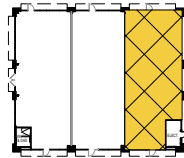
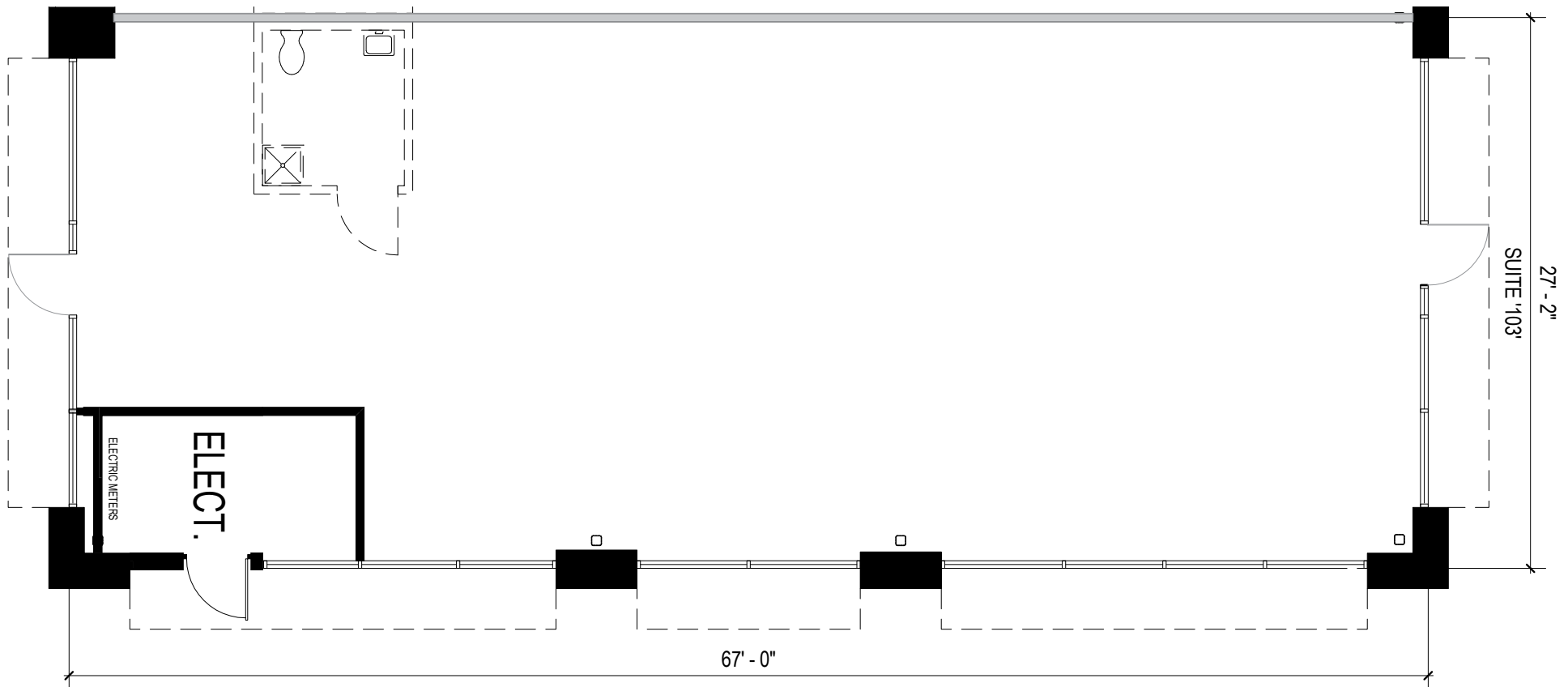


**TOTAL SF AVAILABLE:**  
1,822 SF

**KEY PLAN**  
NOT TO SCALE



NOTE: THIS SPACE PLAN IS SUBJECT TO EXISTING FIELD CONDITIONS. THIS DRAWING IS PROPRIETARY AND THE EXCLUSIVE PROPERTY OF ST. JOHN PROPERTIES, INC. ANY DUPLICATIONS, DISTRIBUTION, OR OTHER UNAUTHORIZED USE IS STRICTLY PROHIBITED.



## About Annapolis Junction Town Center

On completion Annapolis Junction Town Center will feature 416 ultra-luxurious apartment homes, a 150-room hotel, 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 has 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.

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.

Below: Artist rendering of The Residences, luxury apartments; aerial photography (10/2017) of construction progress



## RETAIL SPACE

### 10140 JUNCTION DRIVE

Suites 101-109 14,000 SF FUTURE

### 10150 JUNCTION DRIVE

Suite 101 Baltimore Coffee & Tea 1,809 SF

Suite 102-103 **AVAILABLE** 1,789 SF  
- 3,611 SF

### RETAIL FEATURES

Suite Sizes Up to 14,000 SF

Signage Elevated pylon + ground mounted pylon

Parking 150 surface + 500 garage

Lease Type NNN

### TRAFFIC COUNT (MDOT)

MD Route 32 - 70,000 ADT

Dorsey Run Road - 21,500 ADT

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,860	55,741	169,204
No. Households	1,339	18,577	61,359
Avg. Household Income	\$134,030	\$109,333	\$108,550



*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 18.5 million square feet of commercial real estate, including flex/R&D, warehouse, office and retail space.



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