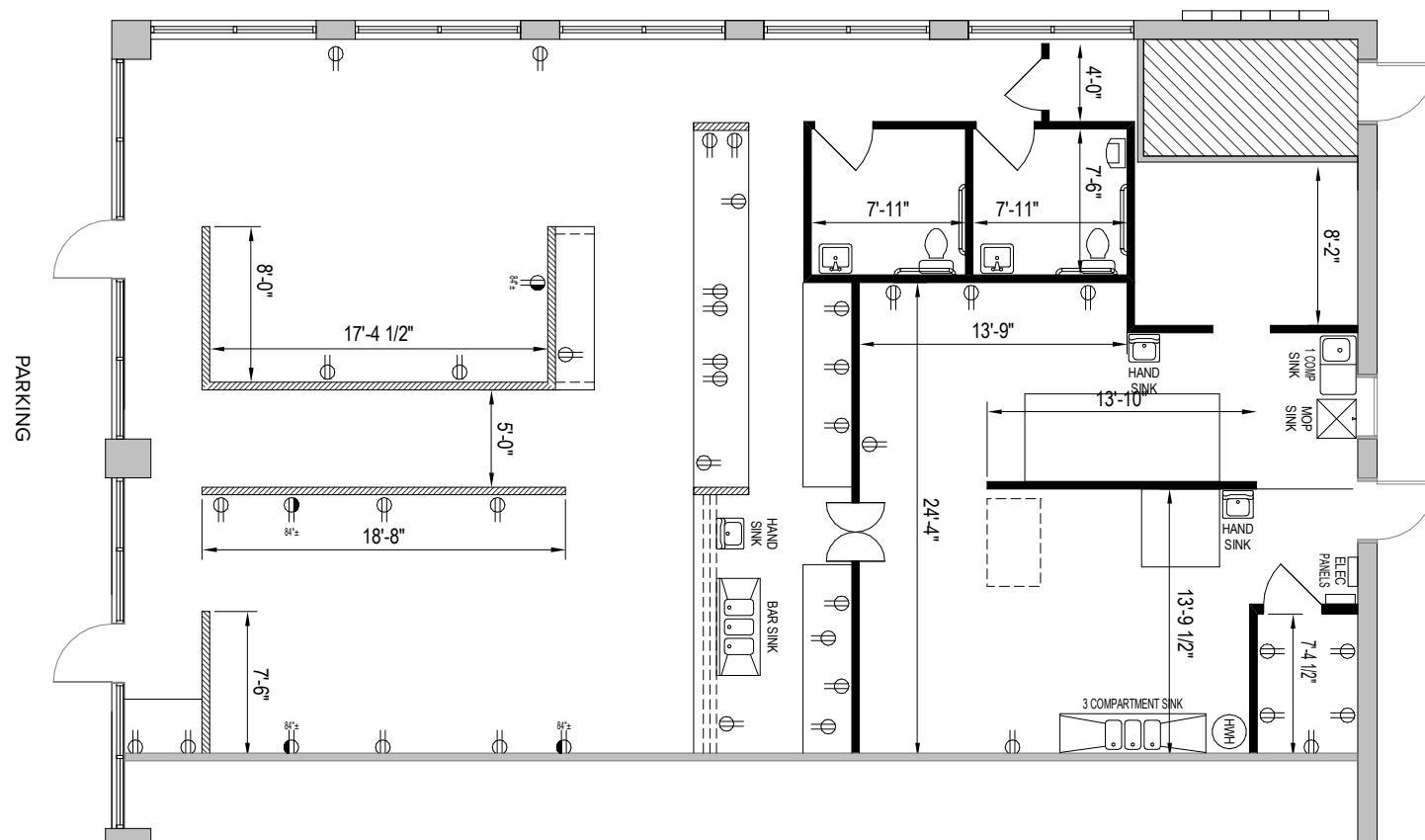
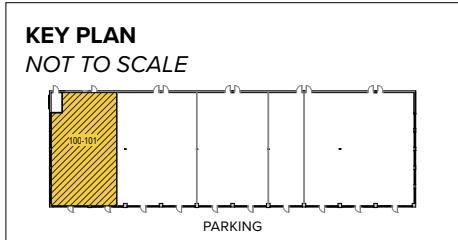


**BWI Tech Park**  
802 Pinnacle Drive | Linthicum, MD 21090  
Suites 100-101



**Total SF Available:**  
2,386 SF

*Fully built-out end cap restaurant with equipment, including a hood and grill, walk-in cooler, 3 compartment sink, plus dedicated service/bar and dining areas, potential for exterior patio seating.*



*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 42,840 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 60,000 people reside in a 3-mile radius with an average household income of over \$125,000 annually.



### AREA 3 | Retail



### Inline Retail Space

#### 802 Pinnacle Drive

Suites 100-101	AVAILABLE	2,386 SF
Suites 102-103	Park Wine & Spirits	1,613 SF
Suites 104-105	Blue Sky Nails & Spa	2,618 SF
Suite 106	Jbrye Cupcakes	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

	3 Miles	5 Miles	7 Miles
Households	22,639	78,234	220,026
Population	60,836	208,352	546,696
Avg. Household Income	\$125,867	\$111,802	\$117,385

### Traffic Counts (MDOT)

MD 295 at W Nursery Road: 109,400 vehicles/day

W Nursery Road & Pinnacle Drive: 16,302+ vehicles/day



#### Distances to:

MD 295 .....	0.1 mile
BWI Airport .....	2 miles
Interstate 695 (Baltimore Beltway) .....	3 miles
Arundel Mills Mall .....	4 miles
MD 100 .....	4 miles
Baltimore, MD (Downtown) .....	8 miles
Columbia, MD .....	12 miles
Interstate 495 (Capital Beltway) .....	19 miles
Annapolis, MD (Downtown) .....	22 miles

#### 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 multifamily space nationwide.

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