



Glen Burnie Crossing

85-93 Dover Road

Glen Burnie, MD 21060

Automotive Building Features:

Grade-level doors • Drive-through design • Floor drains
Abundant parking • Oil separator • C-4 Zoning • Exhaust ports



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 five buildings feature over 92,000 sq. ft. of automotive retail space.

Zoned C-4 with 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 35,110 vehicles.

Automotive Building Features

- Grade-level doors
- Drive-through design
- Oil separator
- Floor drains
- Exhaust ports
- Abundant parking
- C-4 Zoning

*For more information on
Glen Burnie Crossing, visit:
sjpi.com/glenburniecrossing*



AUTOMOTIVE/FLEX SPACE

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

87-93 DOVER ROAD SPECIFICATIONS

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

TRAFFIC COUNT (MDOT)

Ritchie Hwy (Rt.2) & Dover Rd - 35,110 vehicles daily

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,950	73,940	183,916
Avg. Household Income	\$76,125	\$85,427	\$84,409





Glen Burnie Crossing

SIGNALIZED
INTERSECTION



ELECTRONIC
PYLON SIGN →

MARYLAND
2

RITCHIE HIGHWAY

**ROYAL
FARMS**
Real Fresh. Real Fast.

DOVER RD

**C-4
ZONING**

FUTURE DEVELOPMENT

FUTURE
DEVELOPMENT

24/7 COLLISION CARE

91 Dover Road
13,125 SF

87 Dover Road
15,750 SF

93 Dover Road
13,125 SF

89 Dover Road
15,750 SF

85 Dover Road
35,100 SF





Distances to:

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



2560 Lord Baltimore Drive
Baltimore, MD 21244

410.788.0100 | SJPI.COM

MD | CO | LA | NV | PA | UT | VA | WI

Connect with us @stjohnprop



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

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

Bill Jautze

Leasing Representative

410.369.1213 | bjautze@sjpi.com

Richard Williamson

Senior VP, Leasing & Marketing

410.369.1222 | rwilliamson@sjpi.com



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 12/18