

1591 W NURSERY ROAD

LINTHICUM HEIGHTS , MD

58,393 SF AND 1 PAD AVAILABLE





RAPPAPORT
CULTIVATING PLACES



1591 W NURSERY ROAD LINTHICUM HEIGHTS, MD

- 11.82 AC including 58,393 SF of existing building area and one new available pad in Anne Arundel County, MD
- High visibility frontage and access along W. Nursery Road and International Drive
- More than 201,000 residents and over 230,000 employees support the trade area and located 10 miles southwest of Downtown Baltimore, the most populous city in the state
- Almost 5,000 hotel rooms and over 4 million SF of office space within 1.5 miles
- Current Zoning-W1-Industrial Park Districts

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	4,260	54,755	202,119
 DAYTIME POPULATION	7,170	66,092	231,480
 HOUSEHOLD INCOME	\$147,076	\$116,077	\$105,867
 TRAFFIC COUNTS	18,660 on West Nursery Road		

CO-TENANTS





1591 W NURSERY ROAD
LINTHICUM HEIGHTS, MD



NORTHROP GRUMMAN

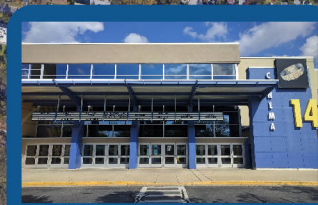
CAMPUS OVER
1 MILLION SF

BALTIMORE-WASHINGTON PKY 98,062 VPD

W NURSERY 18,700 VPD



STARBUCKS



1591 W. NURSERY ROAD



SHIPLEY LINTHICUM
SHOPPING CENTER



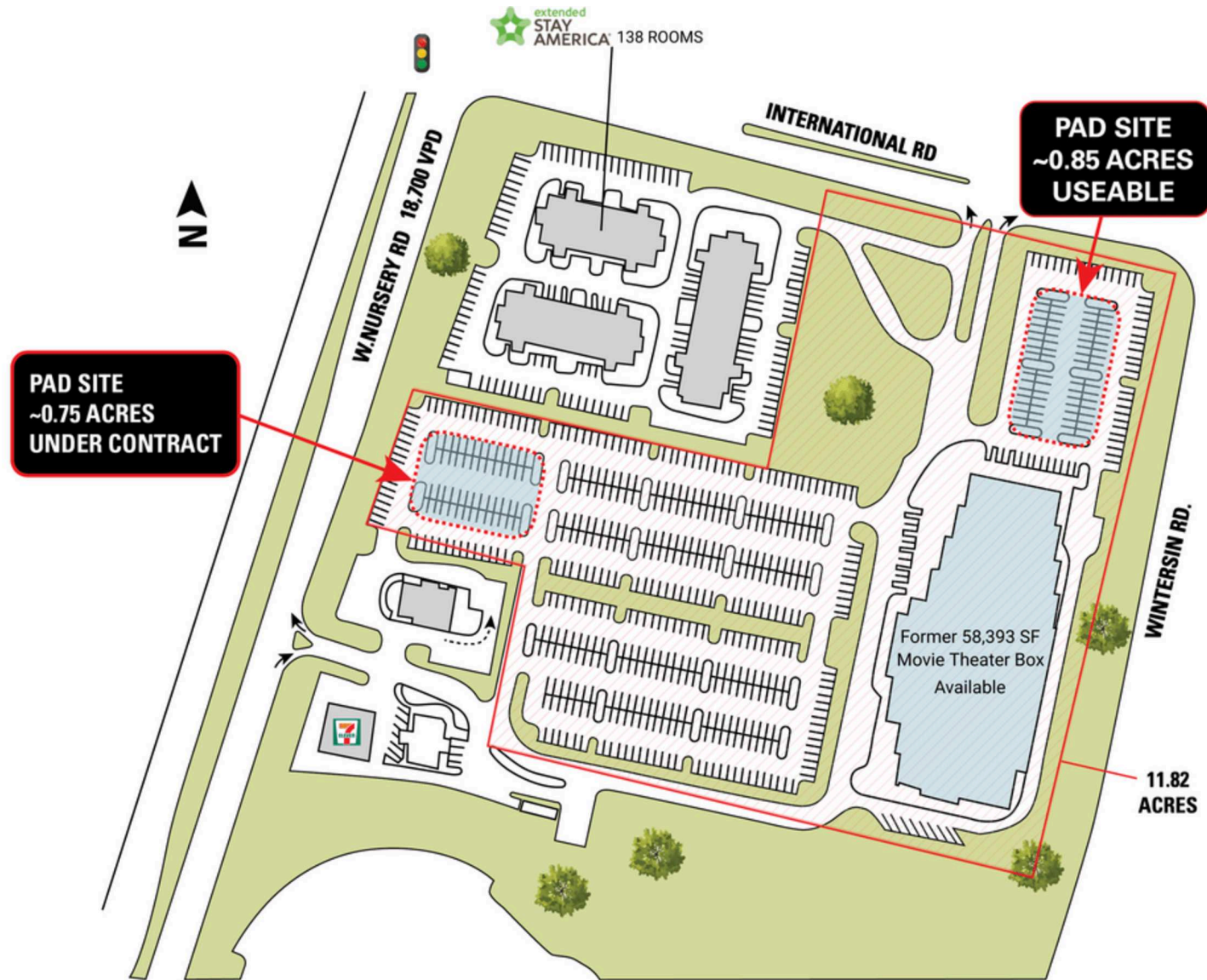
LINTHICUM
HEIGHTS



SITE PLAN

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