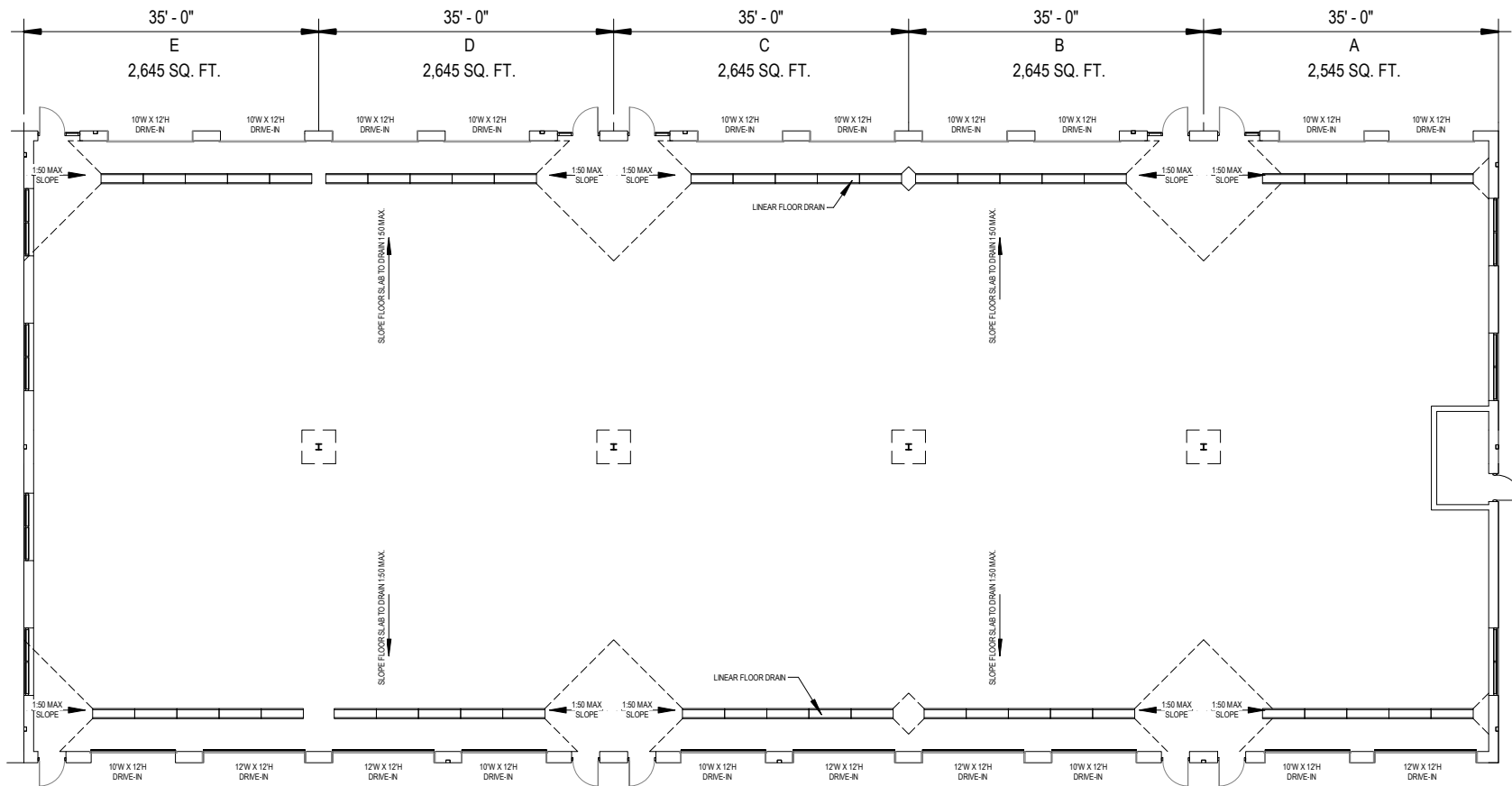




Total SF Available:
2,625-13,125 SF

*New automotive/service retail
with drive-through design*

*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.*



REAR

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 in a 3 mile radius: 79,186 people



Average household income in a 3 mile radius: \$94,618 annually

Automotive/Flex Buildings

85 Dover Road	35,100 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

85-93 Dover Road Specifications

Suite Sizes	2,625 up to 35,100 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-through
Zoning	C-4

Flex/Retail Building

81 Dover Road	20,000 SF	LEED DESIGNED
---------------	-----------	---------------

81 Dover Road Specifications

Suite Sizes	Up to 20,000 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Exterior Walls	Brick on block
Loading	Drive-in
Zoning	C-4





Contact Us

For additional information or to schedule a tour, contact:

FLEX/AUTOMOTIVE SPACE:

Claire Cobert

Leasing Representative

ccobert@sjpi.com | 410.409.3517

RETAIL SPACE:

Bill Holzman

Vice President, Retail Leasing

bholzman@sjpi.com | 410.369.1240

Eric Llewellyn

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 nationwide.

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 01/23