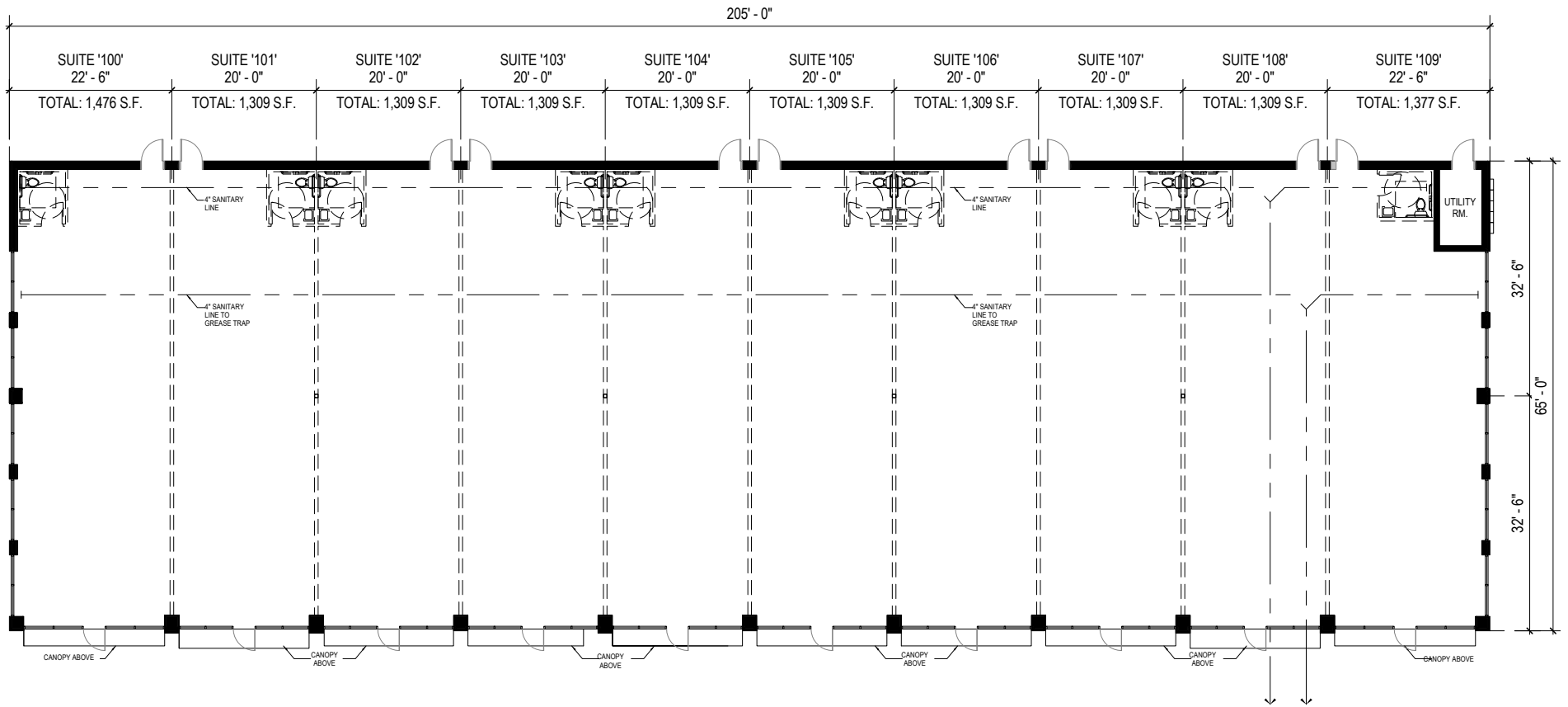


Total SF Available:
1,309 up to 13,325 SF





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	AVAILABLE	1,613 SF
Suite 103	AVAILABLE	1,309 SF
Suites 104-105	Mio Bella Nails & Spa	2,618 SF
Suite 106	AVAILABLE	1,309 SF
Suites 107 - 109	El Toro Bravo	4,090 SF
806 Pinnacle Drive		
Suites 100-109	AVAILABLE	13,325 SF

Pad Sites

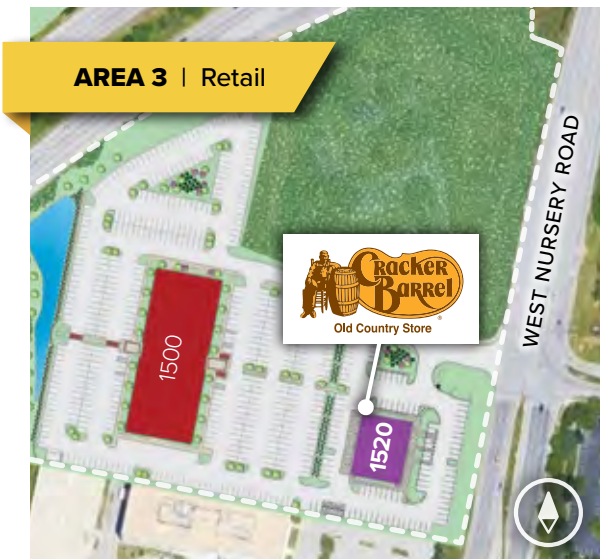
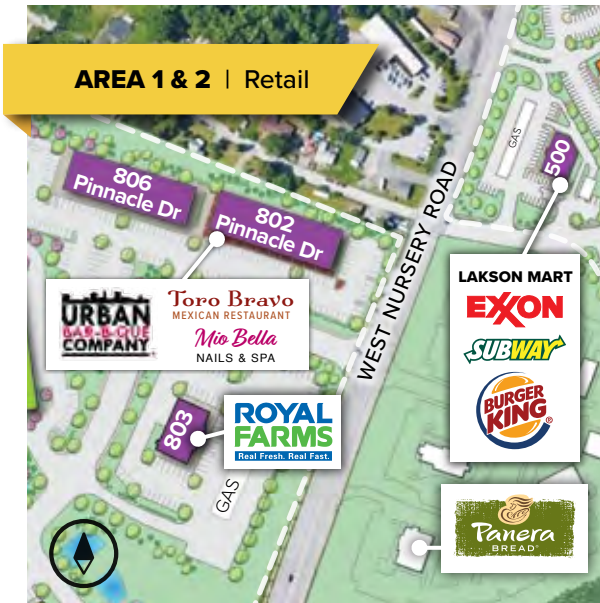
500 Progress Drive	
Lakson Mart	5,025 SF
803 Pinnacle Drive	
Royal Farms	5,166 SF
1520 W. Nursery Road	
Cracker Barrel	6,000 SF

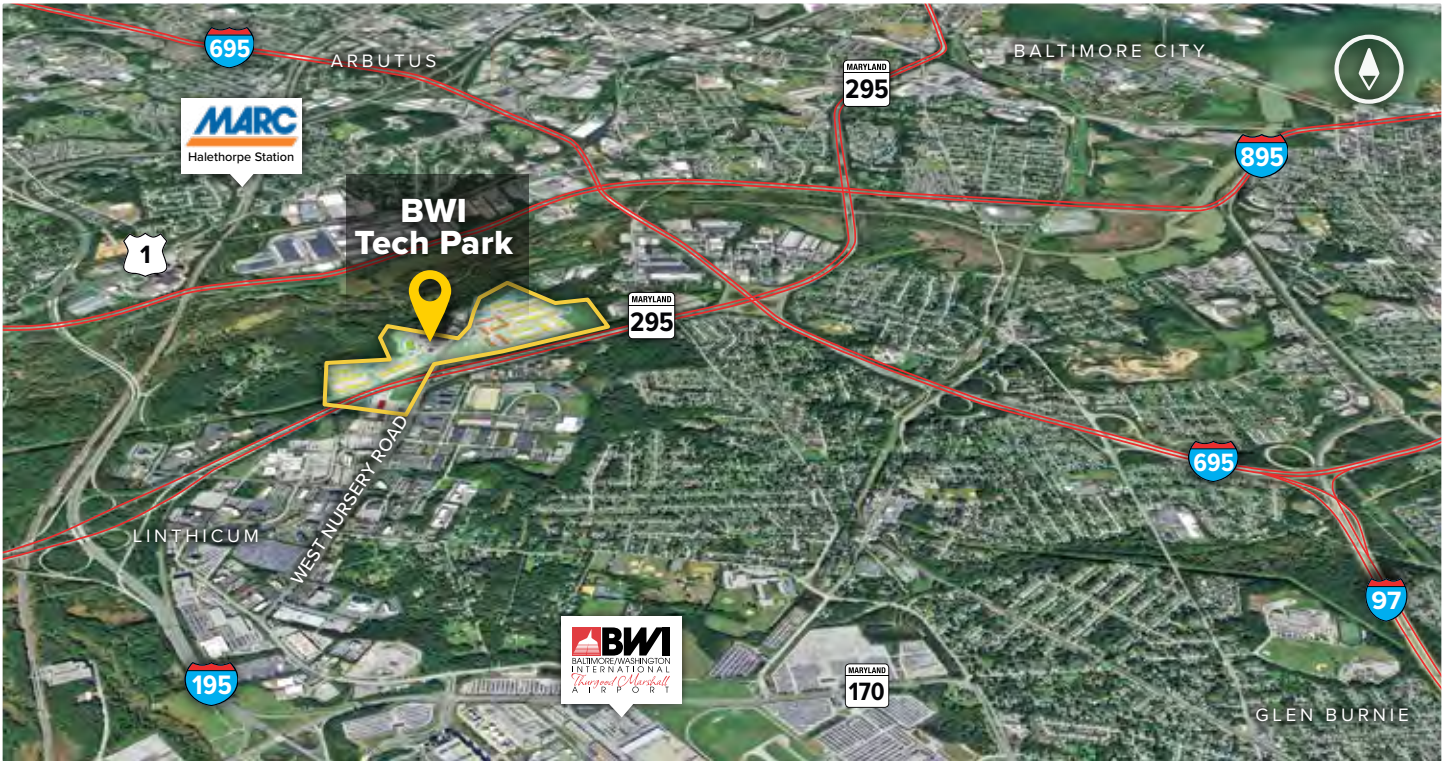
Demographics

	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



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

Connect with us @stjohnprop    



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.

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

OFFICE/FLEX SPACE

Lacey Johansson
Leasing Representative
 410.369.1229 | ljohansson@sjpi.com

Sean Doordan
Senior VP, Leasing & Acquisitions
 410.369.1211 | sdoordan@sjpi.com

RETAIL SPACE

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

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