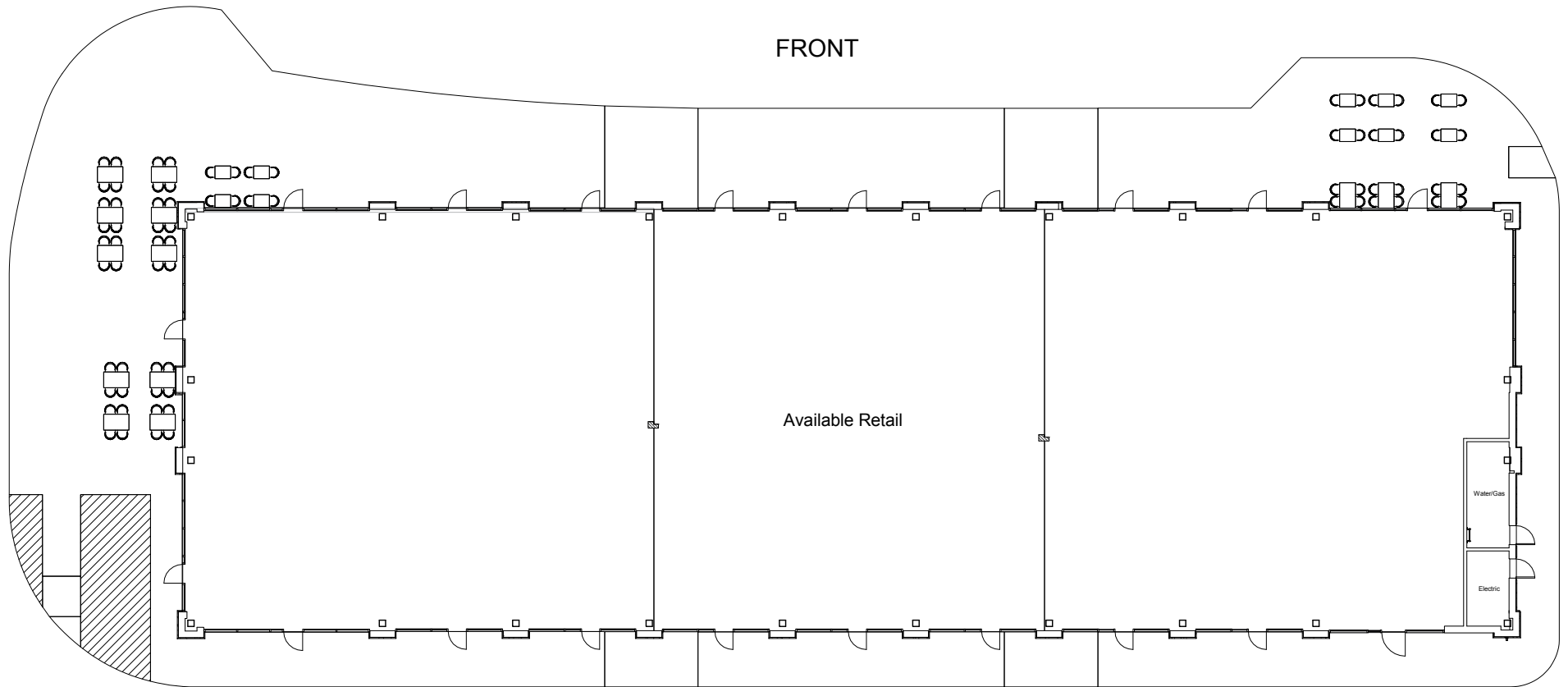


**TOTAL SF AVAILABLE:**  
Up to 14,000 SF



## About Annapolis Junction Town Center

Annapolis Junction Town Center is an 18-acre mixed use Transit Oriented Development (TOD) in Howard County. On completion, the mixed-use community will feature 416 ultra-luxurious apartment homes, 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 offers easy access to MD 32, Interstate 95 and MD 295.

A 5,420 square foot retail building and a future 14,000 square foot building will support the Annapolis Junction Town Center. A 150-room hotel is also planned at the site.

The retail component will function as an amenity to Annapolis Junction Town Center, adjacent business and office parks, and commuters to the Savage/Fort Meade area. Approximately 100,000 employees work in the surrounding area.

For more information on Annapolis Junction Town Center visit: [sjpi.com/annapolisjunction](http://sjpi.com/annapolisjunction)



### 10140 Junction Drive

Suites 101-109	FUTURE	14,000 SF
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### 10150 Junction Drive

Suite 101	Notch 8 Brewery	1,802 SF
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Suites 102-103	Pepperjacks Subs & Sandwiches	3,618 SF
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### Retail Building Features

Suite Sizes	Up to 14,000 SF
Signage	Elevated + ground mounted pylons
Parking	150 surface + 500 garage
Lease Type	NNN

### Traffic Count (MDOT)

MD Route 32: 70,000 vehicles/day

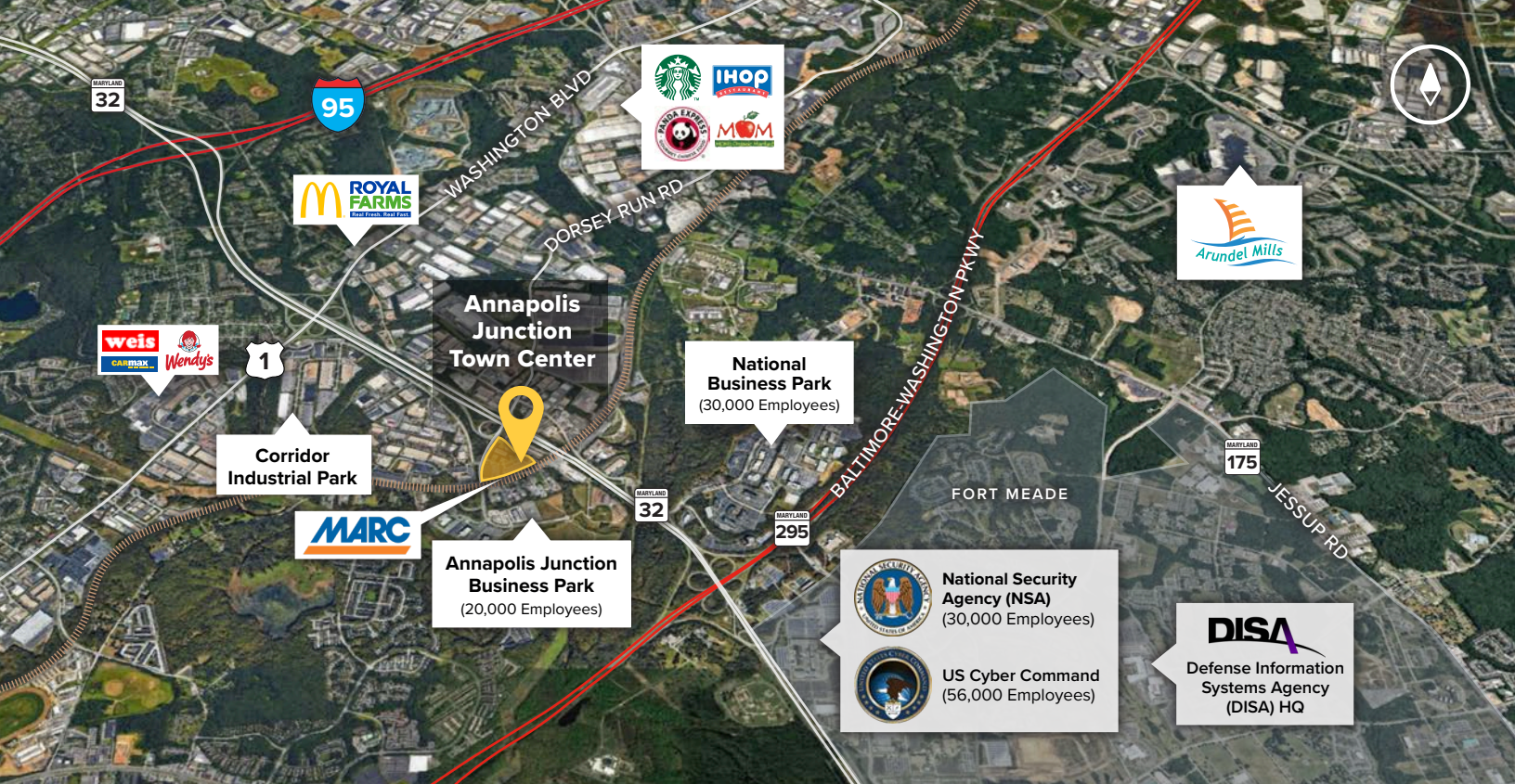
Dorsey Run Road: 21,500 vehicles/day

### Demographics

	1 Mile	3 Miles	5 Miles
Population	1,830	60,681	184,514
Avg. Household Income	\$158,494	\$130,691	\$132,224

**Clockwise from top left:** The Residences feature 416 luxury apartment units; 10170 Junction Drive, a 101,200 square foot multi-story Class 'A' office building; Aerial photography (10/2019) of construction progress





**Distances to:**

- Baltimore, MD (Downtown) ..... 20 miles
- BWI Airport ..... 12 miles
- Fort Meade ..... 8 miles
- NSA ..... 2.5 miles
- MD 295 ..... 2 miles
- Washington, D.C. (Downtown) ..... 24 miles

# Contact Us

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**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 nationwide.

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