

BWI GATEWAY

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



RETAIL FOR LEASE

JOIN: **Panera BREAD** **SHEETZ**

SURROUNDING RETAILERS:



- 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.

Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

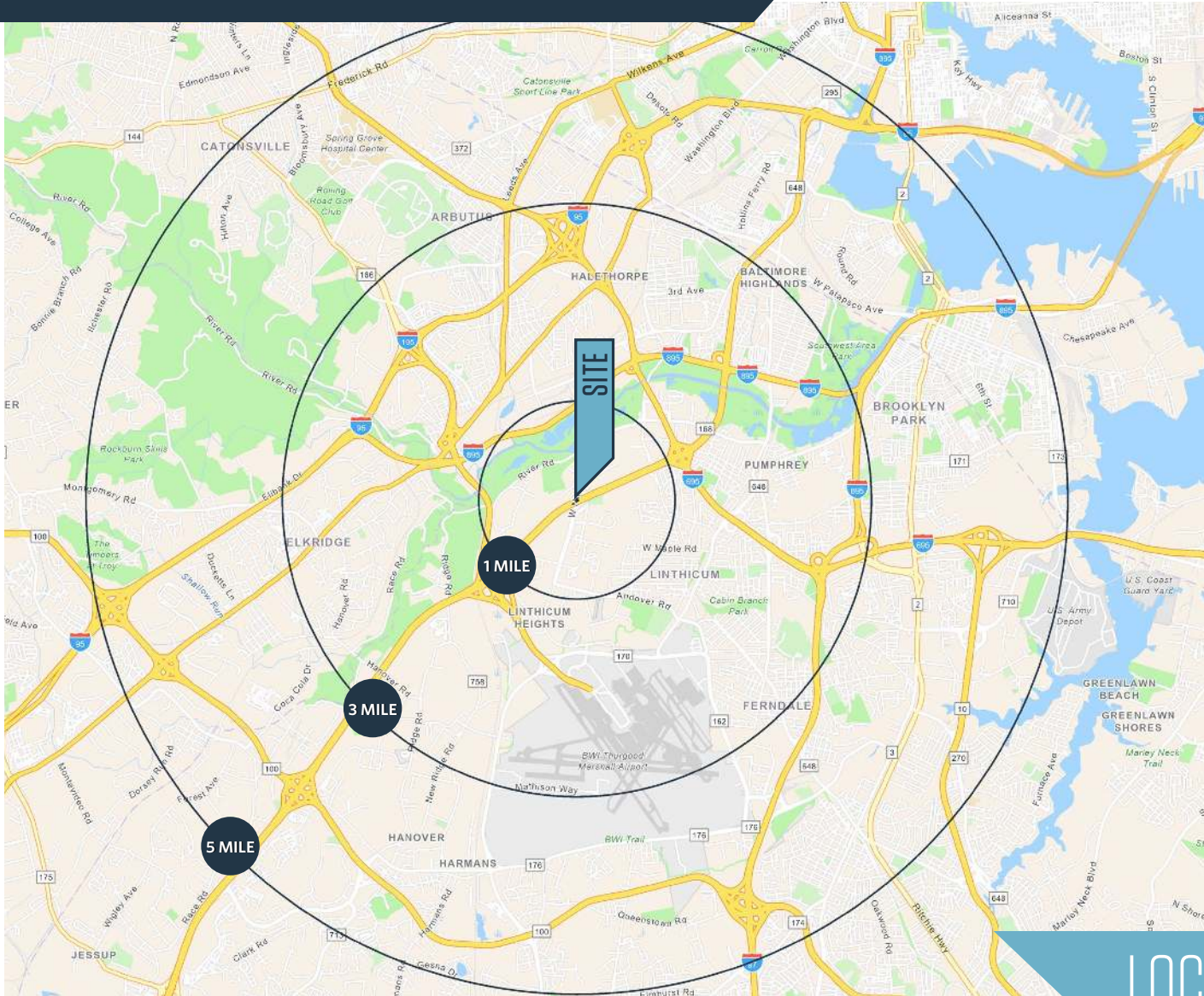
Joe Mekulski
jmekulski@klnb.com
443-632-1343

OWNED & MANAGED BY
 **MLS Properties, LLC**

klnb

BWI GATEWAY

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



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

Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

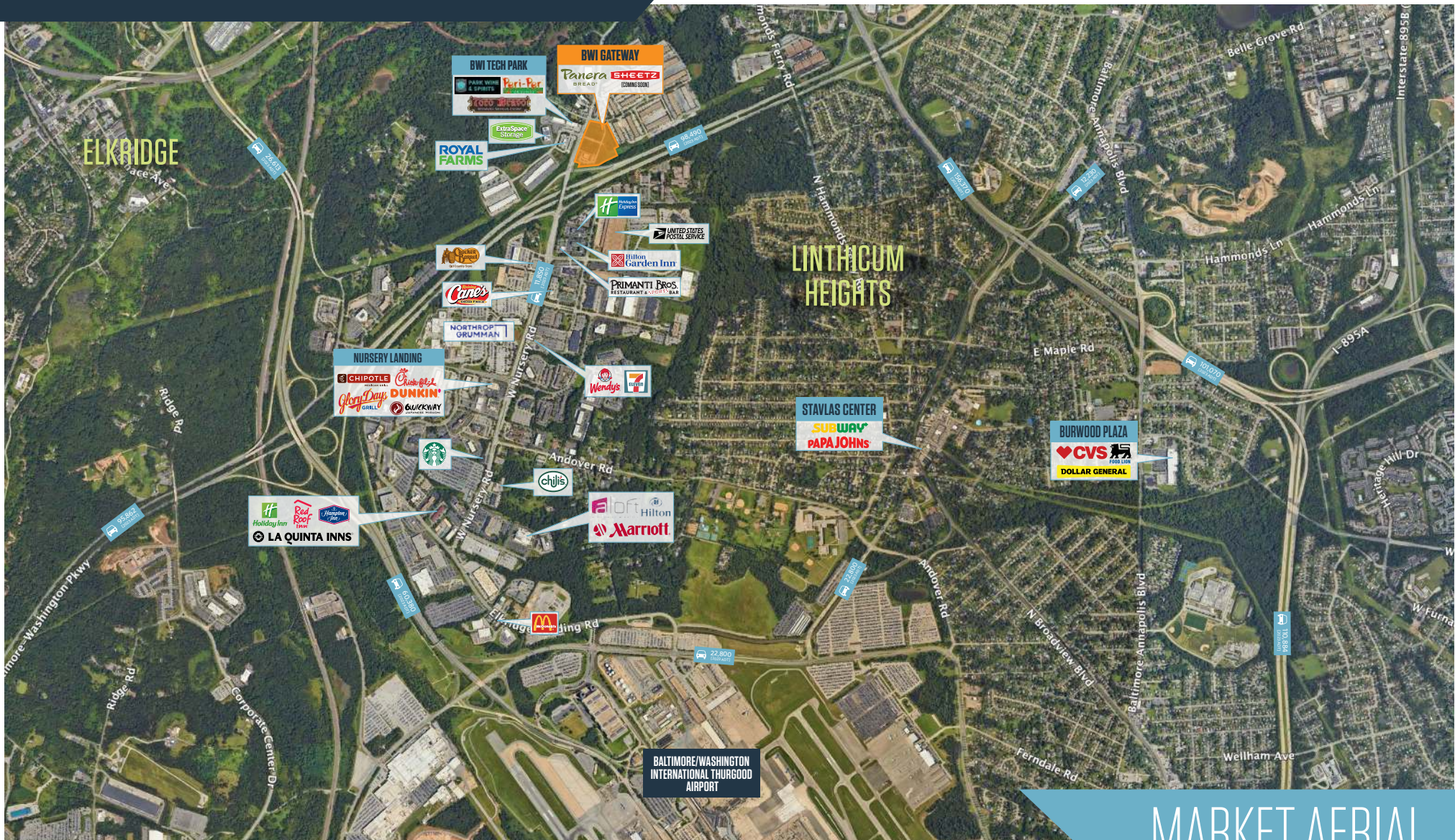
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

BWI GATEWAY

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



MARKET AERIAL

Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

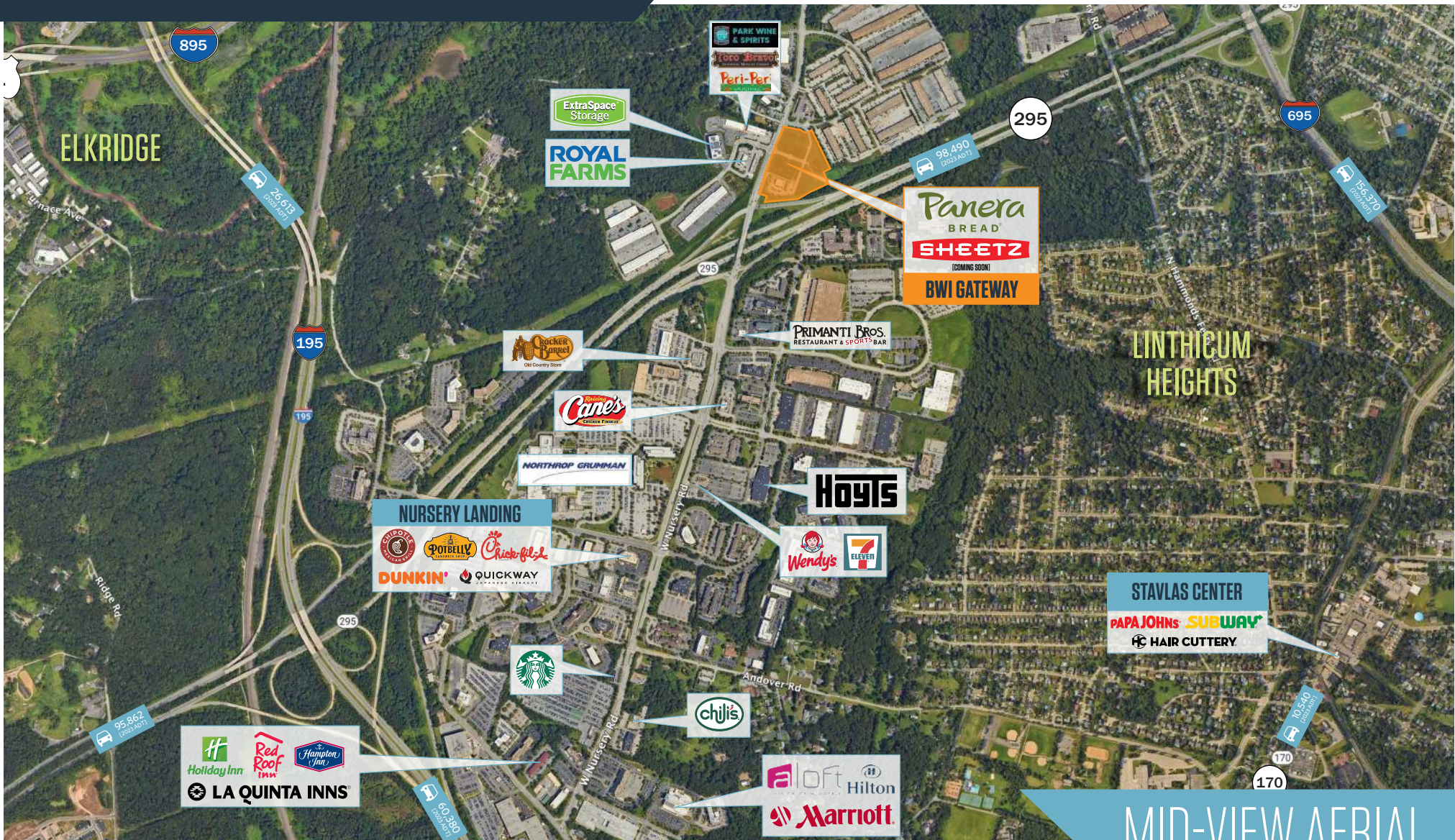
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

BWI GATEWAY

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



Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

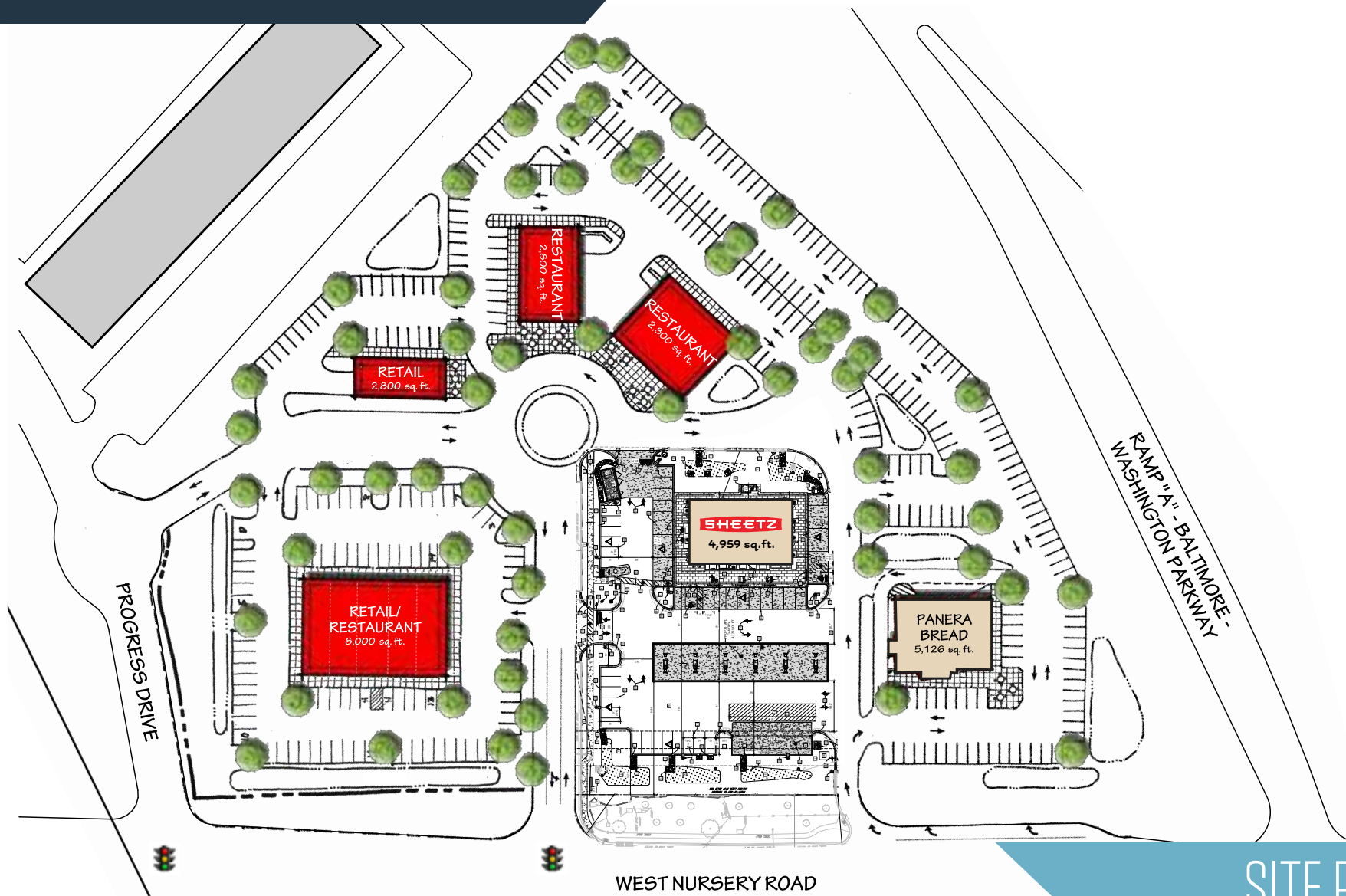
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

BWI GATEWAY

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



SITE PLAN

Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

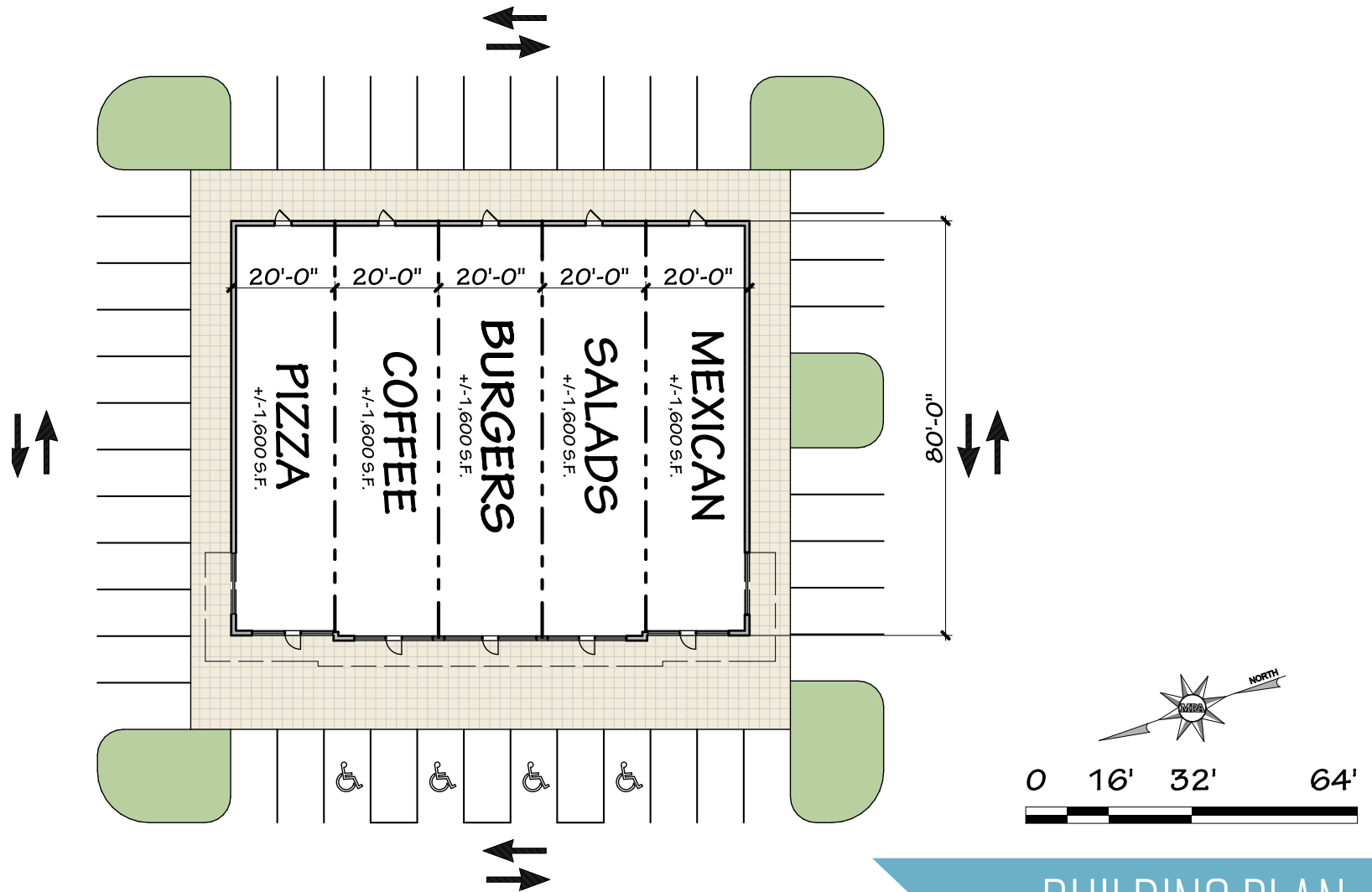
Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

BWI GATEWAY

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



BUILDING PLAN

Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

BWI GATEWAY

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



RENDERING

Cooper Henry
chenry@klnb.com
443-632-2085

Ryan Minnehan
rminnehan@klnb.com
443-632-2088

Joe Mekulski
jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204
klnb.com

klnb

BWI GATEWAY

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

[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

Cooper Henry

chenry@klnb.com
443-632-2085

Ryan Minnehan

rminnehan@klnb.com
443-632-2088

Joe Mekulski

jmekulski@klnb.com
443-632-1343

100 West Road, Suite 505
Towson, MD 21204

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.

klnb