BWI GATEWAY

W. Nursery Road & MD-295, Linthicum Heights, MD 21090
Anne Arundel County



RETAIL FOR LEASE

JOIN: Panera BREAD, SHEETZ

SURROUNDING RETAILERS:

PRIMANTI BROS. RESTAURANT & SPORTS BAR, CHIPOTLE MEXICAN GRILL, Chick-fil-A, ROYAL FARMS, chili's, POTBELLY SANDWICH SHOP, Cracker Barrel Old Country Store, Hoyts, DUNKIN', Ruby Tuesday

- BWI Gateway is a new retail development located at the MD 295 (Baltimore-Washington Parkway) and West Nursery Road interchange, in Linthicum Heights, Maryland.
- The site has significant visibility and easy access to MD 295.
- The submarket is adjacent to Baltimore Washington International Airport, which had 23.8 million passengers travel through it in 2015.
- Over 3,500 hotel rooms in the trade area.

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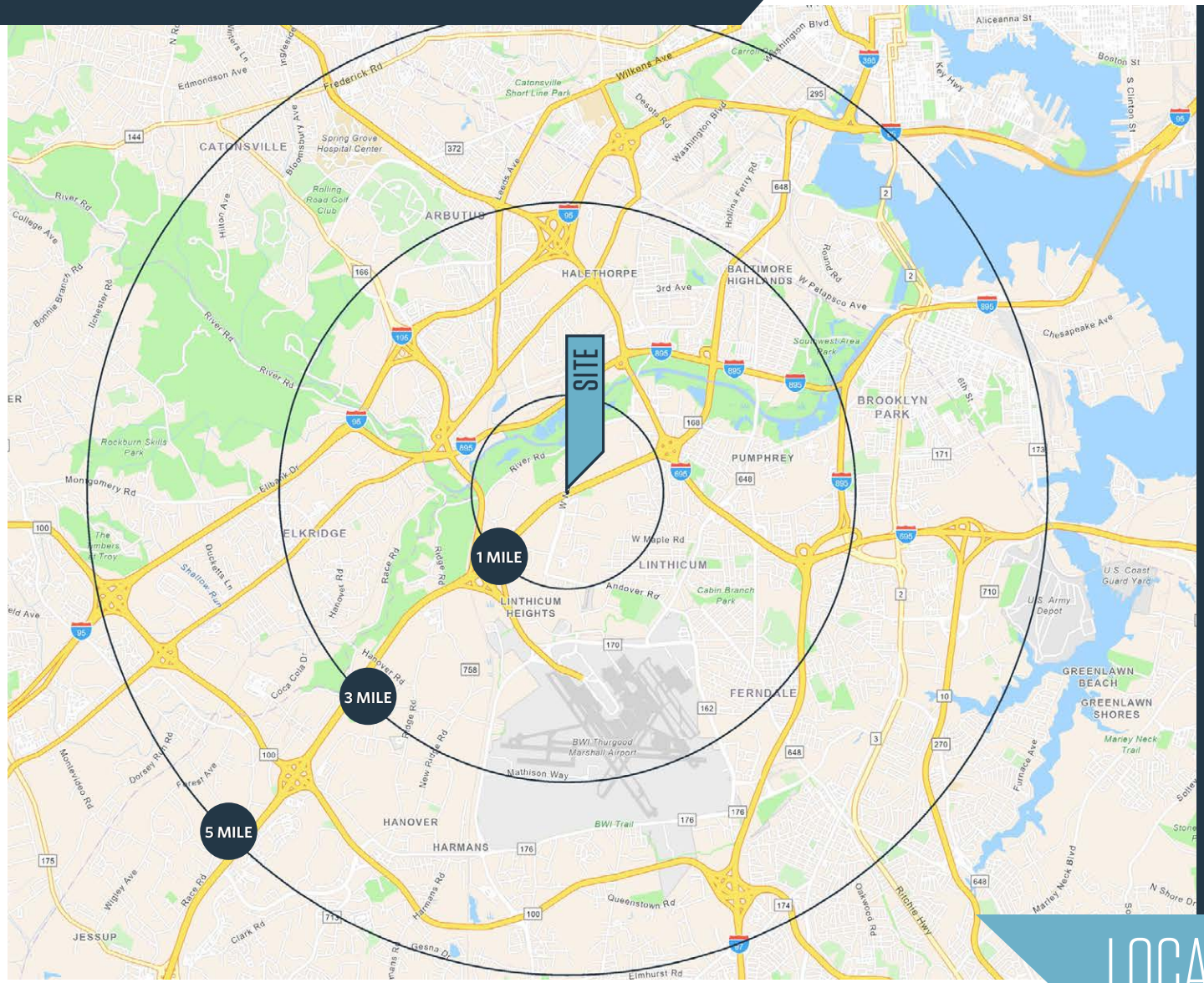
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OWNED & MANAGED BY
MLS Properties, LLC

klnb

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AVAILABLE SPACE

Retail pads & strip center

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	3,140	61,036	204,157
Daytime Population	8,824	74,410	246,306
Households	1,392	22,465	76,645
Average HH Income	$138,039	$120,952	$107,451

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2023:

MD-295	98,490 ADT
W. Nursery Rd	11,850 ADT

LOCATION & DEMOGRAPHICS

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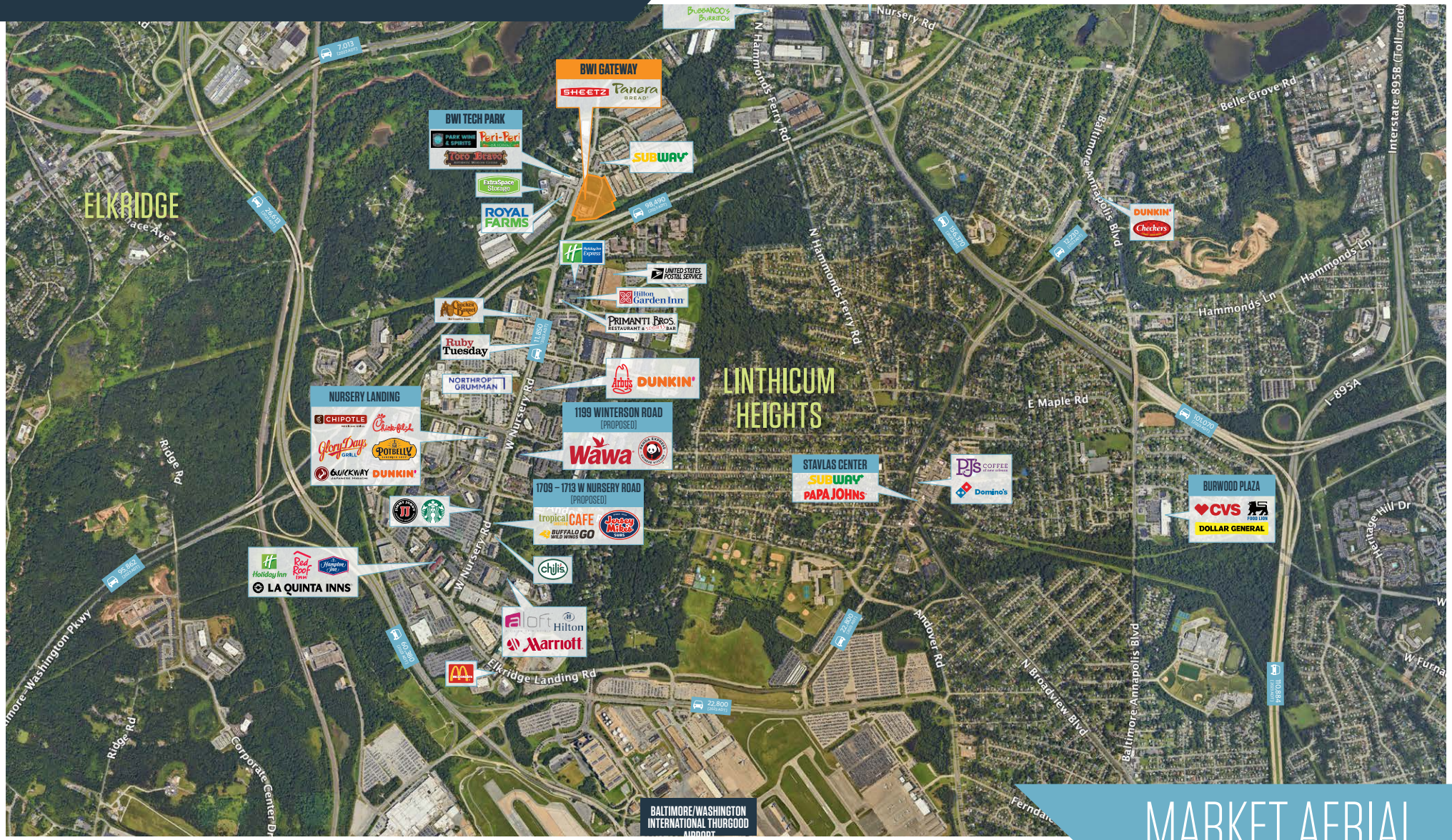
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MARKET AERIAL

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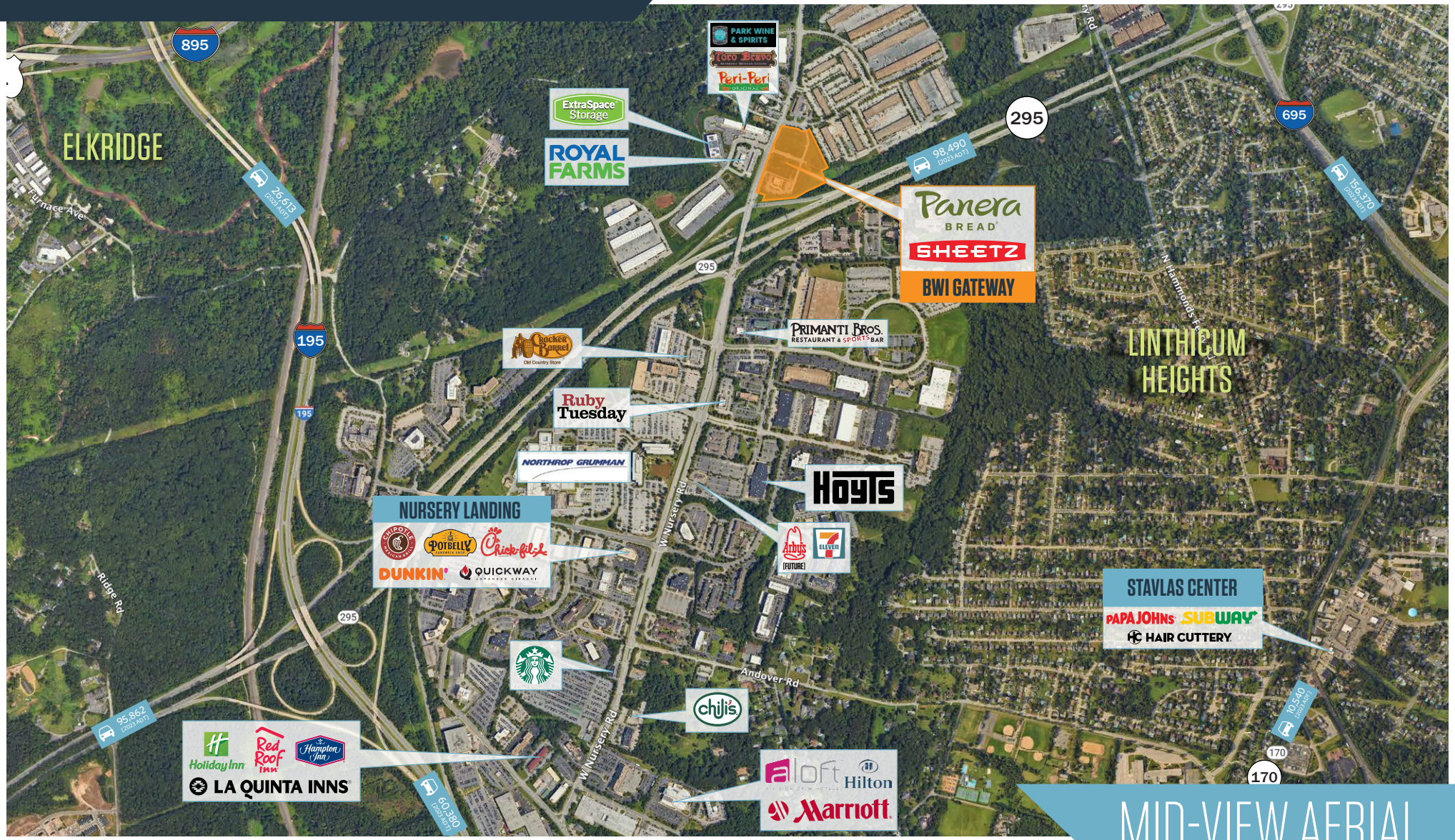
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MID-VIEW AERIAL

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SITE PLAN

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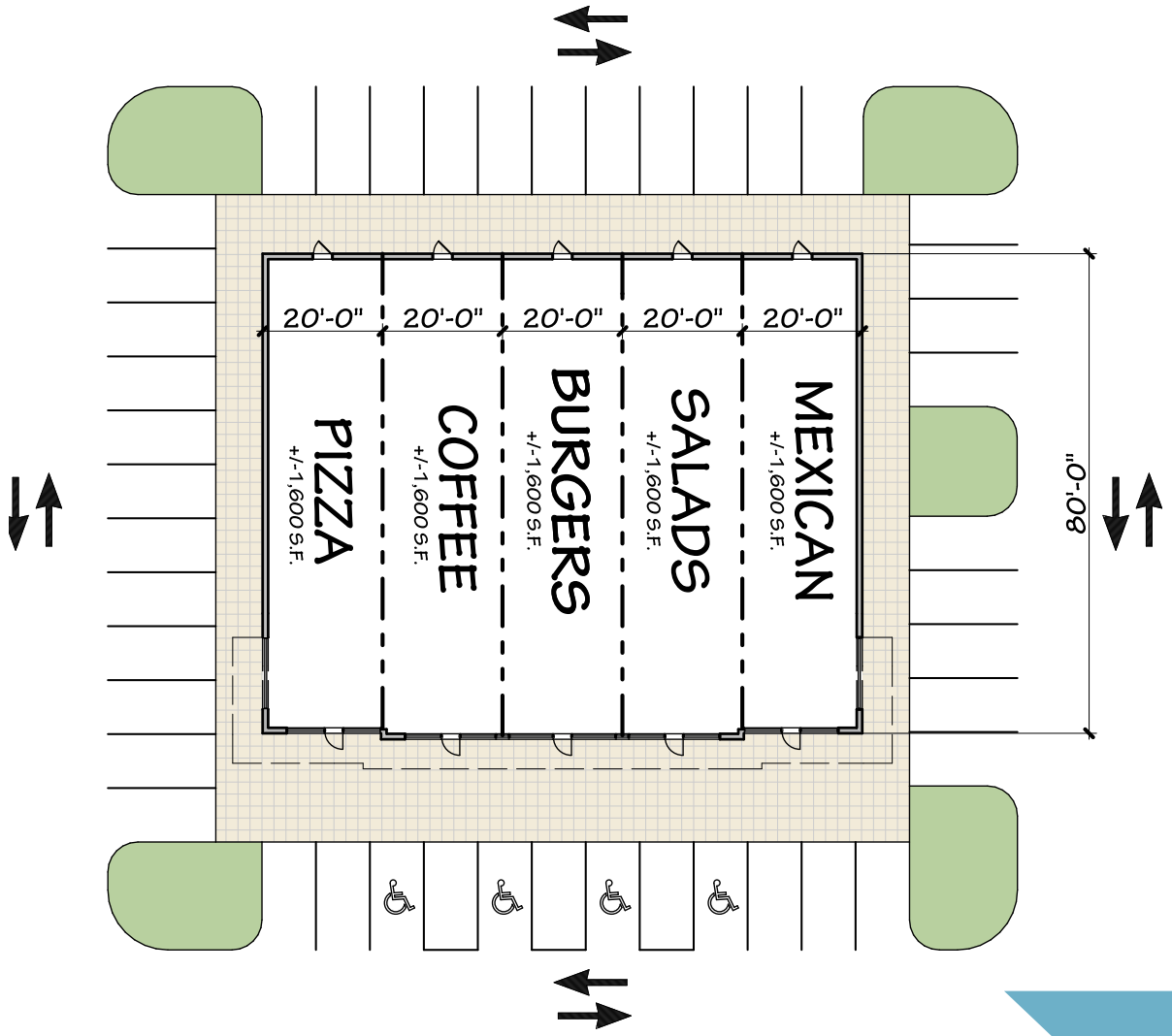
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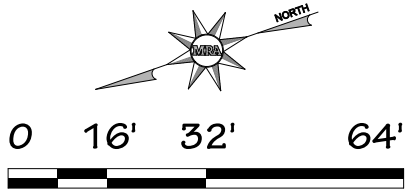
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BUILDING PLAN

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RENDERING

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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