ST. JOHN PROPERTIES

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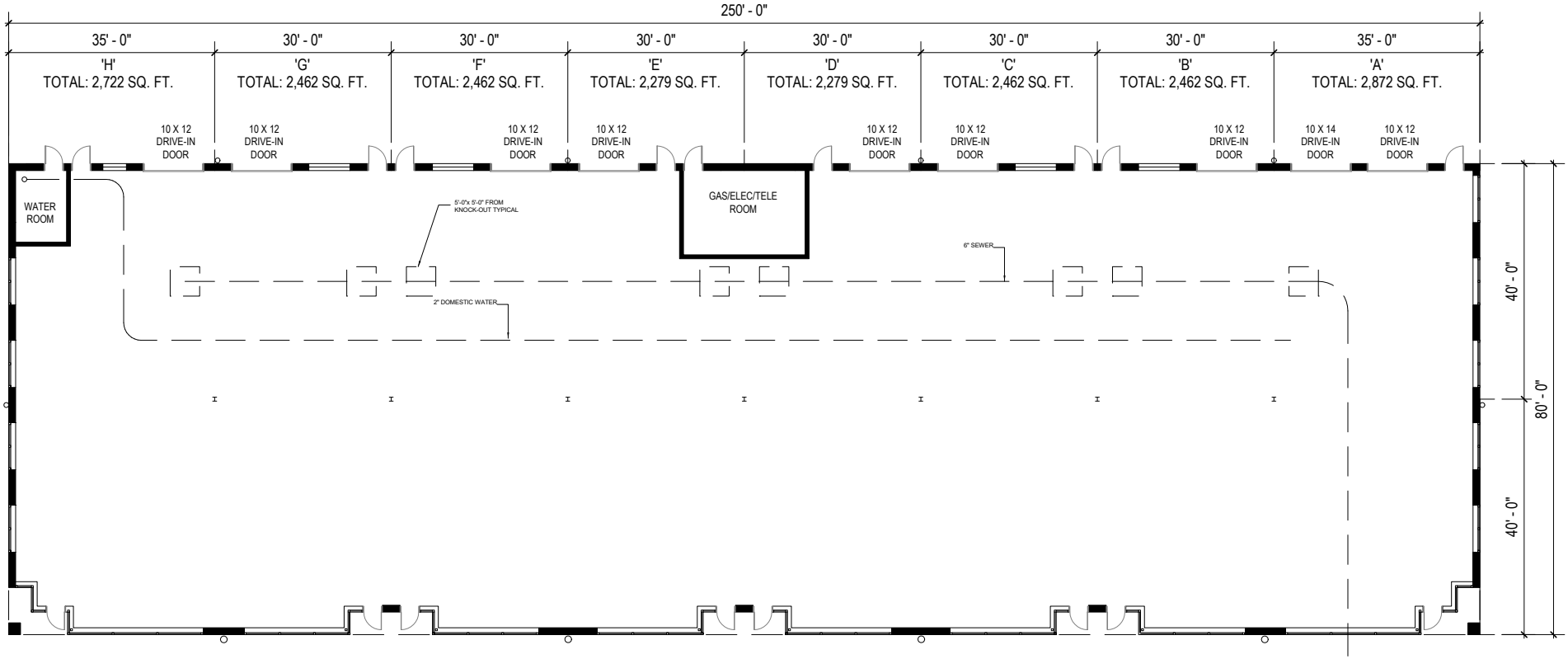
Glen Burnie Crossing

81 Dover Road | Glen Burnie, MD 21060

Suites A-H

Total SF Available:

2,279 up to 20,000 SF



__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 Glen Burnie Crossing

Located at the intersection of Ritchie Highway (MD Route 2) and Dover Road, in the heart of Glen Burnie's automotive corridor, these six buildings feature over 112,000 square feet of automotive/retail and flex/R&D space.

Zoned C-4, the automotive/retail buildings feature grade-level doors and a drive-through design. This location is ideal for automotive service and automotive retail business locations. Excellent signage opportunity exists at a signalized intersection on Ritchie Highway, with an average daily traffic count of over 35,110 vehicles.

Automotive Building Features

- Grade-level doors
- Drive-through design
- Oil separator
- Floor drains
- Exhaust ports
- Abundant parking
- C-4 Zoning

Traffic Count (MDOT)
Ritchie Hwy (Rt.2) & Dover Rd: 35,110 vehicles/day

Demographics	1 Mile	3 Miles	5 Miles
Population	8,497	77,968	186,715
Avg. Household Income	$74,899	$86,893	$85,420

Automotive/Flex Space

Automotive/Flex Buildings	
85 Dover Road	35,100 SF
87 Dover Road	15,750 SF
89 Dover Road	15,750 SF
91 Dover Road	13,125 SF
93 Dover Road	13,125 SF
85-93 Dover Road Specifications	
Suite Sizes	2,625 up to 35,100 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-through
Zoning	C-4

Flex/Retail Space

Flex/Retail Building	
81 Dover Road	20,000 SF
81 Dover Road Specifications	
Suite Sizes	Up to 20,000 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in
Zoning	C-4

Distances to:

Annapolis, MD (Downtown)	20 miles
Baltimore, MD (Downtown)	12 miles
BWI Airport	4 miles
Columbia, MD	9 miles
Interstate 95	3 miles
Interstate 695 (Baltimore Beltway)	6 miles
MD 295	0.5 miles
Fort Meade/NSA	6 miles
Washington, D.C. (Downtown)	28 miles

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

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

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U.S. GREEN BUILDING COUNCIL MEMBER

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