



AIRPORT SQUARE

1099 WINTERSON ROAD | LINTHICUM HEIGHTS, MARYLAND 21090

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

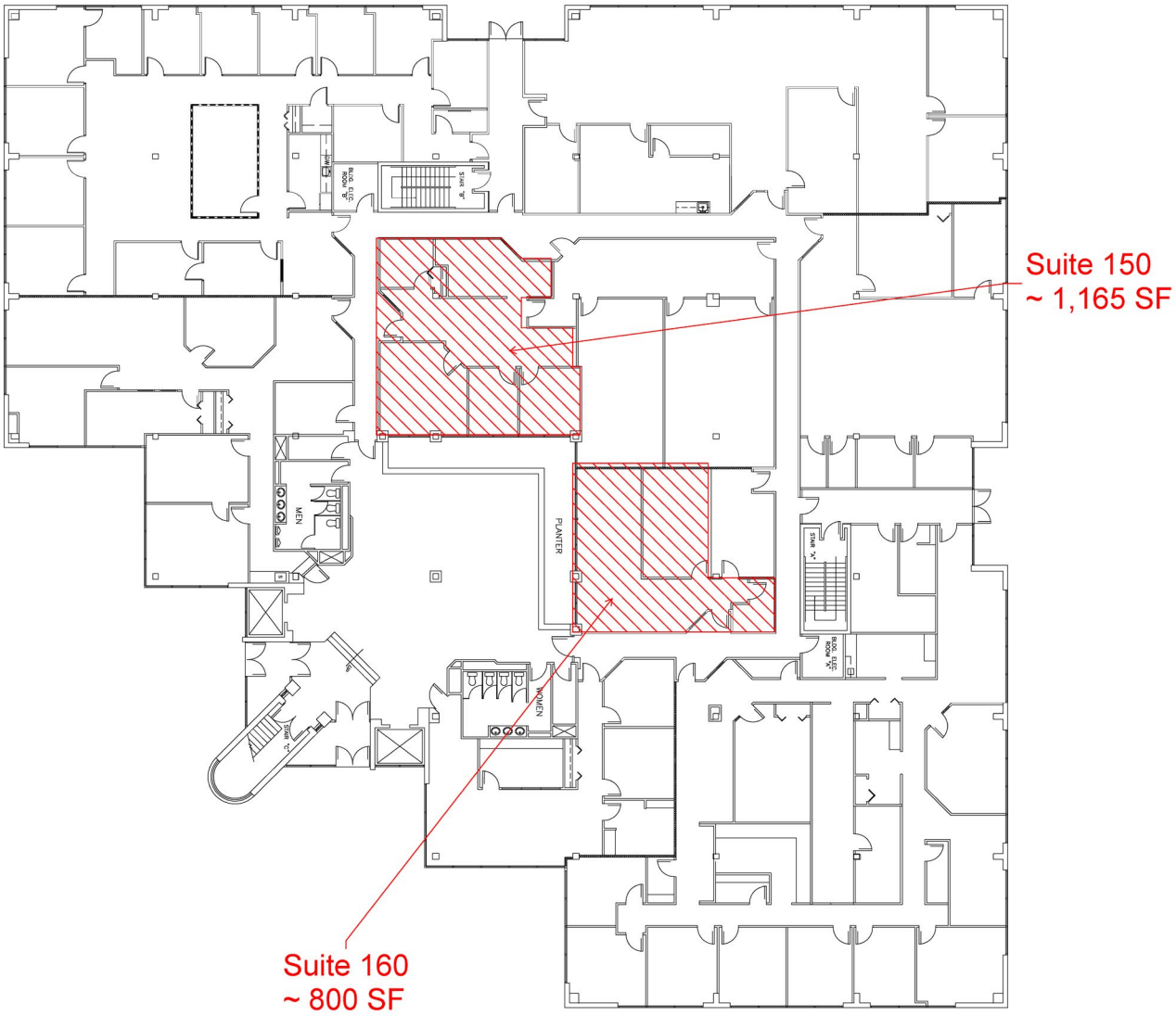
HIGHLIGHTS:

- Great location just off of Rte 295 & 695 with easy access to Baltimore and Ft. Meade
- Newly renovated lobby and common areas
- 1,600 SF fitness center for tenant's use
- Plenty of parking- (250 spaces)
- Abundant close amenities

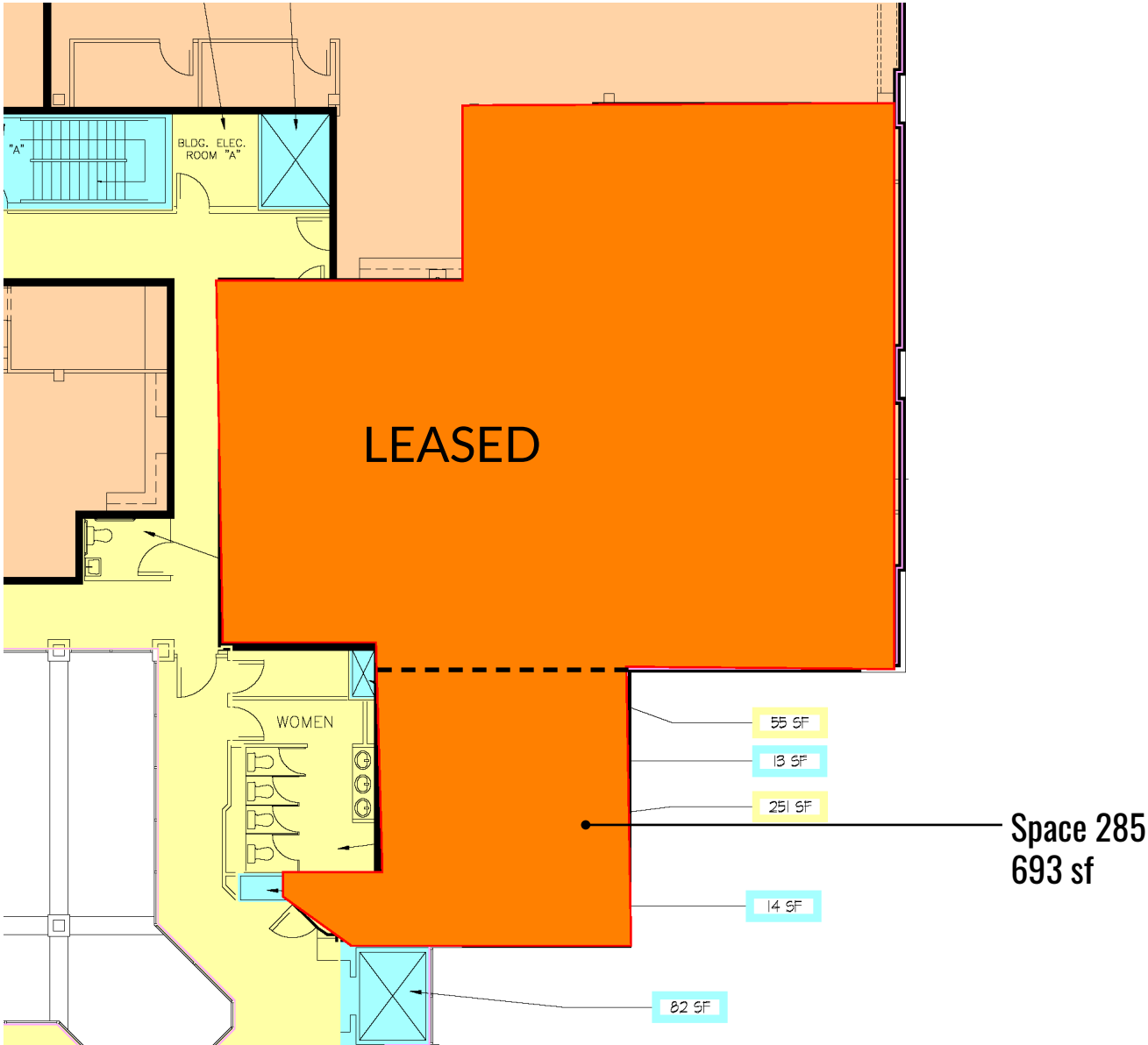
BUILDING SIZE:	72,535 SF ±
AVAILABLE:	SUITE 150: 1,165 SF SUITE 160: 800 SF SUITE 285: 693 SF ±
YEAR BUILT:	1983
STORIES:	3
PARKING:	3.62/1,000 SF (250 SPACES)
ZONING:	W1 (INDUSTRIAL PARK)
RENTAL RATE:	\$17.95/SF, FS



FLOOR PLAN: 1ST FLOOR



FLOOR PLAN: SUITE 280



LOCAL BIRDSEYE

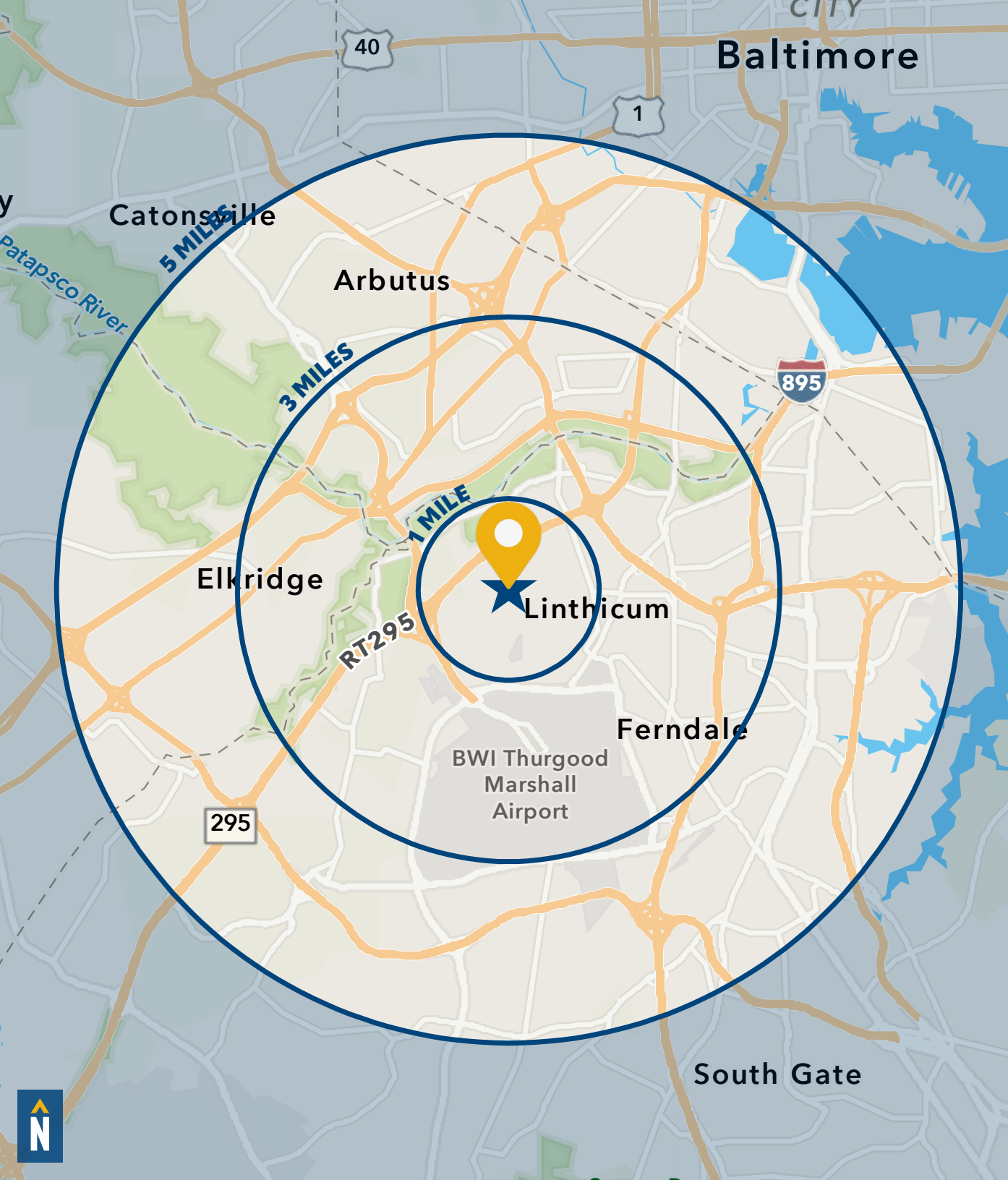


LOCAL TRADE AREA



INTERIOR PHOTOS





DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



2,059	25,975	102,437
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DAYTIME POPULATION



9,954	70,987	243,983
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AVERAGE HOUSEHOLD INCOME



\$136,993	\$118,018	\$105,167
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NUMBER OF HOUSEHOLDS



1,997	20,258	75,661
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MEDIAN AGE



46.6	39.5	38.1
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[FULL DEMOS REPORT](#)



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