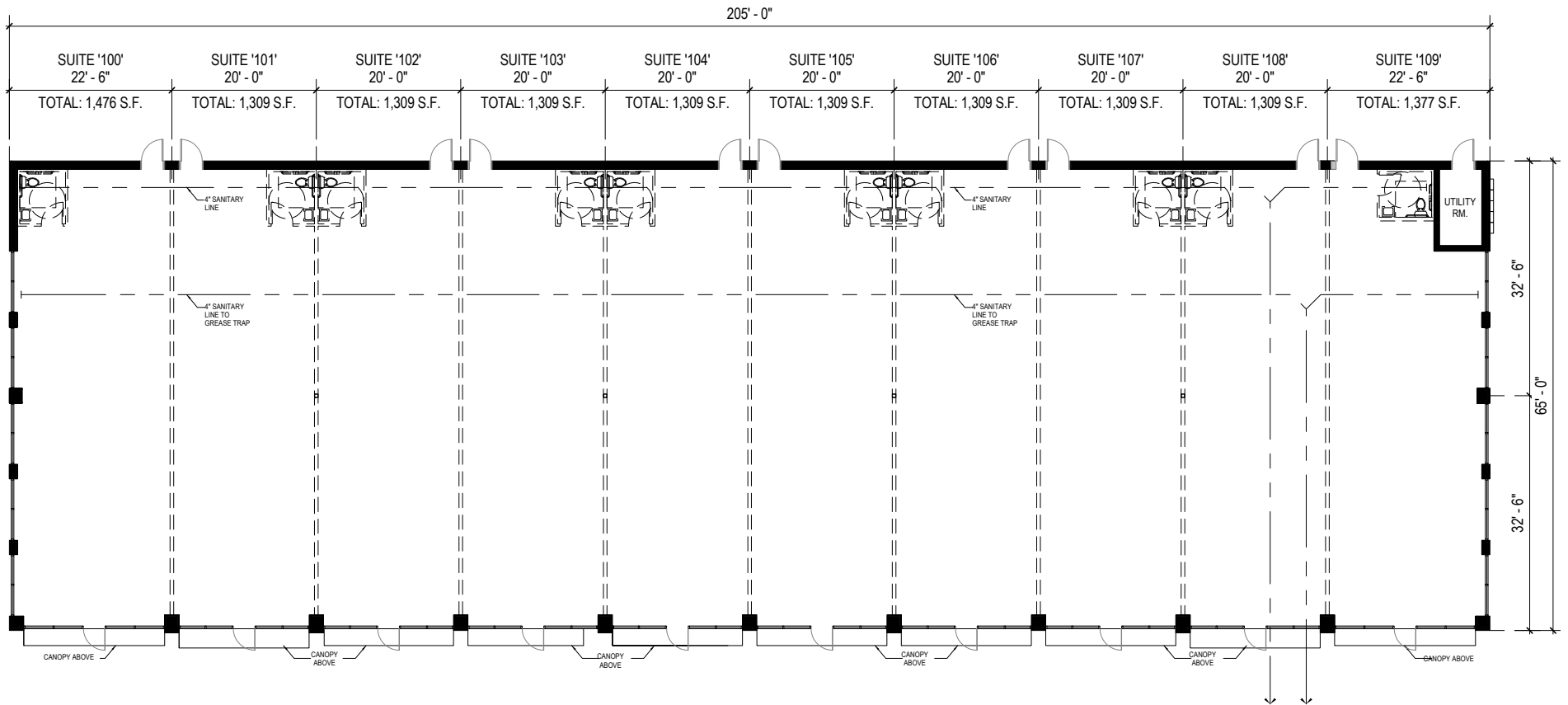




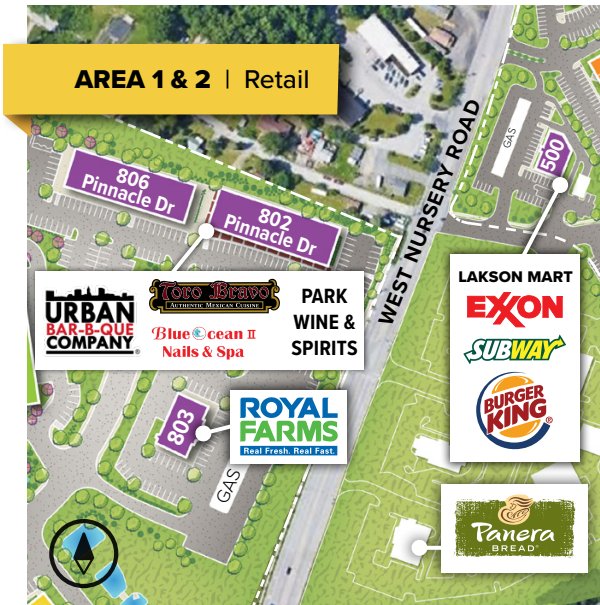
Total SF Available:
1,309 up to 13,325 SF



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.



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
Suites 102-103	Park Wine & Spirits	1,613 SF
Suites 104-105	Blue Ocean II 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
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Pad Sites

500 Progress Drive

Lakson Mart	5,025 SF
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803 Pinnacle Drive

Royal Farms	5,166 SF
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1520 W. Nursery Road

Cracker Barrel	6,000 SF
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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	\$111,712	\$100,830	\$88,473

Traffic Counts (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

Contact Us

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

OFFICE & FLEX/R&D SPACE:

Lacey Johansson

Leasing Representative

ljohansson@sjpi.com

410.369.1229

Matt Lenihan

Vice President, Leasing

mleihan@sjpi.com

410.369.1202

RETAIL SPACE:

Eric Llewellyn

Retail Leasing Representative

ellewellyn@sjpi.com

443.369.1308

Bill Holzman

Vice President, Retail Leasing

bholzman@sjpi.com

410.369.1240

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

Connect with us @stjohnprop

Corporate Headquarters:
 2560 Lord Baltimore Drive,
 Baltimore, MD 21244

410.788.0100 | SJPI.COM



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