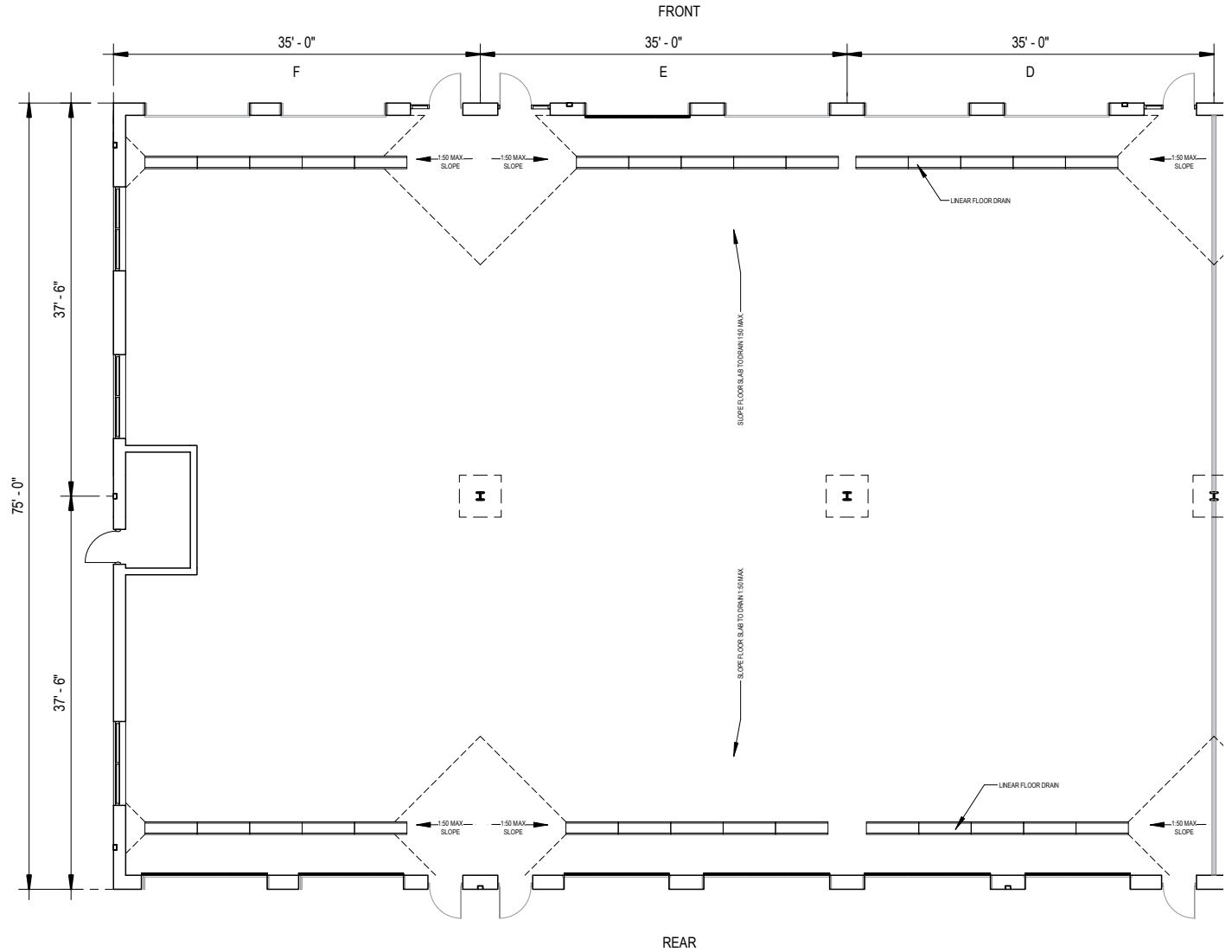
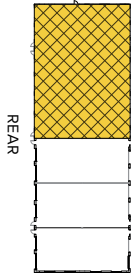


**TOTAL SF AVAILABLE:**  
2,625-7,875 SF

**KEY PLAN**  
NOT TO SCALE



## 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 five buildings feature over 92,000 square feet of automotive retail space. An additional 20,000 square foot flex/retail building is also planned for development.

Zoned C-4 with 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
- Exhaust ports
- Drive-through design
- Abundant parking
- Oil separator
- C-4 Zoning
- Floor drains

## TRAFFIC COUNT (MDOT)

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

## DEMOGRAPHICS

|                       | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------|----------|----------|----------|
| Population            | 6,950    | 73,940   | 183,916  |
| Avg. Household Income | \$76,125 | \$85,427 | \$84,409 |



Left:  
Electronic  
pylon sign;  
Below:  
85 Dover  
Road



## 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 | FUTURE |
|---------------|-----------|--------|

### 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   |
| I-95 .....                        | 3 miles   |
| I-695 (Baltimore Beltway) .....   | 6 miles   |
| MD 295 .....                      | 0.5 miles |
| Ft. Meade/NSA .....               | 6 miles   |
| Washington, D.C. (Downtown) ..... | 28 miles  |



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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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