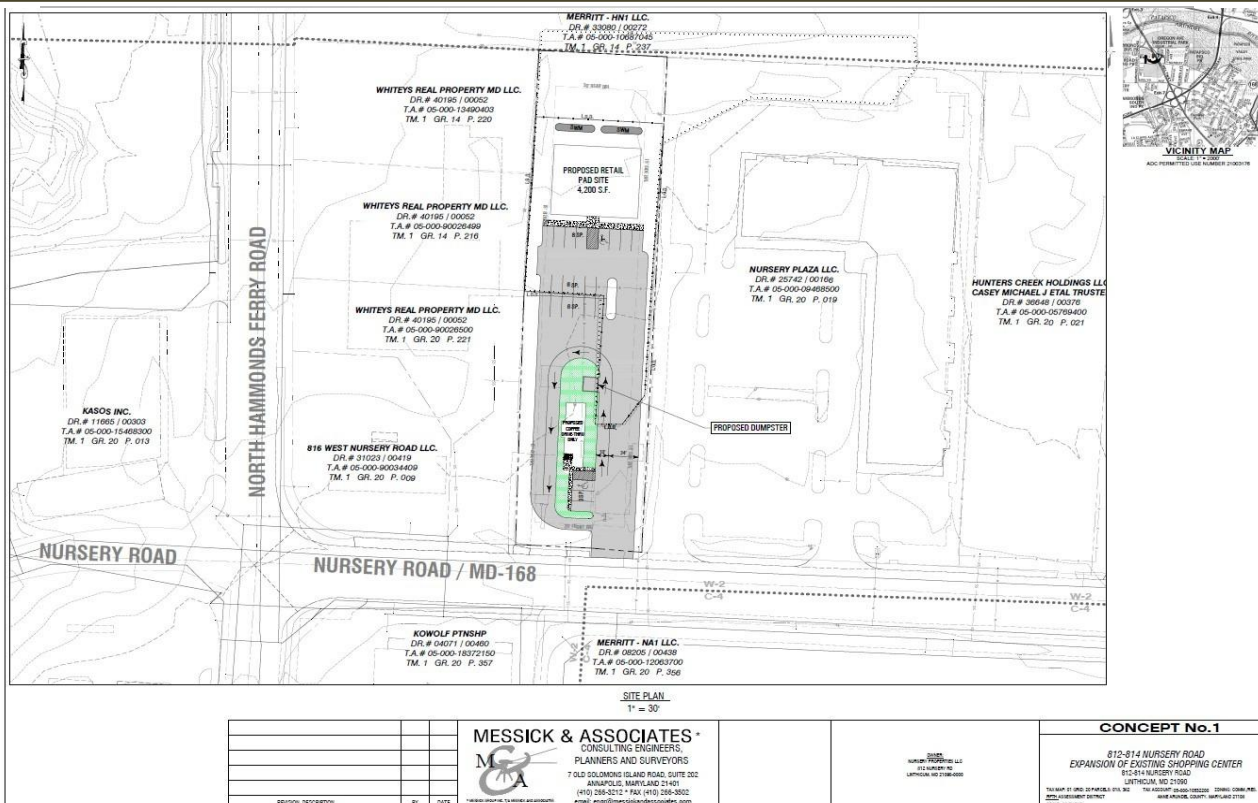


High visibility Shopping Center Pad Sites



810 Nursery Rd. Linthicum, Md. 21090

NRT



PROPERTY OVERVIEW

Up to 1 acre of C3 zoned land available for ground Lease, or pad sites with build to suit opportunities as an addition to the existing strip center. Very high visibility location.

DETAILS

SIZE: 1/3 Acre - 1 Acre C3 zoned

PRICE: TBD

FEATURES:

- Adjacent to existing strip center
- Build to Suit if preferred
- Public Water/Sewer

AREA DESCRIPTION: Located on the ever busy Nursery Rd., with easy on/off access to the 695 Beltway.

FOR MORE DETAILS CONTACT:

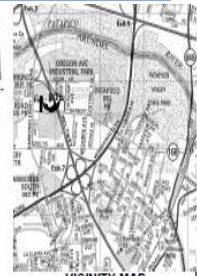
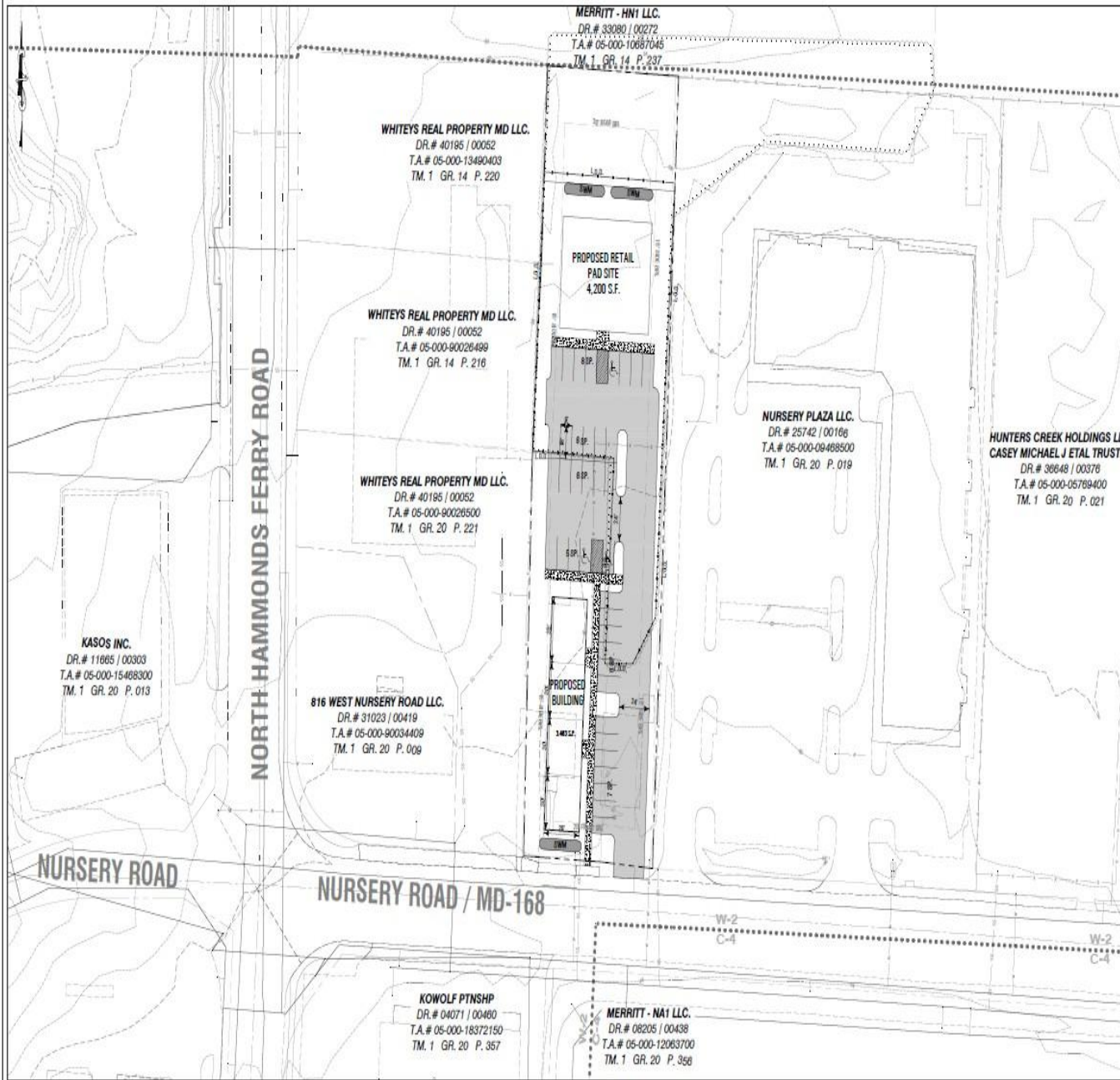
Scott R. Shineman 410-919-2656
 scottshineman@yahoo.com
 Coldwell Banker Commercial NRT

170 Jennifer Rd.
 Suite 102
 Annapolis, Md.

www.scottshineman.com

©2015 Coldwell Banker Real Estate LLC, Annapolis Plaza Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Annapolis Plaza Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, Annapolis Plaza Coldwell Banker Commercial Affiliates.

CONCEPT 2



SITE PLAN
1" = 30'

REVISION DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES⁺
 CONSULTING ENGINEERS,
 PLANNERS AND SURVEYORS
 7 OLD SOLOMONS ISLAND ROAD, SUITE 202
 ANNAPOLIS, MARYLAND 21401
 (410) 266-8212 * FAX (410) 266-3602
 email: enrgn@messickandassociates.com

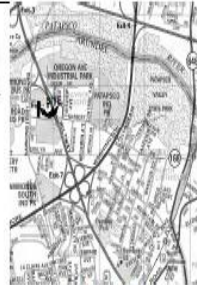
OWNER:
 WHITEYS REAL PROPERTY LLC
 812 NURSERY RD
 LINTHICUM, MD 21086-0000

CONCEPT No.2

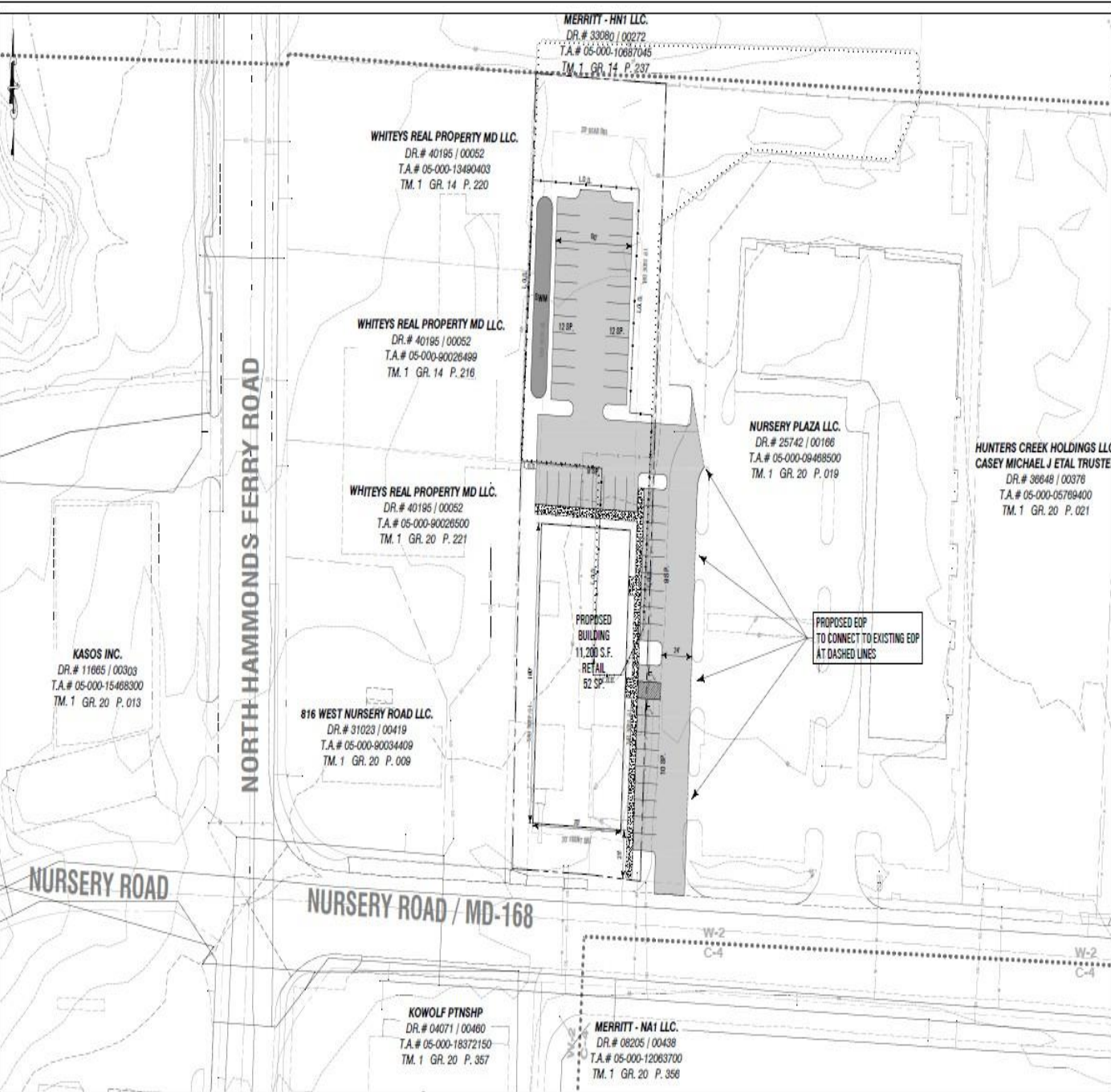
812-814 NURSERY ROAD
 STANDALONE COMMERCIAL + RETAIL USE
 812-814 NURSERY ROAD
 LINTHICUM, MD 21086

TAX MAP: 01 (SIC) 20 (PARTIAL) 010.302 TAX ACCOUNT: 05-000-10022000 COMM. COM. PERS.
 0070 ASSESSMENT DISTRICT ANN ARUNDEL COUNTY, MARYLAND 21086
 SCALE: AS SHOWN

CONCEPT 3



VICINITY MAP
SCALE: 1" = 200'
ADC PERMITTED USE NUMBER 21003178



SITE PLAN
1" = 30'

REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES*
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: engr@messickandassociates.com

OWNER:
NURSERY PROPERTIES LLC
812 NURSERY RD
LUTHERVILLE, MD 21088-0000

CONCEPT No.3

812-814 NURSERY ROAD
EXPANSION OF EXISTING SHOPPING CENTER
812-814 NURSERY ROAD
LUTHERVILLE, MD 21099

TITLE MAP: 11 ORD 20 PARCELS 016, 362 TEL: ACCOUNT: 16-000-12522200 DRAWING: COMM. PERM.
APRIL SUBDIVISION DISTRICT AREA: ANNAPOLIS COUNTY, MARYLAND 21088
SCALE: AS SHOWN

DEMOGRAPHICS



	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	3,526	72.0%	44,864	51.4%	114,351	45.7%
Hispanic	470	9.6%	11,761	13.5%	24,519	9.8%
Black	436	8.9%	22,055	25.3%	84,039	33.6%
Asian	173	3.5%	3,564	4.1%	13,660	5.5%
Language at Home (2025)						
Spanish	140	3.0%	8,710	10.7%	17,997	7.7%
Asian Language	58	1.3%	1,426	1.7%	5,806	2.5%
Ancestry (2025)						
American Indian (ancestry)	13	0.3%	203	0.2%	519	0.2%
Hawaiian (ancestry)	6	0.1%	54	0.1%	124	0.0%
Household Income (2025)						
Per Capita Income	\$44,948	---	\$38,230	---	\$43,196	---
Average HH Income	\$122,000	---	\$103,980	---	\$109,815	---
Median HH Income	\$111,571	---	\$84,013	---	\$83,250	---
Less than \$25,000	96	5.3%	4,518	14.1%	15,205	15.4%
\$25,000 - \$34,999	111	6.1%	2,167	6.8%	5,887	6.0%
\$35,000 - \$49,999	135	7.5%	3,278	10.2%	9,664	9.8%
\$50,000 - \$74,999	224	12.4%	4,605	14.4%	14,550	14.8%
\$75,000 - \$99,999	211	11.7%	4,072	12.7%	11,784	12.0%
\$100,000 - \$149,999	467	25.8%	5,898	18.4%	16,522	16.8%
\$150,000 - \$199,999	330	18.3%	4,303	13.4%	12,576	12.8%
\$200,000+	232	12.8%	3,231	10.1%	12,290	12.5%
Education (2025)						
Less than 9th Grade	84	2.5%	4,120	7.0%	8,205	4.8%
Some High School	263	7.7%	5,365	9.1%	13,726	8.0%
High School Grad	1,027	30.2%	18,623	31.6%	49,336	28.7%
Some College	743	21.9%	11,662	19.8%	32,892	19.1%
Associate Degree	322	9.5%	4,081	6.9%	10,154	5.9%
Bachelors Degree	504	14.8%	9,011	15.3%	32,963	19.2%
Graduate Degree	367	10.8%	4,542	7.7%	17,774	10.3%

