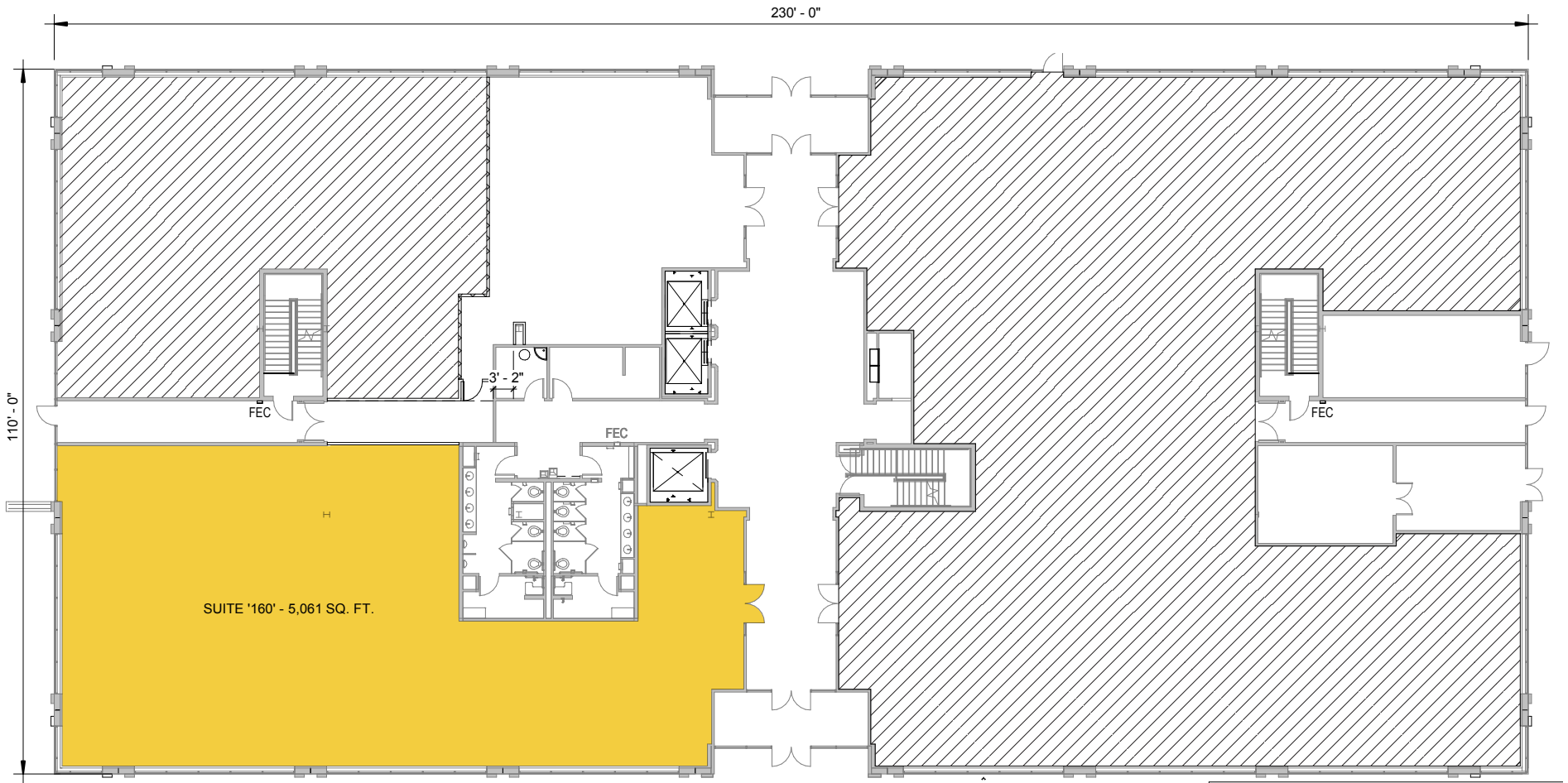


TOTAL SF AVAILABLE:
Up to 5,061 SF





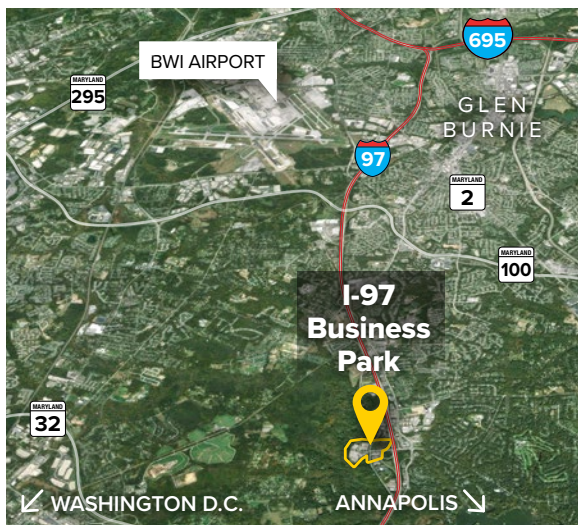
Space available for quick-serve and full service restaurants with patio and building signage

231 Najoles Road

I-97 Business Park

Millersville, MD 21108

231 Najoles Road is a 126,500 square foot LEED Gold certified five-story Class 'A' Office building located within I-97 Business Park, a 552,160 square foot business community. 231 Najoles Road features first floor restaurant and retail space with prime visibility and signage opportunities.



RETAIL SPACE

231 NAJOLAS ROAD

| | |
|-----------|----------------|
| Suite 135 | 1,762 SF |
| Suite 160 | Up to 5,061 SF |

FIVE-STORY OFFICE SPECIFICATIONS

| | |
|-------------|----------------------------|
| LEED | Gold Core & shell |
| Suite Sizes | Up to 5,061 SF |
| Offices | Built to suit |
| Parking | 5 spaces per 1,000 SF |
| HVAC | Gas, VAV with zone control |
| Zoning | W1 |

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Population | 2,733 | 51,000 | 179,208 |
| Avg. Household Income | \$177,953 | \$122,220 | \$113,245 |



POTENTIAL RESTAURANT SPACE

10B



BENFIELD BLVD

TO 97 NORTH



10A

TO BALTIMORE
TO ANNAPOLIS

VETERANS HWY

NAJOLES RD

TO 97 SOUTH

1114 BENFIELD BOULEVARD
33,300 SF

1110 BENFIELD BOULEVARD
42,240 SF

107 BENFIELD BOULEVARD
44,700 SF

101 BENFIELD BOULEVARD
50,643 SF

111 BENFIELD BLVD
40,800 SF

231 NAJOLES ROAD
126,500 SF

251 NAJOLES ROAD
17,400 SF

253 NAJOLES ROAD
30,520 SF

255 NAJOLES ROAD
33,320 SF

254 NAJOLES ROAD
30,240 SF

258 NAJOLES ROAD
33,620 SF

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

Bill Holzman
Vice President, Retail Leasing
410.369.1240 | bholzman@sjpi.com

Eric Llewellyn
Retail Leasing Representative
443.464.1308 | ellewellyn@sjpi.com

Retail Space Availability:



Tower Federal Credit Union

Suite 135
1,762 SF

kw KELLERWILLIAMS
FLAGSHIP of MARYLAND

Suite 160
Up to 5,061 SF

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 07/19