Glen Burnie Crossing

77–93 Dover Road

Glen Burnie, MD 21060

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 eight buildings feature over 157,800 square feet of automotive/retail and flex/retail space.

Zoned C-4, the automotive/retail buildings feature 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 55,000 vehicles.

Visit **sjpi.com/glenburniecrossing** to learn more.

Property Features:

▶ Electronic pylon signage facing Ritchie Highway with visibility to over 55,000+ vehicles per day

▶ On-site parking at a ratio of 4 spaces per 1,000 SF

▶ Grade-level drive-in doors with drive-through building design

▶ Floor drains and exhaust ports, and oil separator

▶ Located in the heart of Glen Burnie's automotive corridor with access to a variety of amenities in close proximity

▶ Preferred C-4 zoning

Area Demographics
in a 3 Mile Radius

Traffic Count
55,000+ vehicles/day along Ritchie Highway (Rt. 2) and Dover Road

Population
79,186 people in a 3 mile radius

Average Household Income
$94,618 annually

Scan with your mobile device to take a virtual tour, download floor plans and more!

Electronic Pylon Sign

C-4 ZONING

Glen Burnie Crossing
SITE PLAN

Automotive/Retail Buildings

79 Dover Road	13,725 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

Automotive/Retail 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
Construction	Brick on block
Loading	Drive-through
Zoning	C-4

Flex/Retail Buildings

77 Dover Road	31,320 SF	LEED SILVER
81 Dover Road	20,000 SF	LEED DESIGNED

Flex/Retail Specifications

LEED *(Select buildings)*	Certified Silver
Suite Sizes	Up to 31,320 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in
Zoning	C-4

Flex/R&D Building

85 Dover Road	35,100 SF

Flex/R&D Specifications

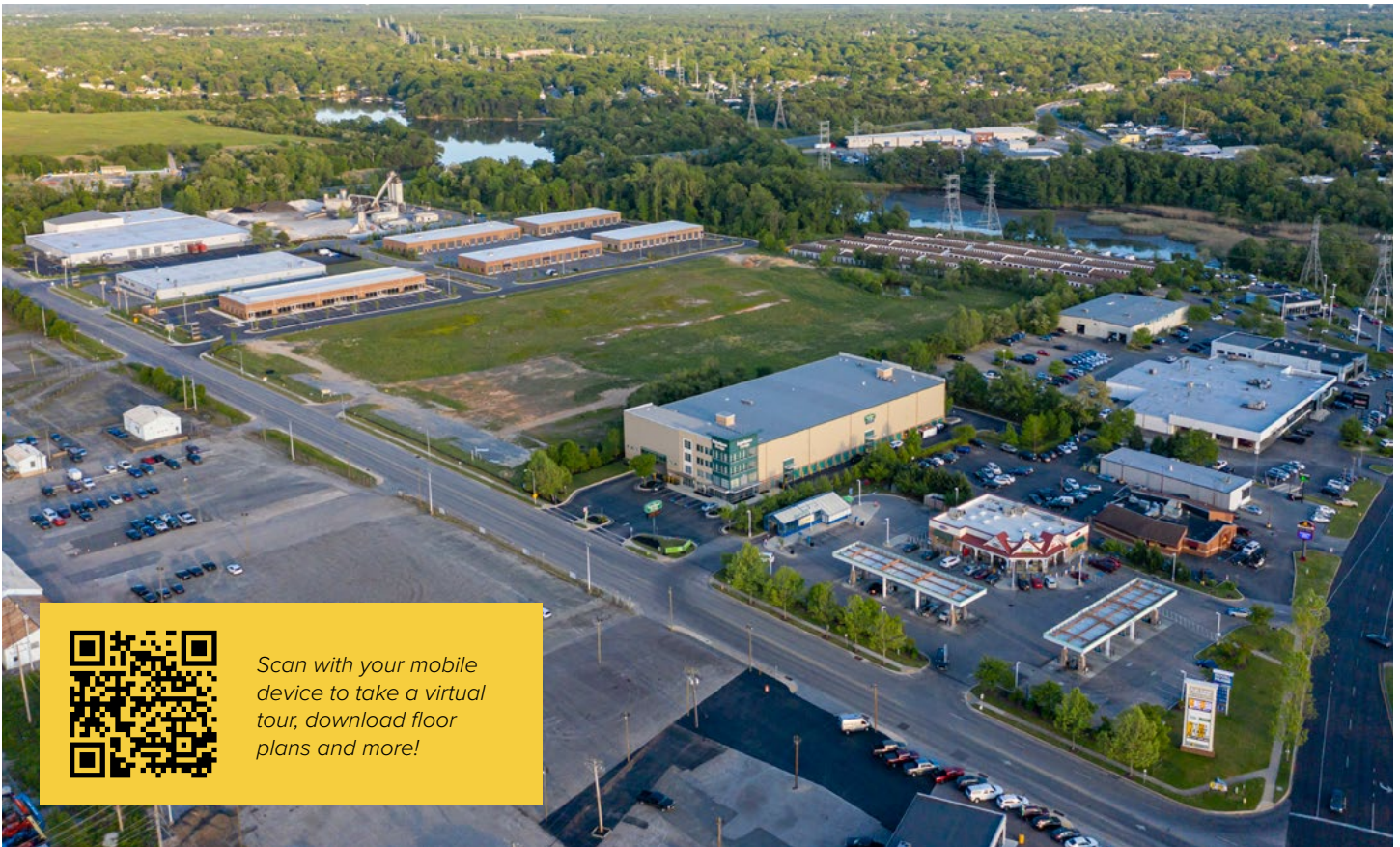|	
Suite Sizes	Up to 35,100 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in
Zoning	C-4

Located in the heart of Glen Burnie's automotive corridor with abundant amenities within close proximity

Distances to:

Annapolis, MD (Downtown)	20 miles
Baltimore, MD (Downtown)	12 miles
BWI Airport	4 miles
Columbia, MD	9 miles

Interstate 95	3 miles
Interstate 695 (Baltimore Beltway)	6 miles
MD 295 (Baltimore-Washington Boulevard)	0.5 miles
Washington, D.C. (Downtown)	28 miles

ARUNDEL PLAZA
Lowe's · FirstWatch The Daytime Café · Giant · TACO BELL · MOD · Jersey Mike's SUBS · PANDA EXPRESS

GOVERNOR PLAZA
Qdoba MEXICAN GRILL · PETCO · AC MOORE ARTS & CRAFTS · DICK'S SPORTING GOODS · AMERICA'S BEST CONTACTS & EYEGLASSES · K&G · ALDI · Starbucks · Panera BREAD

ORDNANCE PLAZA
PETSMART · THE HOME DEPOT · COSTCO WHOLESALE · McDonald's · West Marine · Party City · LUMBER LIQUIDATORS · planet fitness

CHESAPEAKE SQUARE SC
at home The Home Décor Superstore · BEST BUY · DXL DESTINATIONXL · Noodles & Company · SUBWAY · Moe's southwest grill · The UPS Store · five BELOW · SportClips HAIRCUTS · Pizza Hut · SHOE CITY · Hallmark · Advance Auto Parts

THE CENTRE AT GLEN BURINE
TARGET · BONEFISH GRILL · Chick-fil-A · Office DEPOT · theVitamin Shoppe · T-Mobile · SALLY BEAUTY · FIVE GUYS BURGERS and FRIES · SunTrust · COLD STONE CREAMERY

MVA Motor Vehicle Administration

Glen Burnie Crossing

Walmart

BALTIMORE ANNAPOLIS BLVD · RITCHIE HIGHWAY · E ORDNANCE RD · CHESAPEAKE CENTER DRIVE · DOVER RD

MARYLAND 2 · MARYLAND 710 · MARYLAND 10 · 695 · 97

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Contact Us

For additional information or to schedule a tour, contact:

FLEX/AUTOMOTIVE SPACE:

Claire Cobert
Leasing Representative
ccobert@sjpi.com | 410.369.1274

RETAIL SPACE:

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

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

Corporate Headquarters:
2560 Lord Baltimore Drive, Baltimore, MD 21244
410.788.0100 | SJPI.COM

About St. John Properties
St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space.

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THE ASSOCIATION FOR COMMERCIAL REAL ESTATE

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