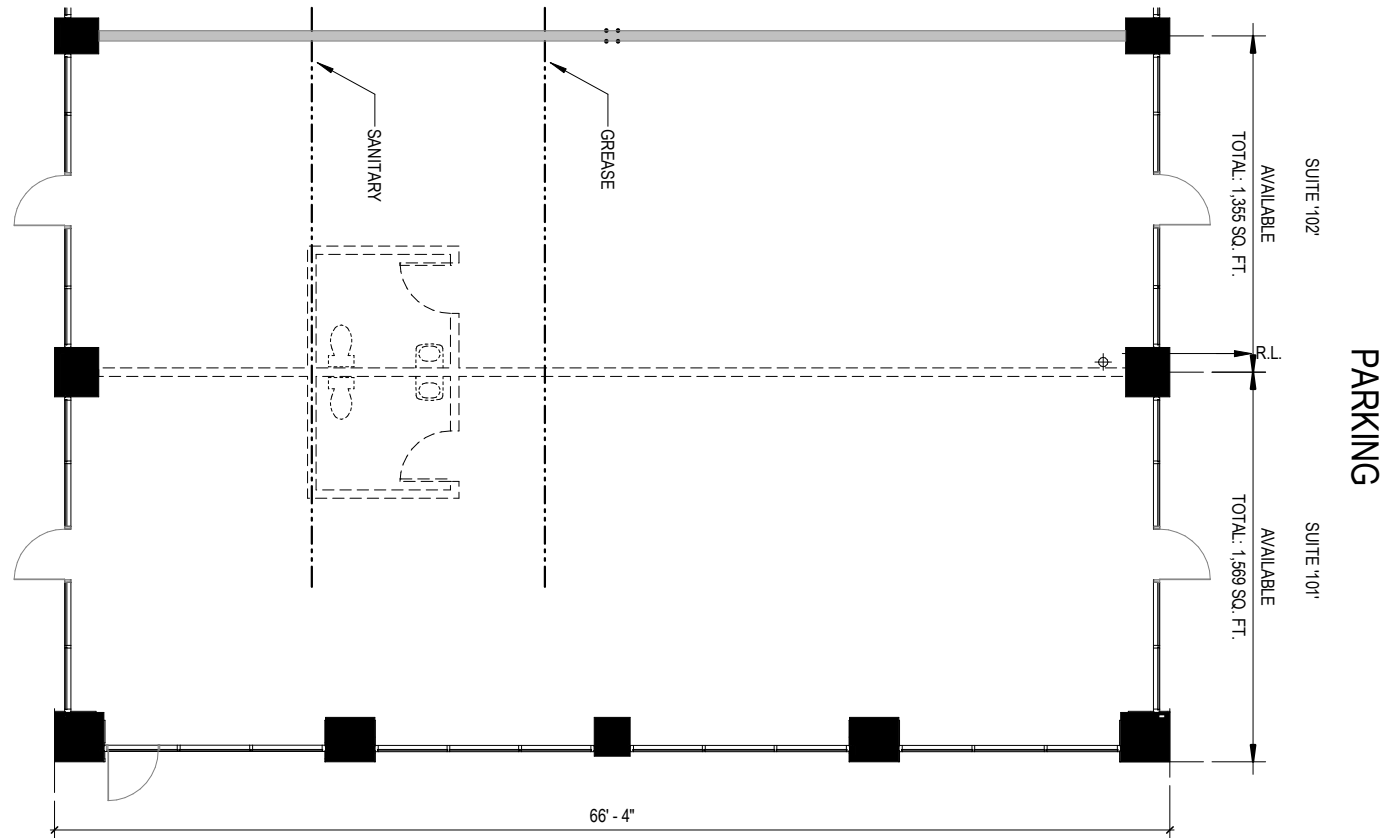
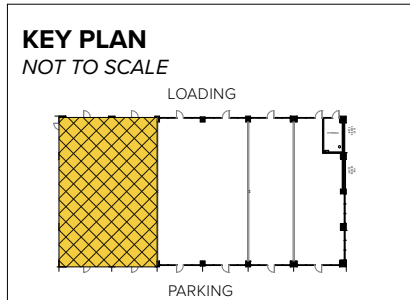




Total SF Available:
1,355 up to 2,924 SF

New inline retail building in mixed-use community



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.



Retail

Inline space & pad sites

The retail component of Melford Town Center will contain more than 64,000 square feet of inline, pad and stand-alone retail space that will serve employees, visitors and the residents in and around the growing mixed-use community of Melford Town Center.

Traffic Count (MDOT)

US Route 50: 107,900 vehicles per day

MD Route 3/301: 72,900 vehicles per day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,844	47,235	112,779
Avg. Household Income	\$160,059	\$160,077	\$182,164

Retail Buildings

16921 Melford Boulevard	8,167 SF	
16951 Melford Boulevard	10,264 SF	FUTURE
Retail A	6,500 SF	FUTURE
Retail B	6,500 SF	FUTURE
Retail C	12,025 SF	FUTURE
Retail D	21,420 SF	FUTURE

Pad Sites

Pad A	2.09 Acres
Pad B	1.85 Acres





Distances to:

Interstate 495 (Capital Beltway)	8 miles
Annapolis, MD (Downtown)	13 miles
BWI Airport	18 miles
Interstate 695 (Baltimore Beltway)	20 miles
Regan National Airport	24 miles
Baltimore, MD (Downtown)	25 miles
Columbia, MD	25 miles
Washington, D.C. (Downtown)	27 miles

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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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