

# 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**




**BALTIMORE - WASHINGTON PKY**  
**98,062 VPD**





**NORTHROP GRUMMAN**  
**CAMPUS OVER**  
**1 MILLION SF**

**LINTHICUM HEIGHTS**



**1591 W. NURSERY ROAD**

**SHIPLEY LINTHICUM SHOPPING CENTER**













**W NURSERY**  
**18,700 VPD**

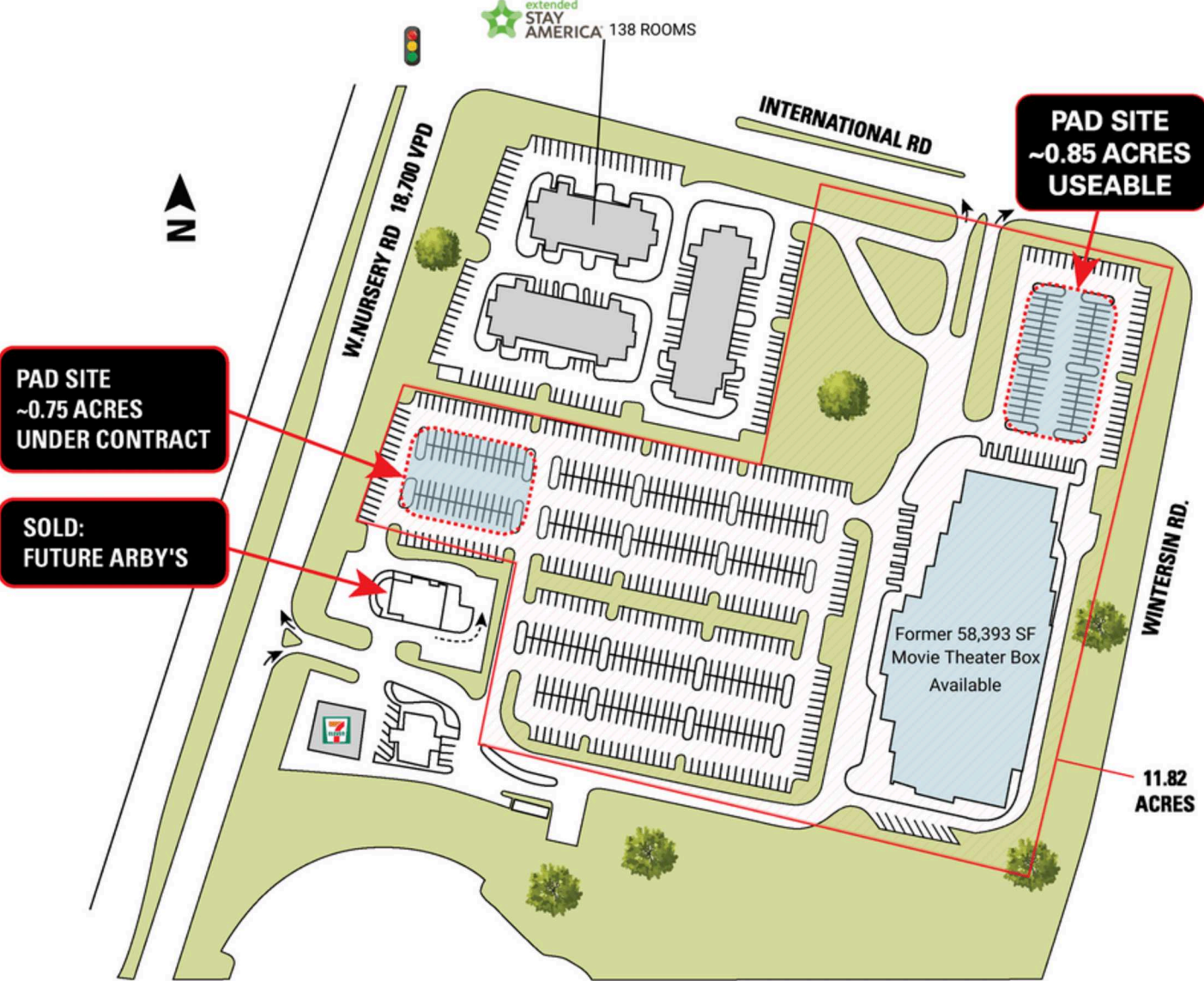



**STARBUCKS**



# SITE PLAN

1591 W NURSERY ROAD | LINTHICUM HEIGHTS, MD  
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**1591 W NURSERY ROAD | 1591 W NURSERY ROAD, LINTHICUM HEIGHTS , MD**

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