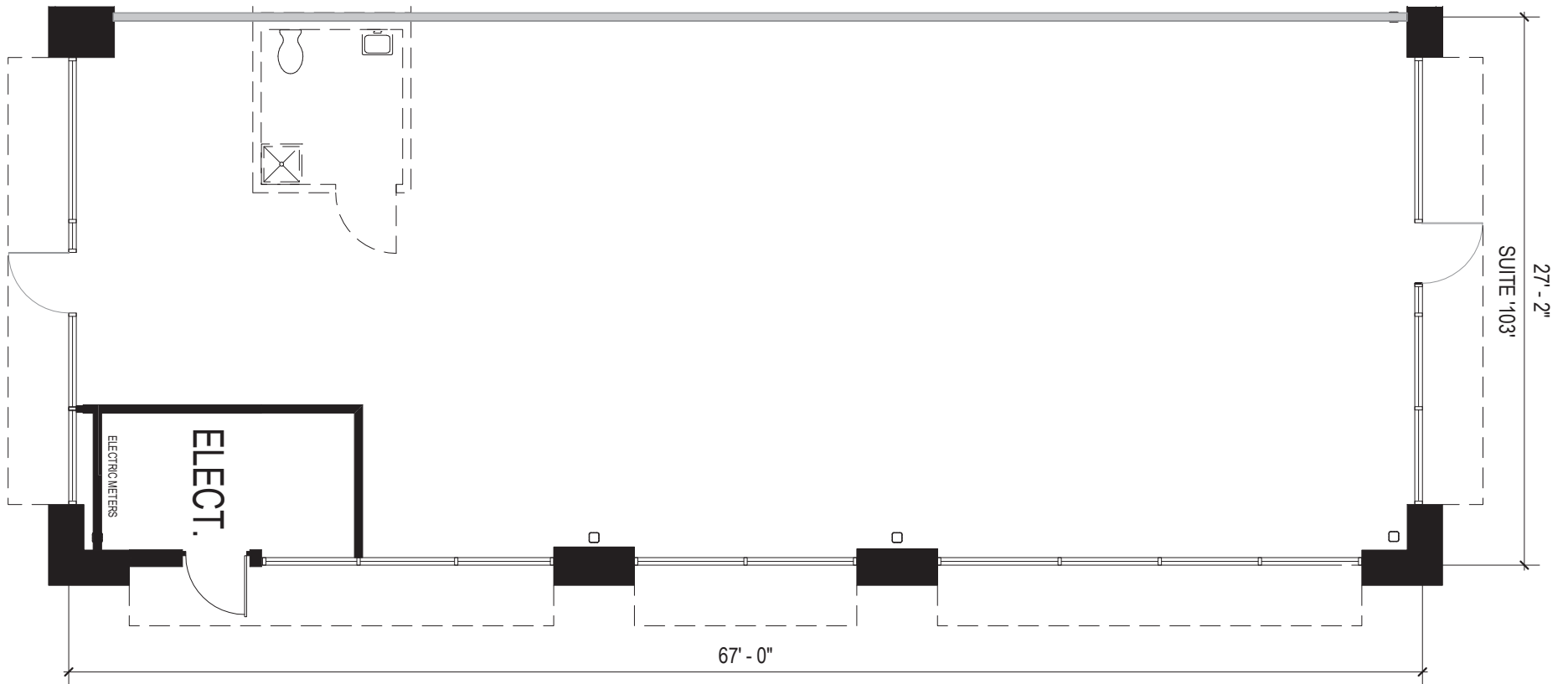
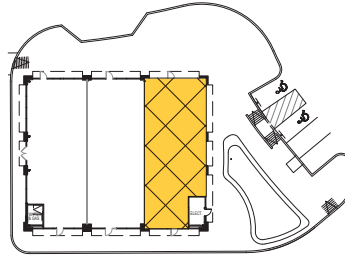


ANNAPOLIS JUNCTION TOWN CENTER
10150 Junction Drive | Annapolis Junction, MD 20701
Suite 103

TOTAL SF AVAILABLE:
1,822 SF

KEY PLAN
NOT TO SCALE



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

Suites 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



Clockwise from bottom left: The Residences, luxury apartments; 10170 Junction Drive—multi-story class 'A' office; aerial photography (10/2017) of construction progress



Annapolis Junction Town Center

CORRIDOR INDUSTRIAL PARK

JUNCTION BUSINESS PARK
(10,000 EMPLOYEES)

NATIONAL BUSINESS PARK
(30,000 EMPLOYEES)

ANNAPOLIS JUNCTION BUSINESS PARK
(20,000 EMPLOYEES)

FORT MEADE

DISA
DEFENSE INFORMATION SYSTEMS AGENCY (DISA) HQ

NATIONAL SECURITY AGENCY (NSA)
(30,000 EMPLOYEES)

US CYBER COMMAND
(56,000 EMPLOYEES)

For more information on Annapolis Junction Town Center, visit: 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.



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Connect with us @stjohnprop    



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