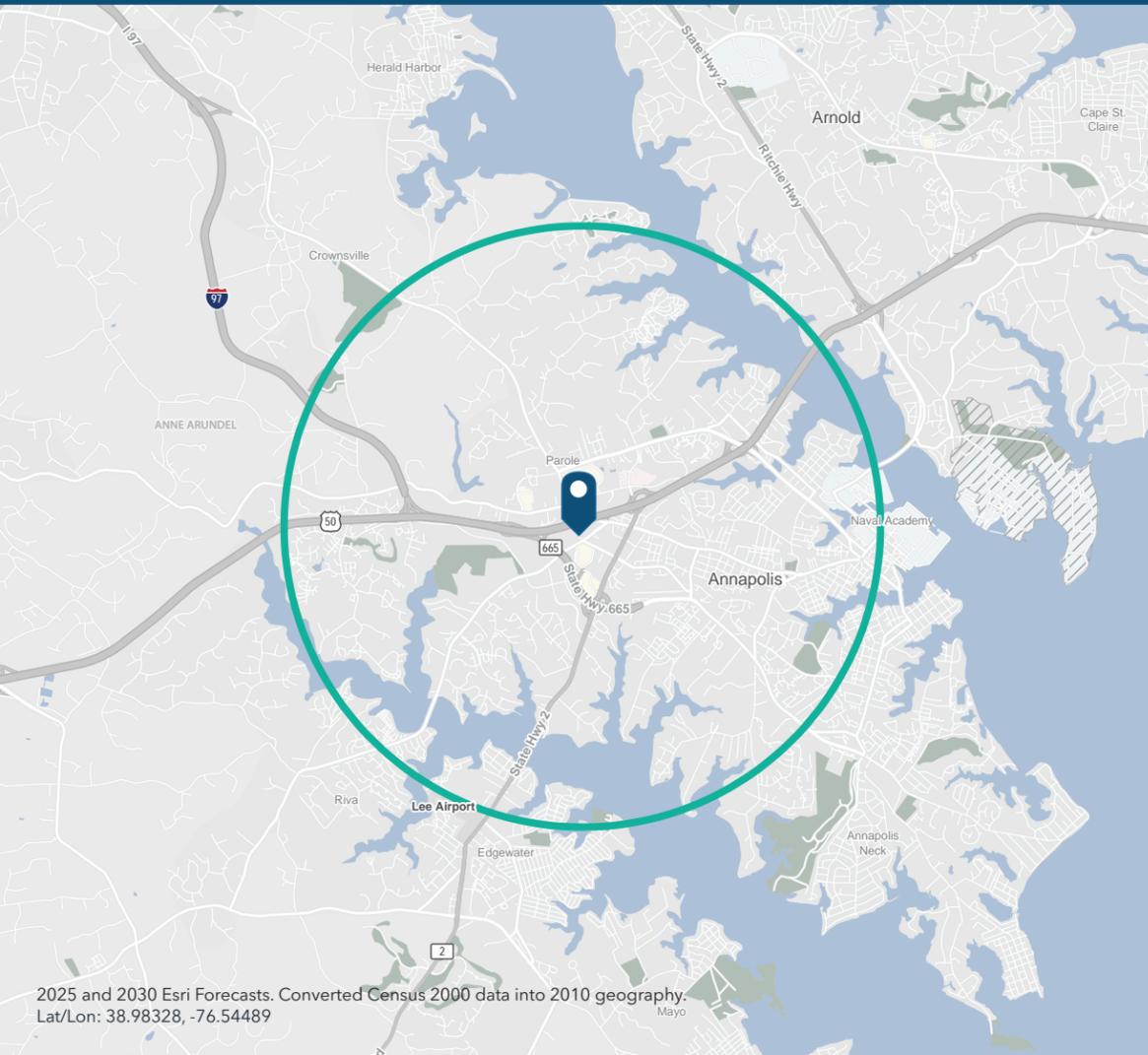


# DEMOGRAPHIC PROFILE

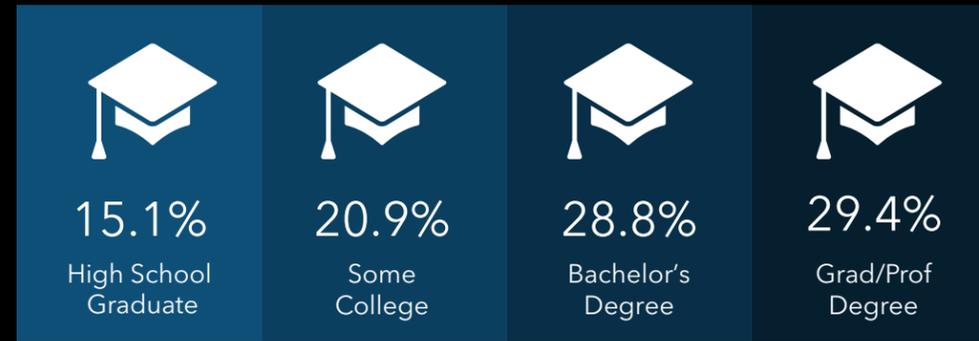


## ANNAPOLIS MARYLAND

Beacon Square  
Ring of 3 miles



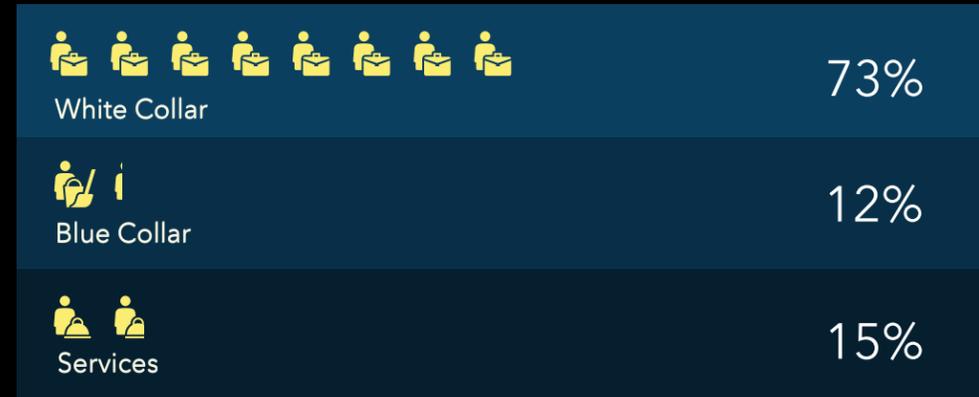
### EDUCATION



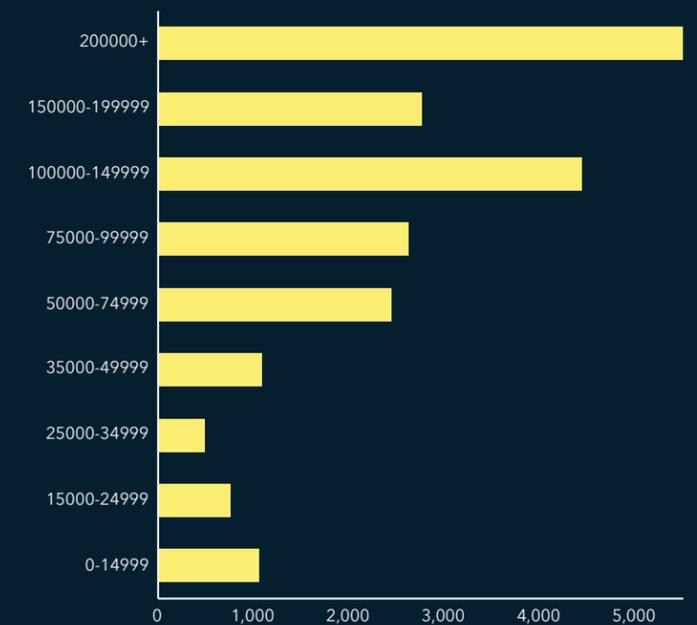
### INCOME



### EMPLOYMENT



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



### KEY FACTS



### BUSINESS



### TAPESTRY SEGMENTS



# 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
<b>2025 Total Population</b>	<b>7,906</b>	<b>53,679</b>	<b>106,395</b>
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%
<b>2025 Total Daytime Population</b>	<b>33,830</b>	<b>99,073</b>	<b>152,185</b>
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%
<b>Median Age</b>	<b>40.6</b>	<b>42.6</b>	<b>43.0</b>

## 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

<b>Total</b>	<b>6,065</b>	<b>39,683</b>	<b>77,617</b>
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
<b>2025 Households</b>	<b>3,954</b>	<b>23,106</b>	<b>43,785</b>
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

<b>2025 Housing Units</b>	<b>4,361</b>	<b>25,180</b>	<b>47,486</b>
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%
<b>Average Household Income</b>	<b>\$152,850</b>	<b>\$162,061</b>	<b>\$172,491</b>
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%
<b>Average Home Value</b>	<b>\$631,965</b>	<b>\$721,998</b>	<b>\$746,149</b>

## 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

<b>White Collar</b>	<b>71.8%</b>	<b>73.9%</b>	<b>75.0%</b>
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%
<b>Blue Collar</b>	<b>11.9%</b>	<b>11.1%</b>	<b>10.9%</b>
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

**RAY SCHUPP**

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**SJC VENTURES**



**RETAIL**  
A MEMBER OF CHAINLINKS RETAIL ADVISORS