



## NEARBY RETAILERS:



## RETAIL FOR LEASE

- New Construction: 3,180 SF (53' x 60') Available (divisible)
- Projected Delivery Date: Q3 2026
- Located in BWI's business, and hotel district with visibility to W. Nursery Road.

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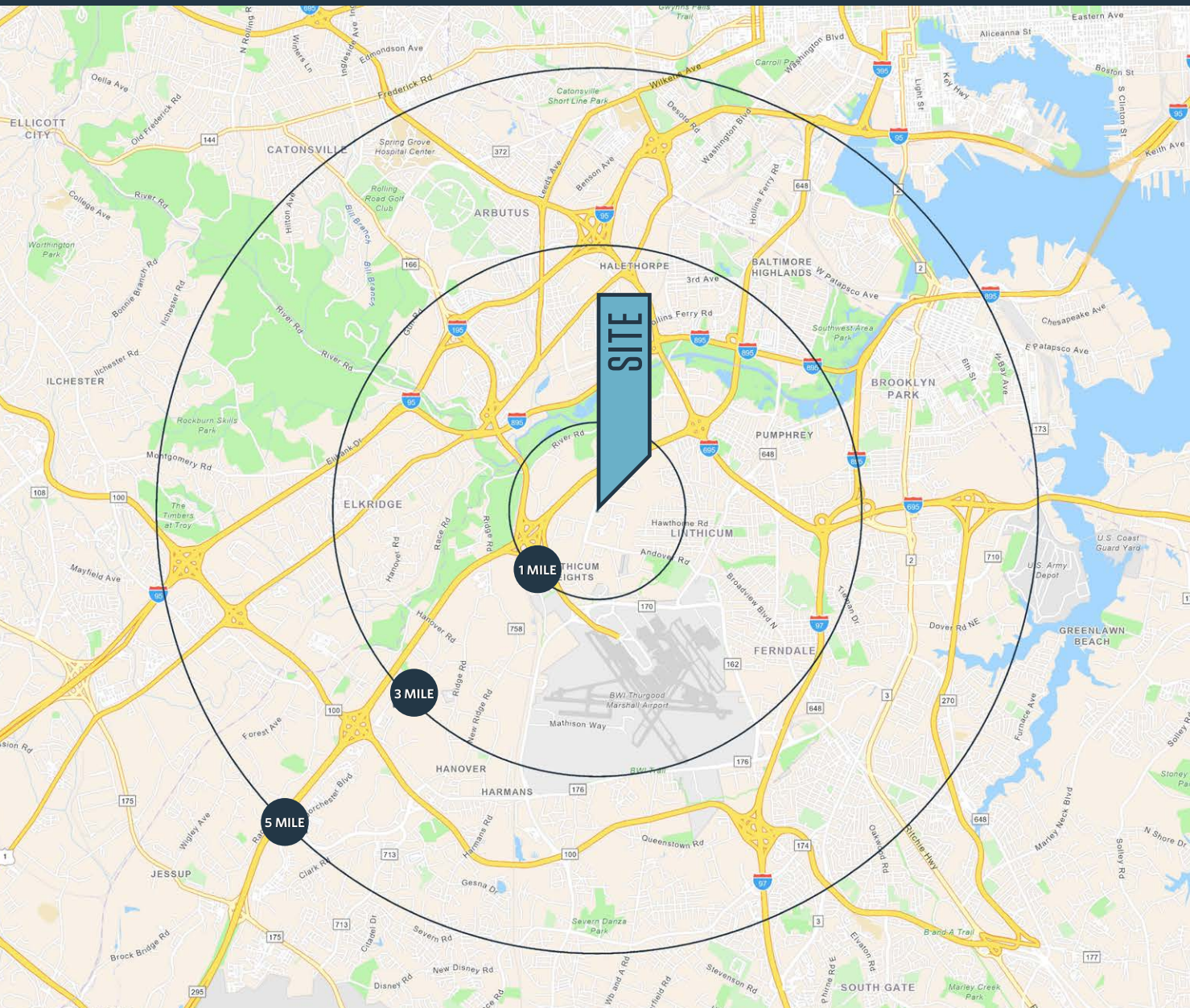
**RYAN MINNEHAN**

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# LOCATION

# 1586 W. NURSERY ROAD

LINTHICUM HEIGHTS, MD 21090, ANNE ARUNDEL COUNTY



## PROPERTY HIGHLIGHTS:

3,180 SF available

## DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	3,783	54,072	201,894
Daytime Population	8,395	67,721	233,448
Households	1,648	20,103	75,574
Average HH Income	\$143,274	\$122,278	\$110,947

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

W. Nursery Road	11,850 ADT
Andover Road	7,630 ADT

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# MARKET

# 1586 W. NURSERY ROAD

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# MIDVIEW

# 1586 W. NURSERY ROAD

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# RENDERINGS

## 1586 W. NURSERY ROAD

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# 1586 W. NURSERY ROAD

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