

# GLEN BURNIE CROSSING

93 Dover Road, Glen Burnie, MD 21060  
Anne Arundel County

NEW  
LISTING!

TERM THROUGH 4/30/2033



## FOR SUBLEASE

### AVAILABLE SPACE

- **13,125 Square Foot Stand-Alone Building Available for Sublease**
- **1,046 Square Feet of Office**

- **Loading:** 17 drive-in doors
- **Ceiling Height:** 16' clear height
- **Zoning:** C-4
- **Parking:** 4 spaces per 1,000 SF

- **Construction:** Brick and block
- **Location:** Located at intersection of Ritchie Highway (MD Route 2) and Dover Road
- **Signage:** Excellent signage opportunity

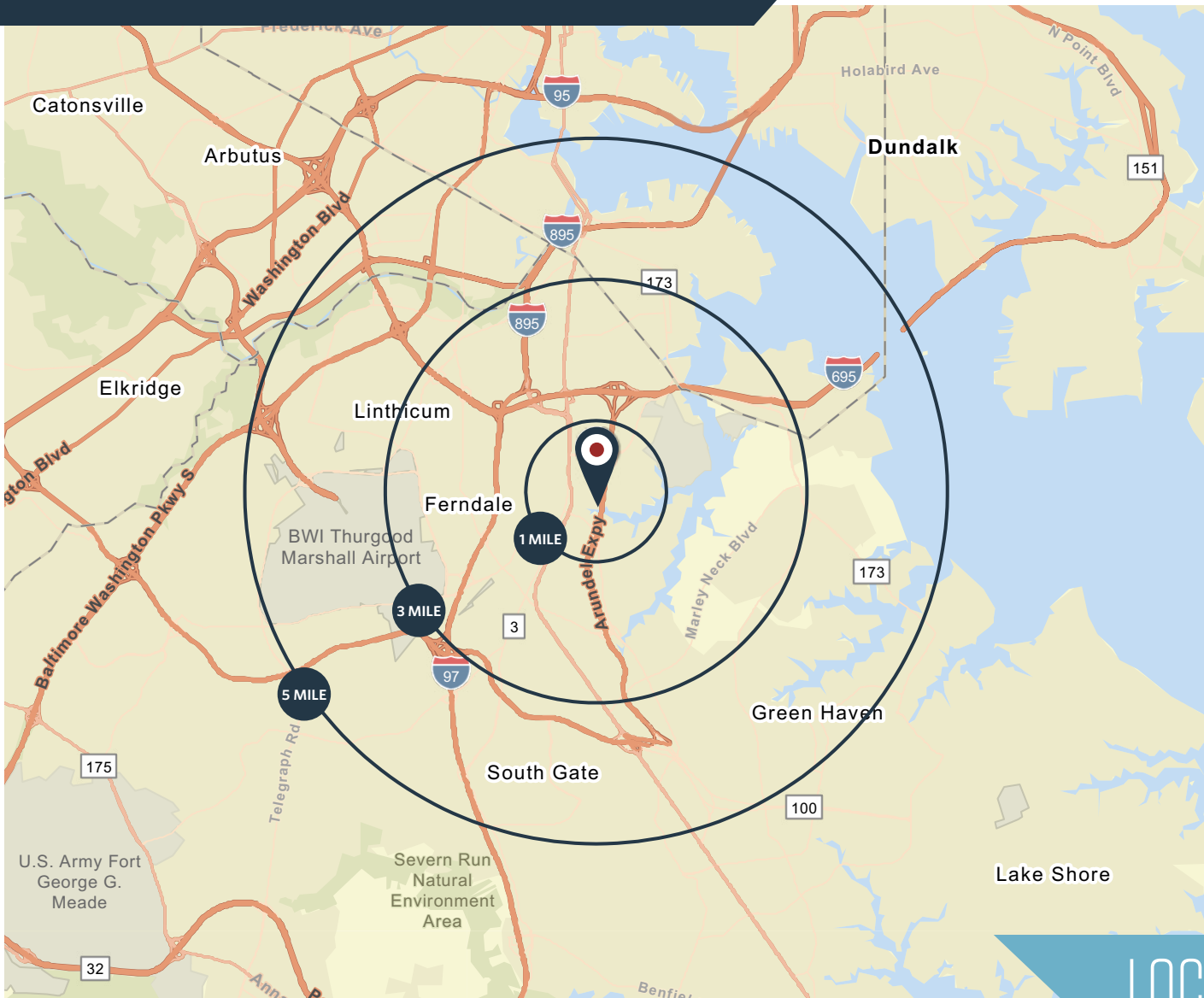
**Michael Moran**  
mmoran@klnb.com  
443-574-1402

9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
[klnb.com](http://klnb.com)

**NAI**klnb

# GLEN BURNIE CROSSING

93 Dover Road, Glen Burnie, MD 21060  
Anne Arundel County



## DEMOGRAPHICS | 2023:

	1-MILE	3-MILE	5-MILE
<b>Population</b>	7,217	82,459	195,616
<b>Households</b>	3,095	30,789	73,832
<b>Average HH Income</b>	\$80,519	\$89,601	\$83,319

## TRAFFIC COUNTS | 2023:

Route 10	44,712 ADT
Route 2	23,190 ADT
West Ordinance Road	21,975 ADT
E. Furnace Branch Road	16,510 ADT

## LOCATION & DEMOGRAPHICS

**Michael Moran**  
mmoran@klnb.com  
443-574-1402

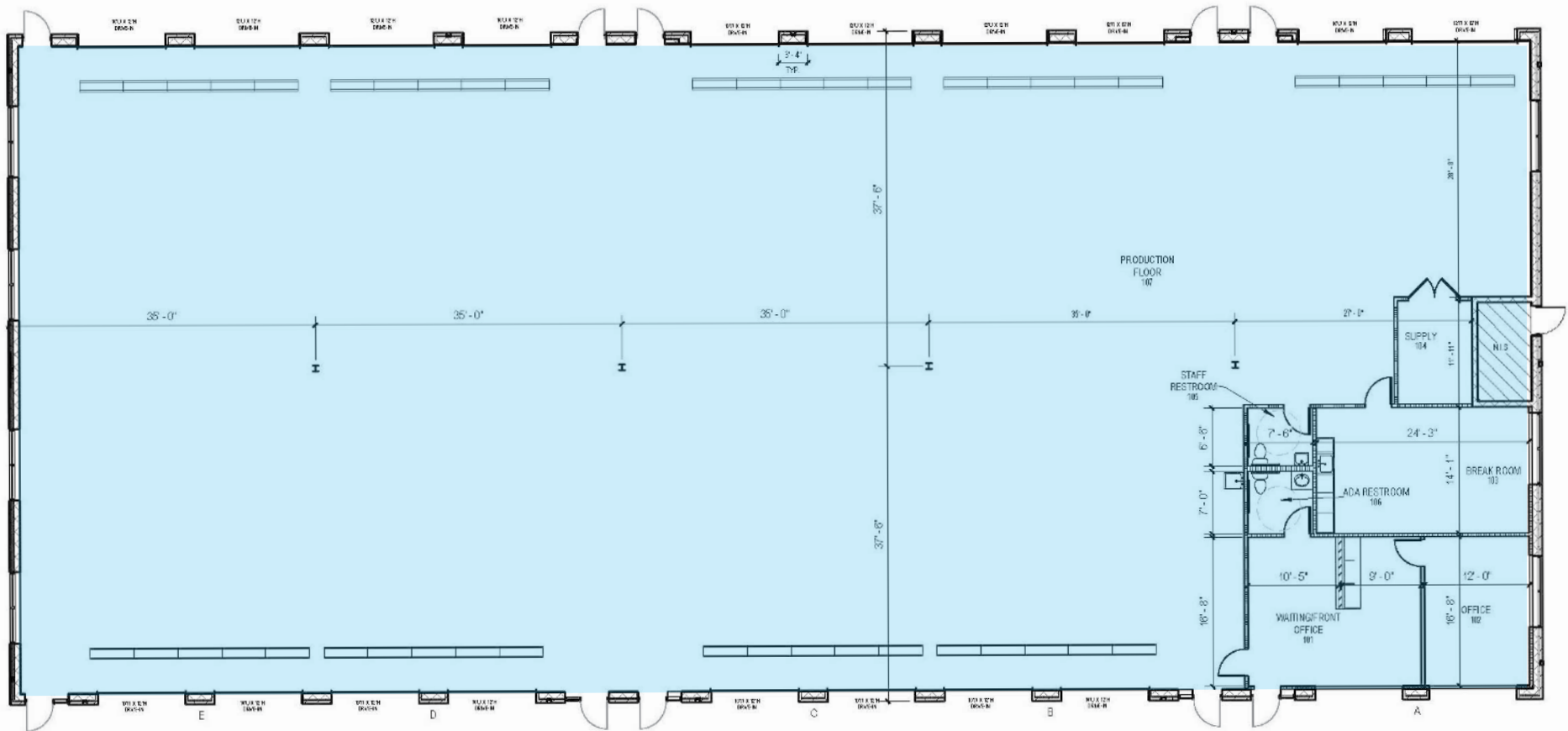
9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
klnb.com



# GLEN BURNIE CROSSING

93 Dover Road, Glen Burnie, MD 21060  
Anne Arundel County

13,125 RSF | INCLUDING 1,046 SF OFFICE



FLOOR PLAN

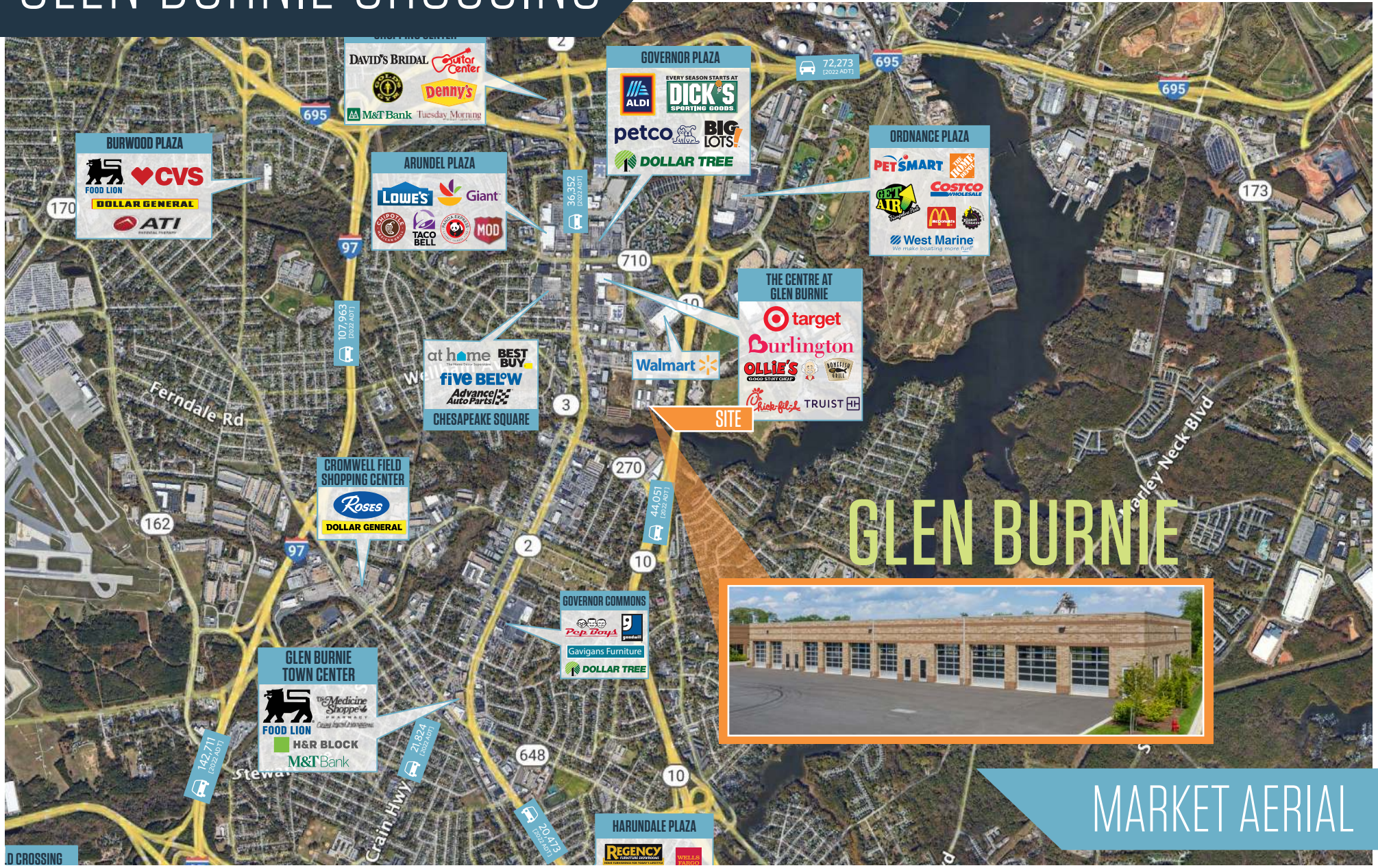
Michael Moran  
mmoran@klnb.com  
443-574-1402

9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
klnb.com



# GLEN BURNIE CROSSING

93 Dover Road, Glen Burnie, MD 21060  
Anne Arundel County



MARKET AERIAL

Michael Moran  
mmoran@klnb.com  
443-574-1402

9881 Broken Land Pkwy, #300  
Columbia, MD 21046  
klnb.com



# GLEN BURNIE CROSSING

93 Dover Road, Glen Burnie, MD 21060  
Anne Arundel County

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

**Michael Moran**  
mmoran@klnb.com  
443-574-1402

9881 Broken Land Parkway, Suite 300  
Columbia, MD 21046

[klnb.com](http://klnb.com)



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

**NAI** klnb