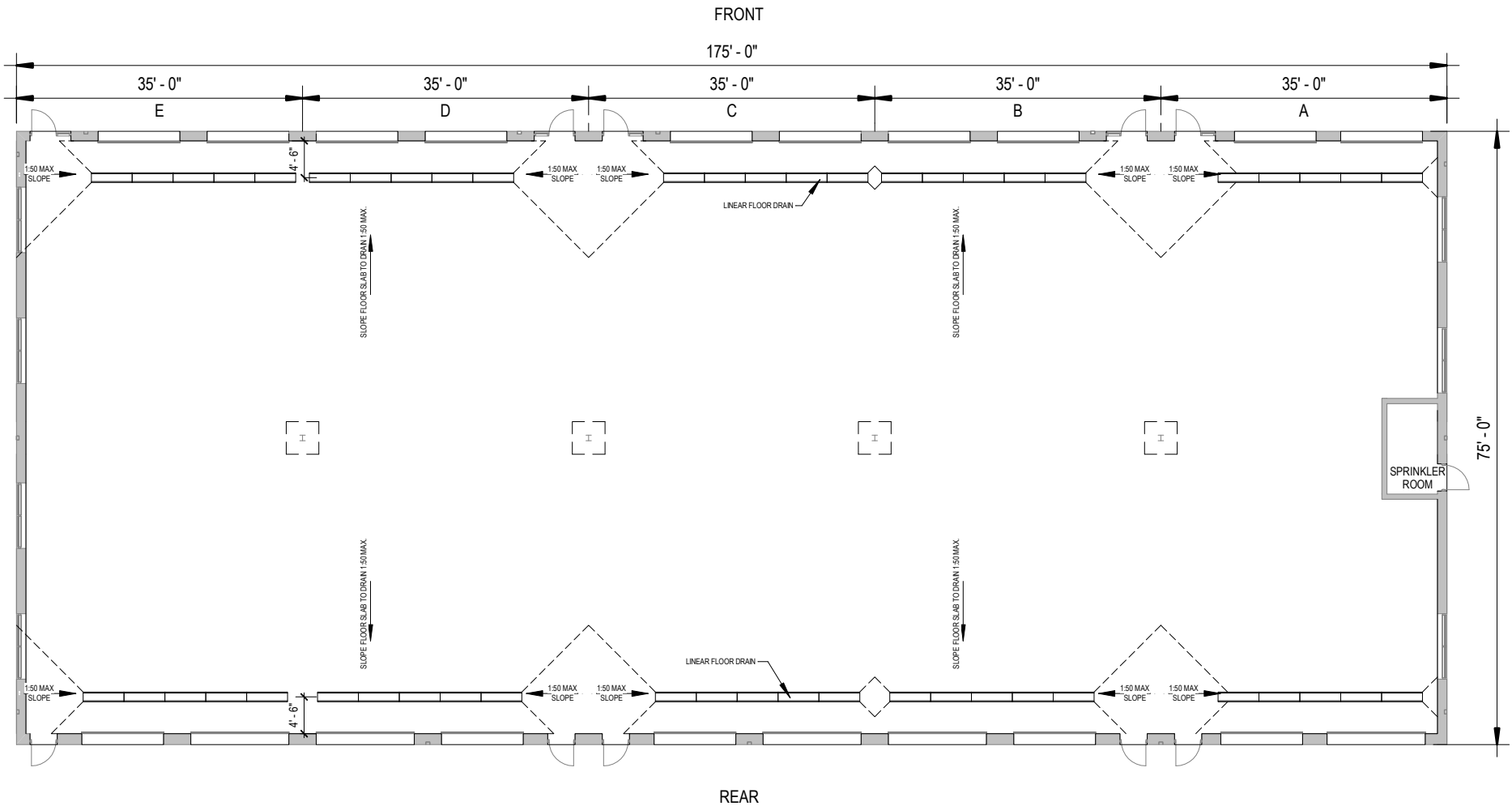


**TOTAL SF AVAILABLE:**  
2,625-13,125 SF



*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 five buildings feature over 92,000 sq. ft. of automotive retail space.

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

*For more information on  
Glen Burnie Crossing, visit:  
[sjpi.com/glenburniecrossing](http://sjpi.com/glenburniecrossing)*

## 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

### 87-93 DOVER ROAD SPECIFICATIONS

Suite Sizes	2,625 up to 15,750 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

### TRAFFIC COUNT (MDOT)

Ritchie Hwy (Rt.2) & Dover Rd - 35,110 vehicles daily

### DEMOGRAPHICS

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







**Distances to:**

- Annapolis (Downtown) ..... 20 miles
- Baltimore (Downtown) ..... 12 miles
- BWI Airport ..... 4 miles
- Columbia ..... 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 19 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

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