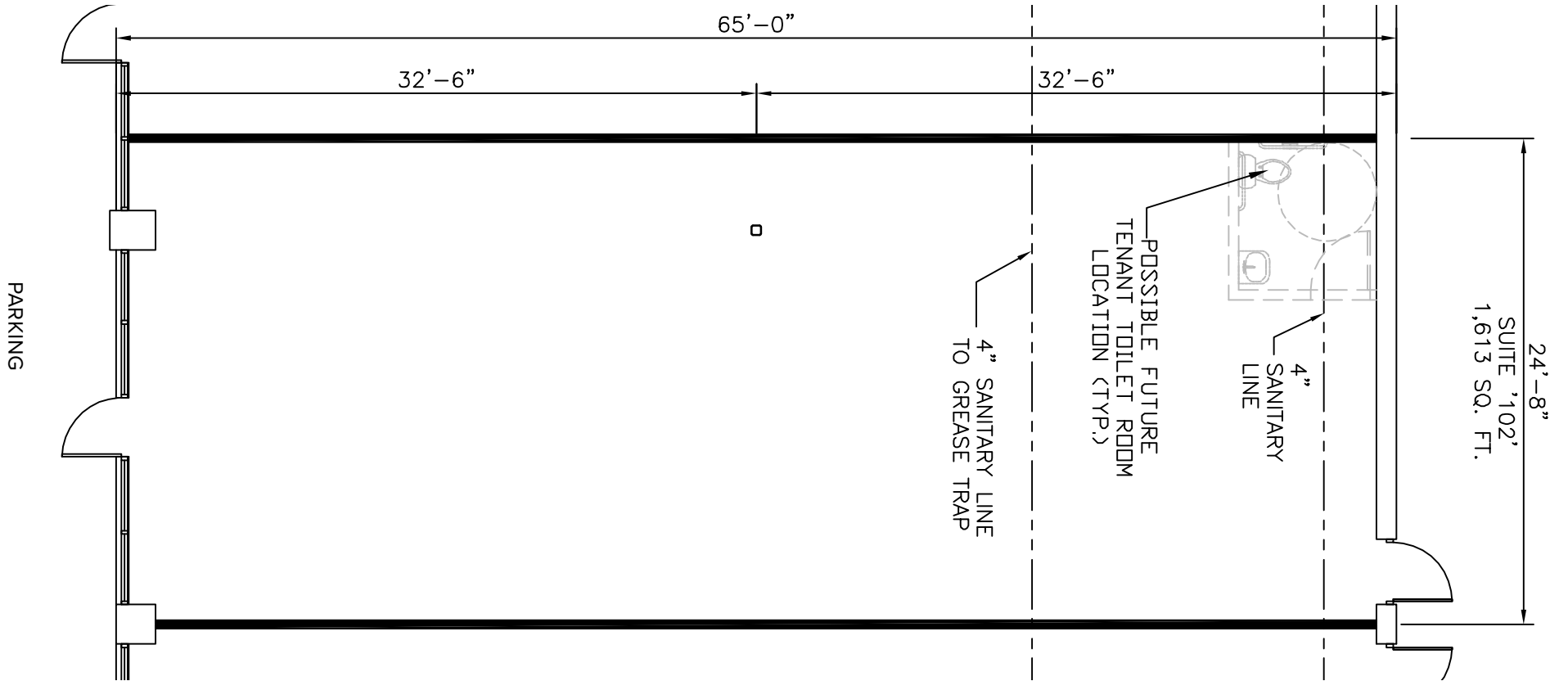
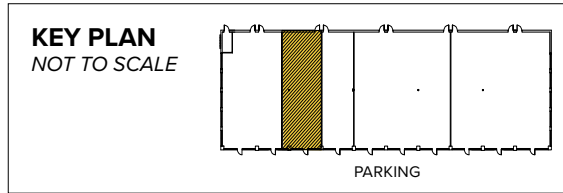


**Total SF Available:**  
1,613 SF





BWI Tech Park contains 42,841 square feet of retail space, including two inline buildings and three pad sites. Pad site tenants include Cracker Barrel, Lakson Mart, and Royal Farms. Over 58,000 people reside in a 3 mile radius with an average household income of over \$85,000 annually.

**Inline Retail Space**

802 Pinnacle Drive		
Suites 100 - 101	Urban Bar-B-Que	2,386 SF
Suite 102	<b>AVAILABLE</b>	1,613 SF
Suite 103	<b>AVAILABLE</b>	1,309 SF
Suites 104-105	Mio Bella Nails & Spa	2,618 SF
Suite 106	<b>AVAILABLE</b>	1,309 SF
Suites 107 - 109	El Toro Bravo	4,090 SF
806 Pinnacle Drive		
Suites 100-109	<b>AVAILABLE</b>	13,325 SF

**Pad Sites**

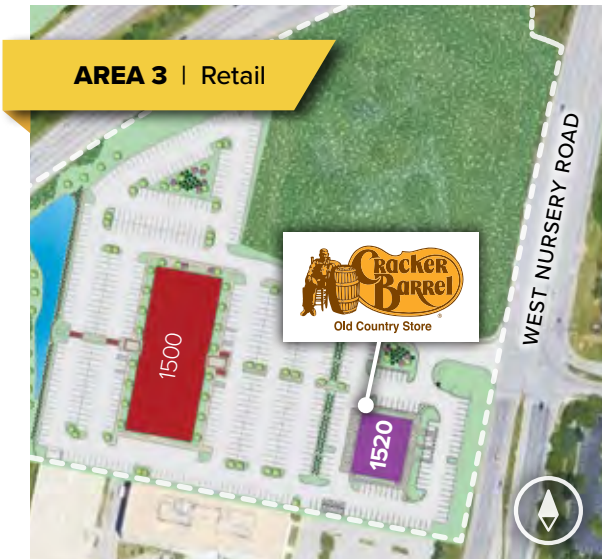
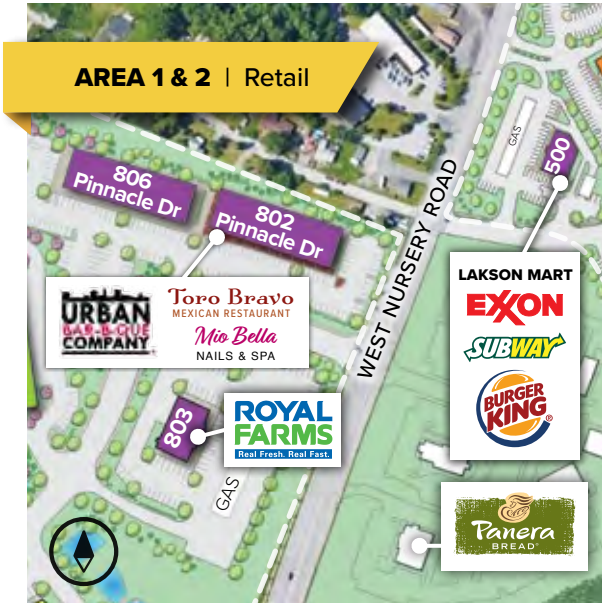
500 Progress Drive	
Lakson Mart	5,025 SF
803 Pinnacle Drive	
Royal Farms	5,166 SF
1520 W. Nursery Road	
Cracker Barrel	6,000 SF

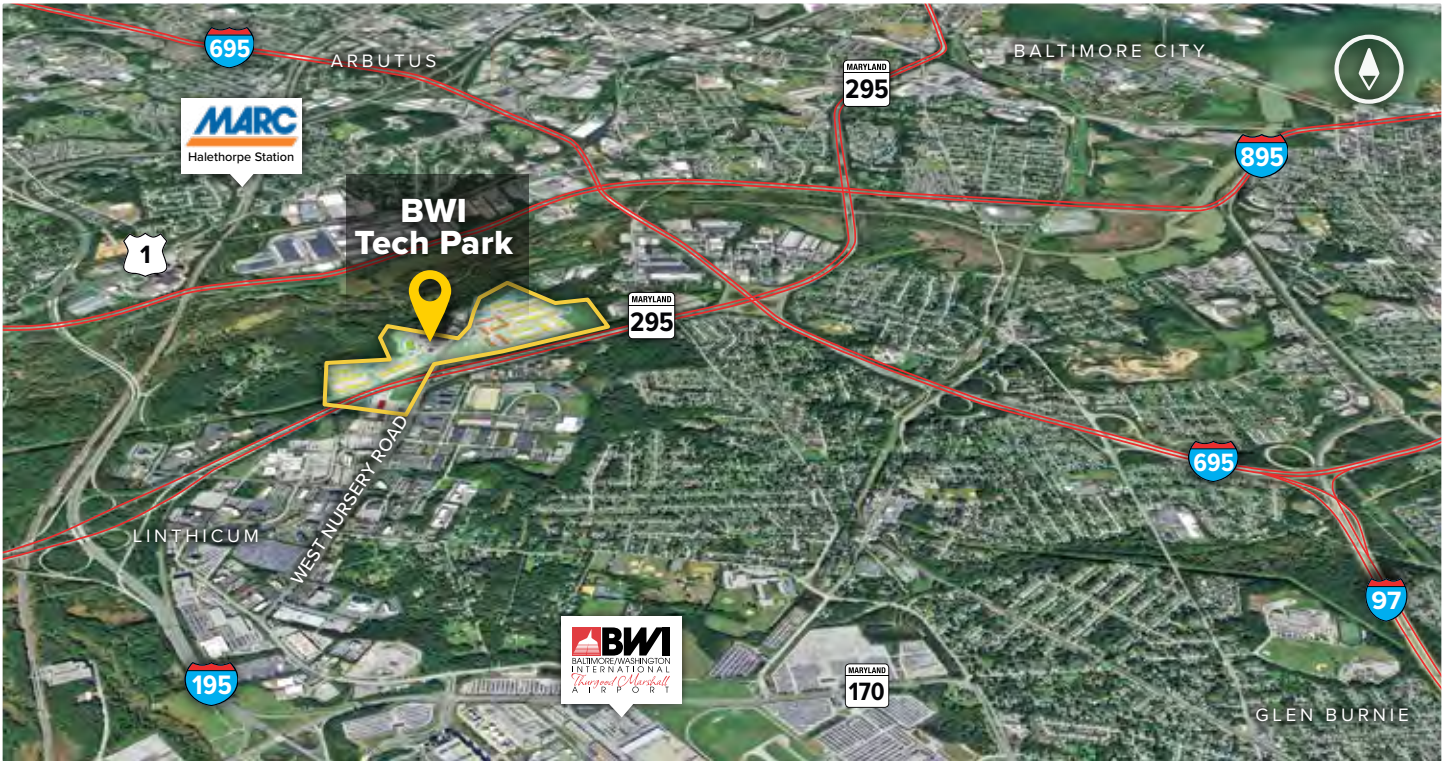
**Demographics**

	1 Mile	3 Miles	5 Miles
Population	2,081	58,559	204,879
Daytime Population	6,463	76,944	259,753
Avg. Household Income	\$103,558	\$85,466	\$75,857

**Traffic Count (MDOT)**

MD 295: 88,771 vehicles/day  
 West Nursery Road & Digital Drive: 9,360 vehicles/day





**Distances to:**

- Annapolis, MD (Downtown) ..... 22 miles
- Arundel Mills Mall ..... 4 miles
- Baltimore, MD (Downtown) ..... 8 miles
- BWI Airport ..... 2 miles
- Columbia, MD ..... 12 miles
- Interstate 495 (Capital Beltway) ..... 19 miles
- Interstate 695 (Baltimore Beltway) ..... 3 miles
- MD 100 ..... 4 miles
- MD 295 ..... 0.1 mile



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*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 11/19*

**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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