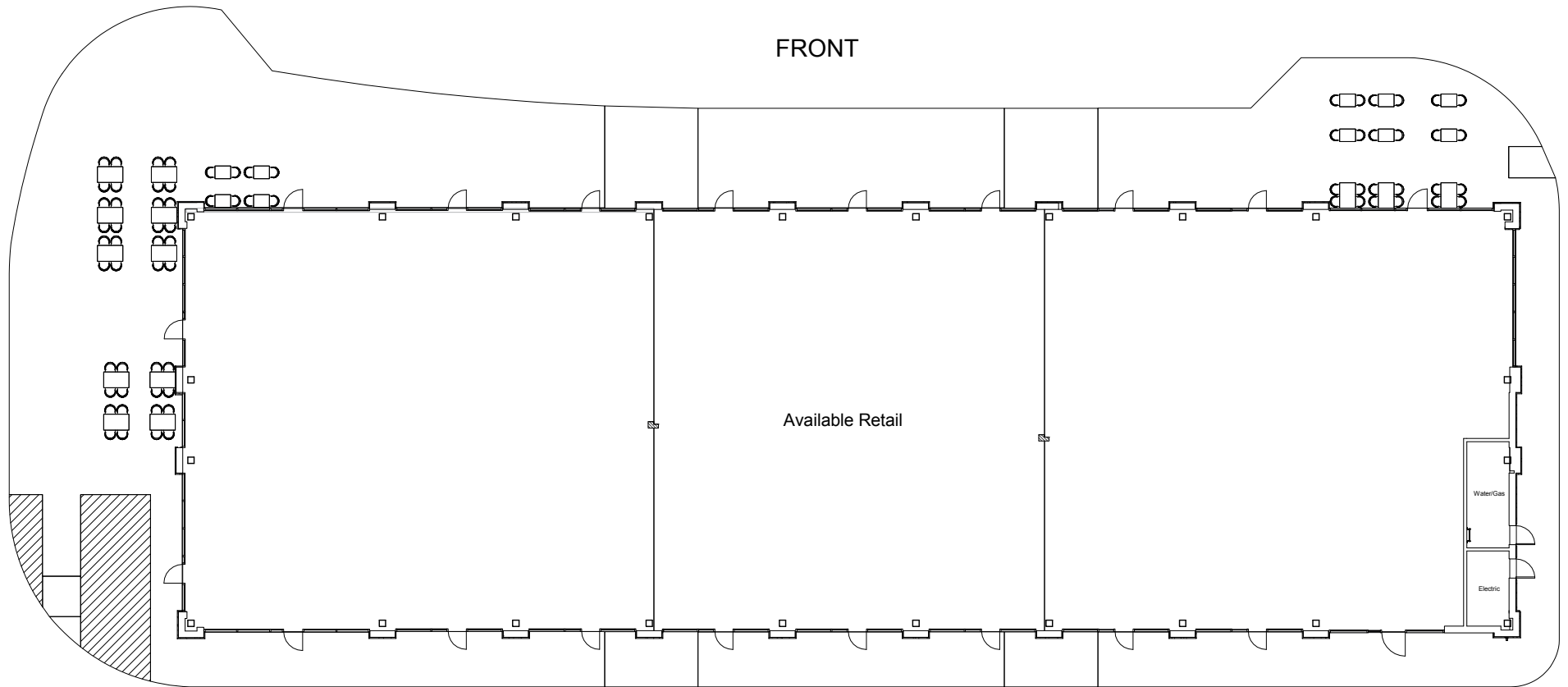


**TOTAL SF AVAILABLE:**  
Up to 14,000 SF



## About Annapolis Junction Town Center

Annapolis Junction Town Center is a mixed-use community and features 416 ultra-luxurious apartment homes, over 19,000 square feet of retail space, a MARC Transit station with a 704-space commuter parking garage, and 101,200 square feet of multi-story class 'A' office space. The development offers easy access to MD 32, I-95 and MD 295.

A 5,420 square foot retail building with an additional building for up to 14,000 square feet will support the Annapolis Junction Town Center development in affluent Howard County. A hotel is also planned at the community.

### TRAFFIC COUNT (MDOT)

MD Route 32 - 82,000 ADT

Dorsey Run Road - 21,500 ADT

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,965	57,441	179,295
No. Households	1,339	18,806	64,527
Avg. Household Income	\$142,215	\$114,309	\$114,367

The retail component will function as an amenity to Annapolis Junction Town Center and the adjacent business and office parks, and commuters to the Savage/Ft. Meade area. Approximately 100,000 employees work in the surrounding area.



### RETAIL SPACE

#### 10140 JUNCTION DRIVE

Suite 101-109 14,000 SF FUTURE

#### 10150 JUNCTION DRIVE

Suite 101 Baltimore Coffee & Tea 1,809 SF

Suite 102 Pepperjacks Subs & Sandwiches 1,789 SF

Suite 103 **AVAILABLE** 1,822 SF

#### RETAIL FEATURES

Suite Sizes Up to 14,000 SF

Signage Elevated pylon + ground mounted pylon

Parking 150 surface + 500 garage

Lease Type NNN



*For more information on Annapolis Junction Town Center, visit: [sjpi.com/annapolisjunction](http://sjpi.com/annapolisjunction)*

**Distances to:**

- Baltimore (Downtown) ..... 20 miles
- BWI Airport ..... 12 miles
- Ft. Meade ..... 8 miles
- NSA ..... 2.5 miles
- MD 295 ..... 2 miles
- Washington, D.C. (Downtown) ..... 24 miles

**About St. John Properties**

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.



2560 Lord Baltimore Drive  
 Baltimore, MD 21244  
 410.788.0100 | SJPI.COM  
 MD | CO | LA | NV | PA | UT | VA | WI

Connect with us @stjohnprop    



**For additional leasing information or to schedule a tour, contact:**

**Bill Holzman**  
*Vice President, Retail Leasing*  
 410.369.1240 | bholzman@sjpi.com

**Eric Llewellyn**  
*Retail Leasing Representative*  
 443.464.1308 | ellewellyn@sjpi.com

*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 09/18*