

BWI GATEWAY

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



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

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.

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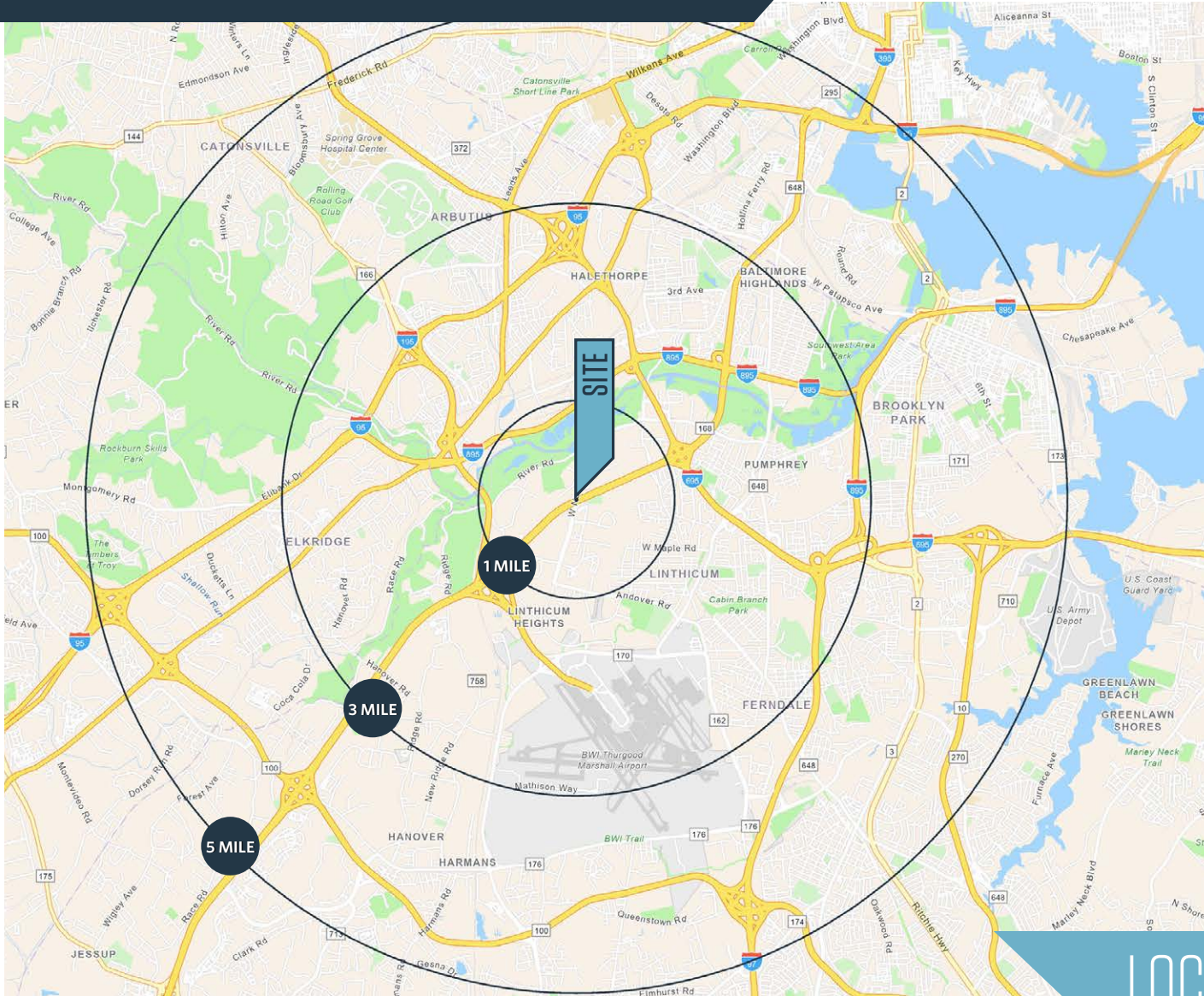
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OWNED & MANAGED BY
 **MLS Properties, LLC**

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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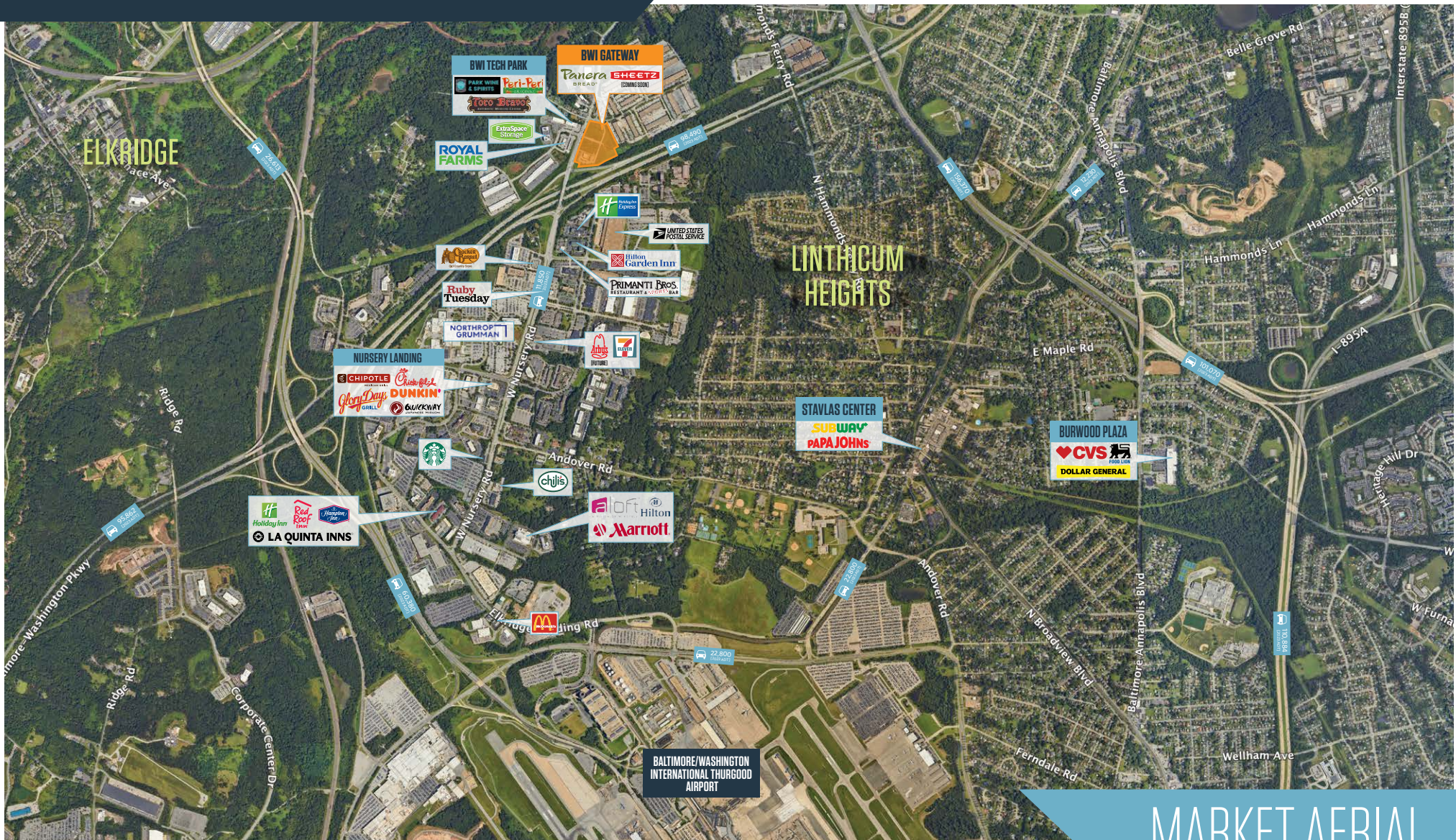
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MARKET AERIAL

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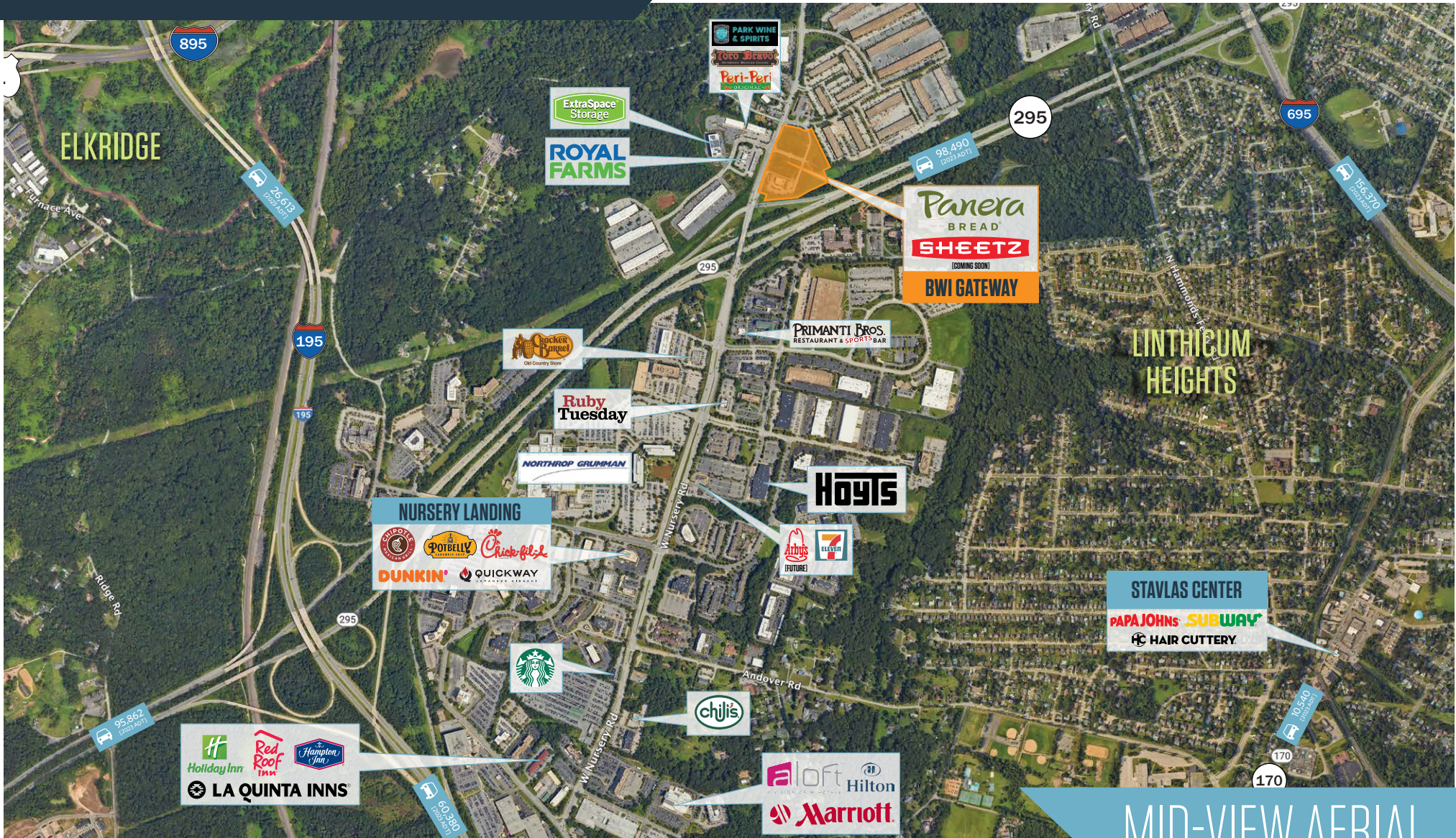
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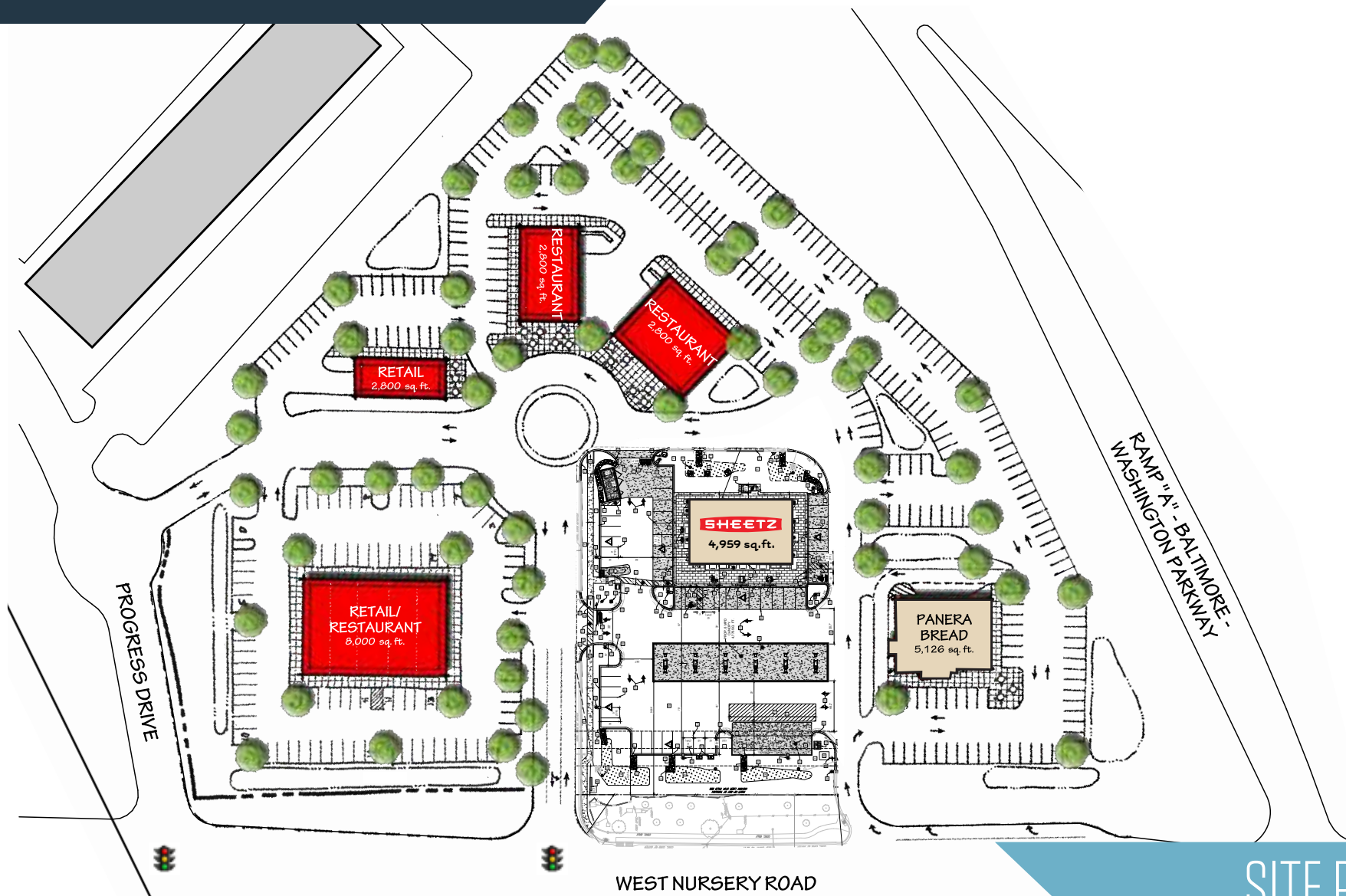
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SITE PLAN

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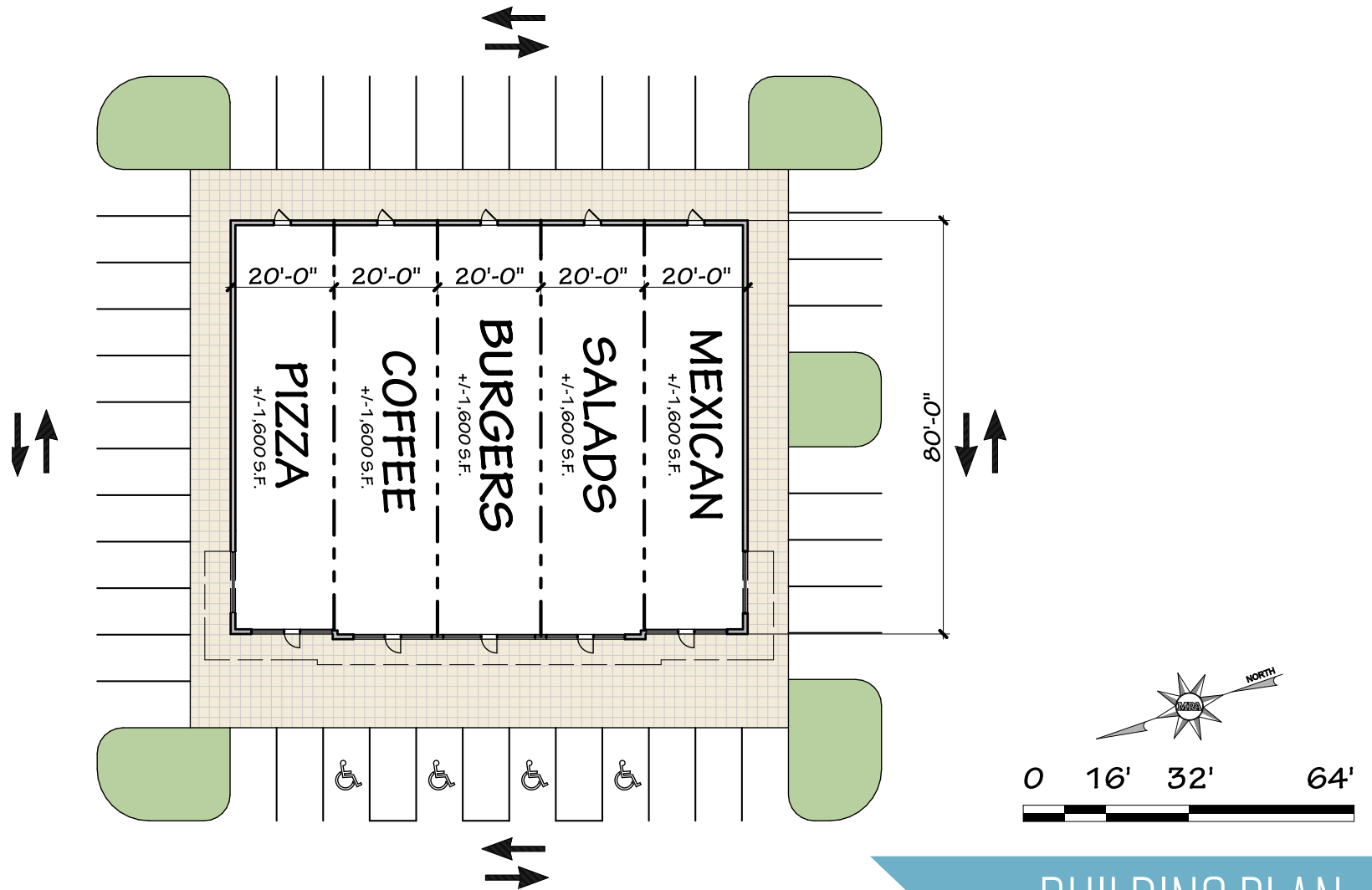
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BUILDING PLAN

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RENDERING

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CLICK TO VIEW PROPERTY WEBSITE

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