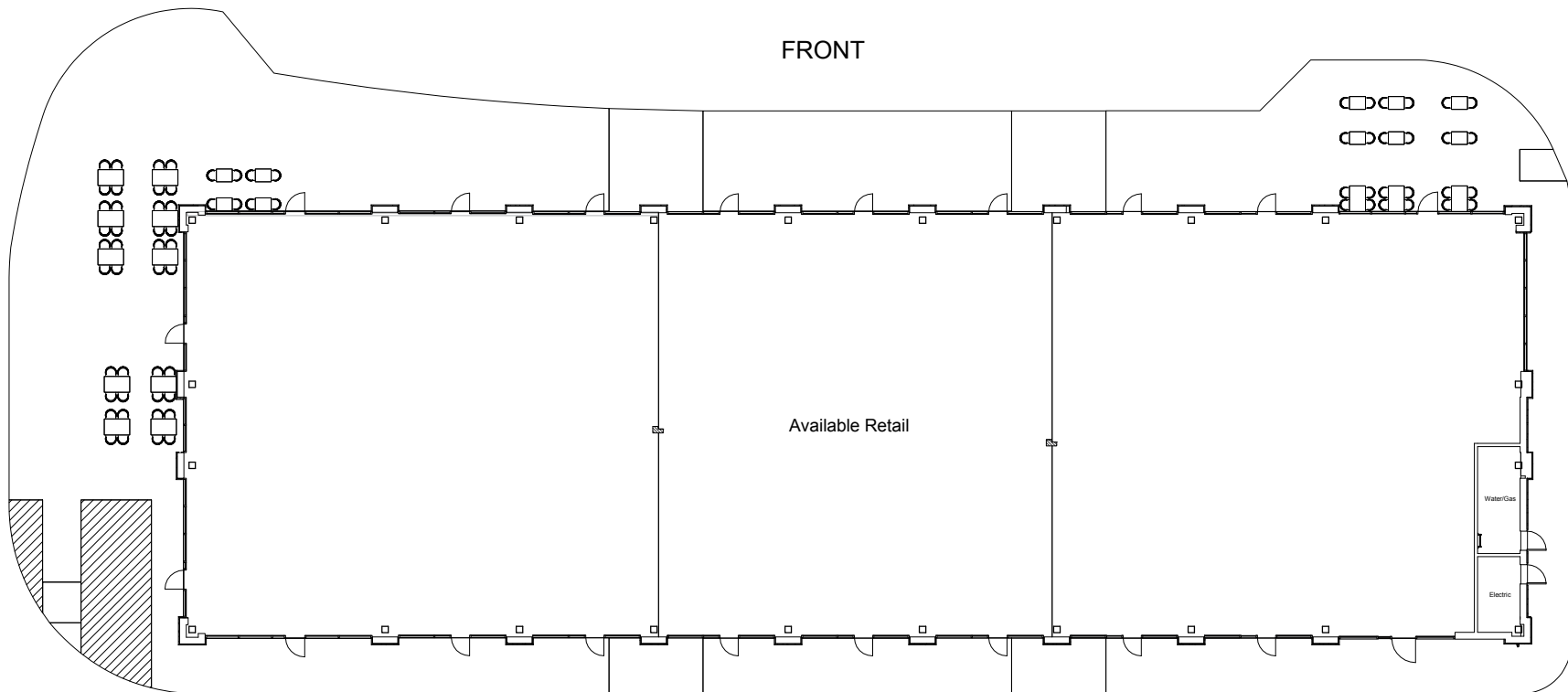


TOTAL SF AVAILABLE:
14,000 SF

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 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: Aerial photography (8/2017) of construction progress; artist rendering of The Residences, luxury apartments



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



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



2560 Lord Baltimore Drive
 Baltimore, MD 21244
 410.788.0100 | SJPI.COM
 CO | MD | NV | PA | LA | UT | VA | WI

Follow us @stjohnprop   



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

Brooke Harlander *Leasing Agent*
 410.369.1232 | bharlander@sjpi.com

Bill Holzman *VP, Retail Leasing*
 410.369.1240 | bholzman@sjpi.com

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 08/17