



Glen Burnie Crossing

77–93 Dover Road
Glen Burnie, MD 21060



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Glen Burnie Crossing

Located at the intersection of Ritchie Highway (MD Route 2) and Dover Road, in the heart of Glen Burnie's automotive corridor, these eight buildings feature over 157,800 square feet of automotive/retail and flex/retail space.

Zoned C-4, the automotive/retail buildings feature grade-level doors and a drive-through design. This location is ideal for automotive service and automotive retail business locations. Excellent signage opportunity exists at a signalized intersection on Ritchie Highway, with an average daily traffic count of over 55,000 vehicles.

Visit sjpi.com/glenburniecrossing to learn more.



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

79,186 people in a 3 mile radius



Average Household Income

\$94,618 annually



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Glen Burnie Crossing

SITE PLAN

Automotive/Retail Buildings

79 Dover Road	13,725 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

Automotive/Retail Specifications

Suite Sizes	2,625 up to 15,750 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-through
Zoning	C-4

Flex/Retail Buildings

77 Dover Road	31,320 SF	LEED SILVER
81 Dover Road	20,000 SF	LEED DESIGNED

Flex/Retail Specifications

LEED <i>(Select buildings)</i>	Certified Silver
Suite Sizes	Up to 31,320 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in
Zoning	C-4

Flex/R&D Building

85 Dover Road	35,100 SF
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Flex/R&D Specifications

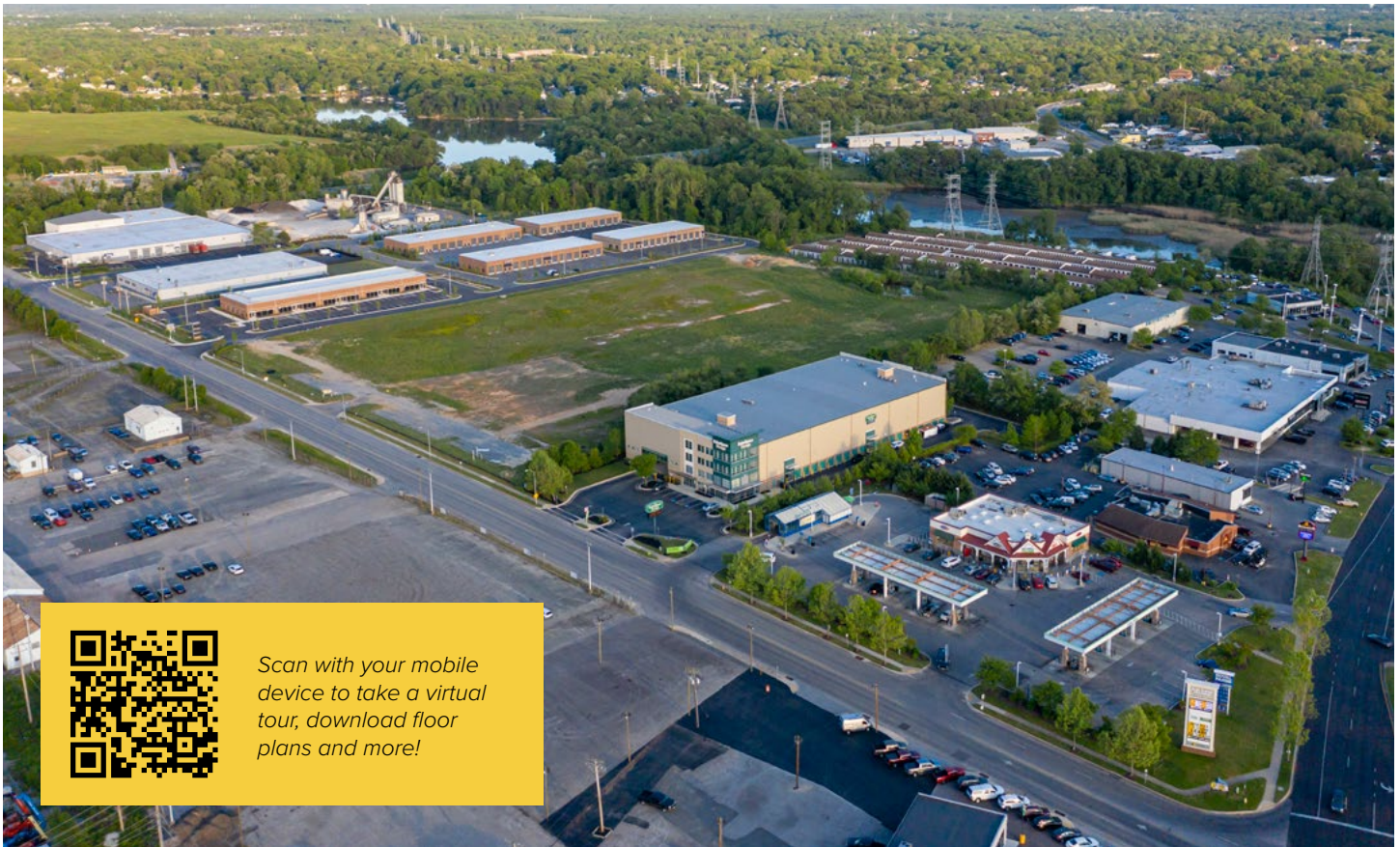
Suite Sizes	Up to 35,100 SF
Ceiling Height	16.5 ft. clear minimum
Parking	4 spaces per 1,000 SF
Heat	Gas
Roof	TPO
Construction	Brick on block
Loading	Drive-in
Zoning	C-4

Located in the heart of Glen Burnie’s automotive corridor with abundant amenities within close proximity

Distances to:

Annapolis, MD (Downtown)	20 miles	Interstate 95	3 miles
Baltimore, MD (Downtown)	12 miles	Interstate 695 (Baltimore Beltway)	6 miles
BWI Airport	4 miles	MD 295 (Baltimore-Washington Boulevard)	0.5 miles
Columbia, MD	9 miles	Washington, D.C. (Downtown)	28 miles





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Contact Us

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