

RETAIL FOR LEASE

1344 WEST NURSERY ROAD

Linthicum Heights, MD 21090

Available: 900 SF



LISTING DATA

AVAILABLE SF: 900 SF

ECONOMIC DATA

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: Anne Arundel

BUILDING DATA

ZONING: W1



PROPERTY OVERVIEW

Prime 900 SF retail opportunity located along highly trafficked W Nursery Road in Linthicum Heights. This well-positioned space offers excellent visibility and convenient access to I-695, I-295, and BWI Airport. Surrounded by established residential neighborhoods, hotels, and commercial businesses, the property benefits from steady daily traffic and a strong customer base. Ideal for a variety of retail or service-oriented users seeking a compact, high-exposure location in a central Anne Arundel County corridor.

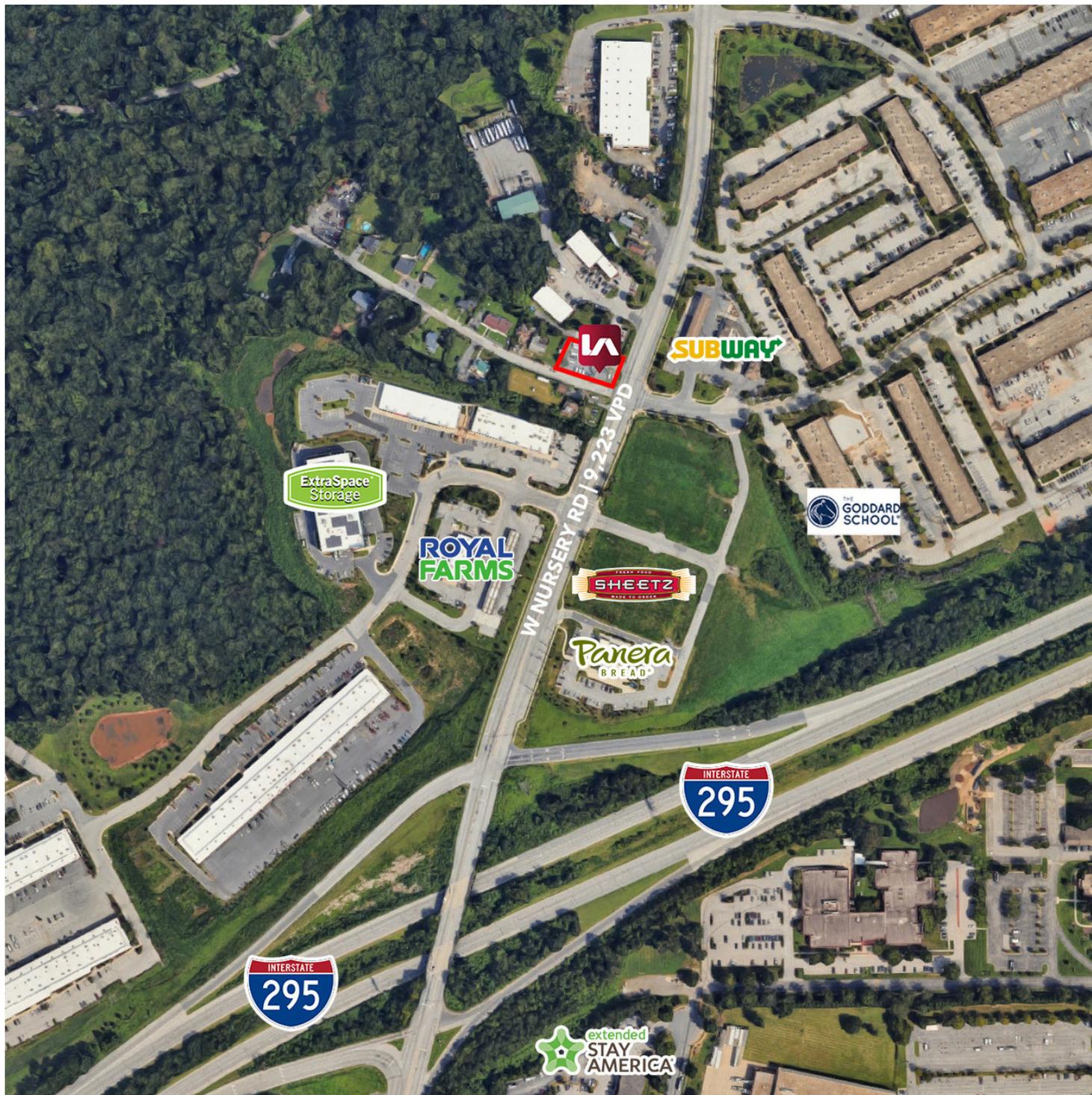
Kate Jordan, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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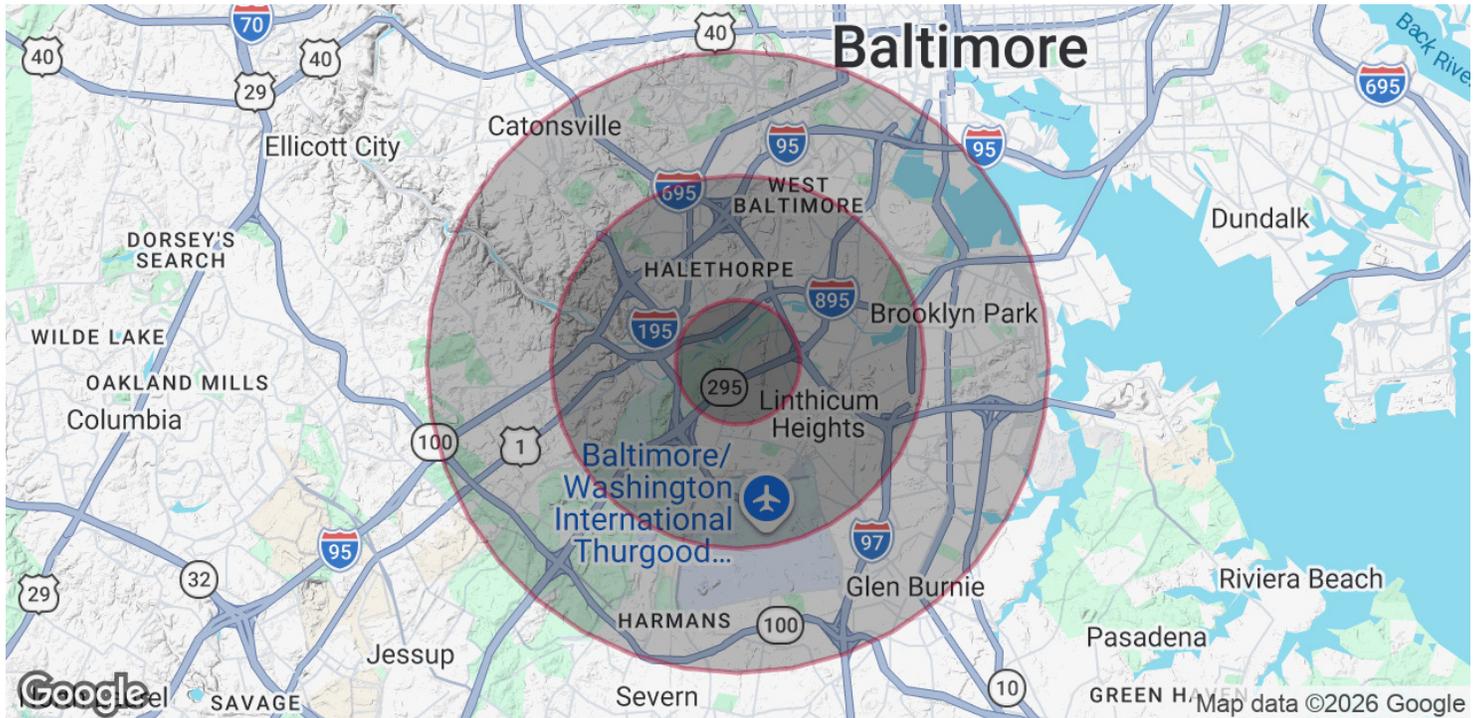
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COMMERCIAL REAL ESTATE SERVICES



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,982	64,198	231,351
Average Age	42	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	887	23,629	87,472
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$132,888	\$114,515	\$104,170
Average House Value	\$429,421	\$336,147	\$307,046

Demographics data derived from AlphaMap

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