

FOR LEASE

Anne Arundel County, MD

CABOT TECH AT BWI 1 & 2

989 & 991 CORPORATE BOULEVARD | LINTHICUM, MARYLAND 21290

Owned by


AVAILABLE

989 Corporate:
Suite E: 5,445 sf ± / 3,000 sf ± office

991 Corporate:
100% leased

ZONING

W1

PARKING

4/1,000

CEILING HEIGHT

16'

HIGHLIGHTS

- ▶ Dock loading
- ▶ 279 parking spaces
- ▶ Located directly off of I-295 with easy access to I-95, I-695, and BWI Airport
- ▶ Variety of proximate amenities including new retail
- ▶ Campus setting



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Chris Bennett | Executive Vice President/Principal
☎ 410.953.0352 ✉ cbennett@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 10175 Little Patuxent Parkway, Suite 902 | Columbia, Maryland 21044 • www.MACKENZIECOMMERCIAL.com

Morgan Wimbrow | Real Estate Advisor
☎ 410.494.4846 ✉ mwimbrow@mackenziecommercial.com

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TRADE AREA

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BIRDSEYE

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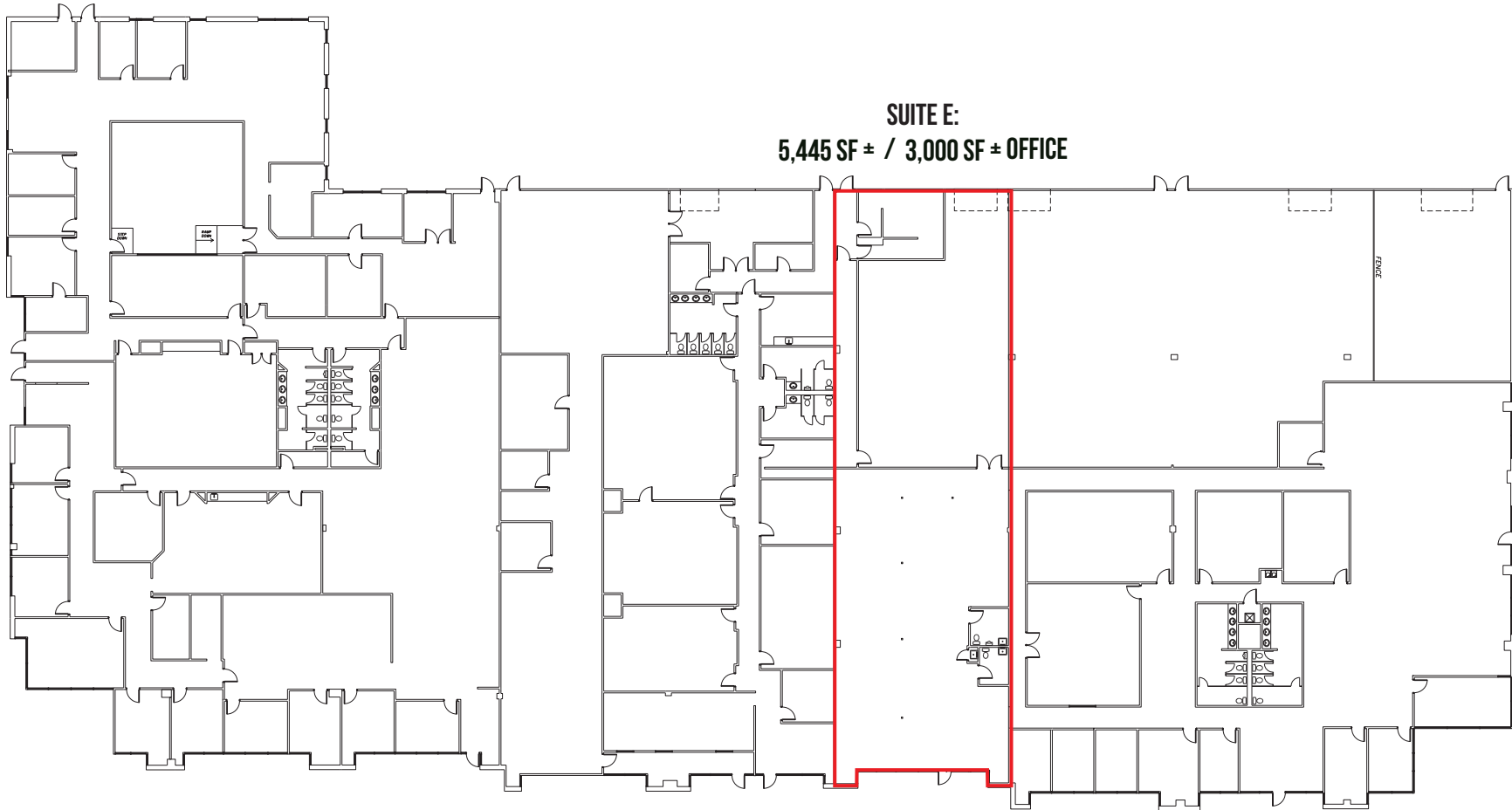
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FLOOR PLAN

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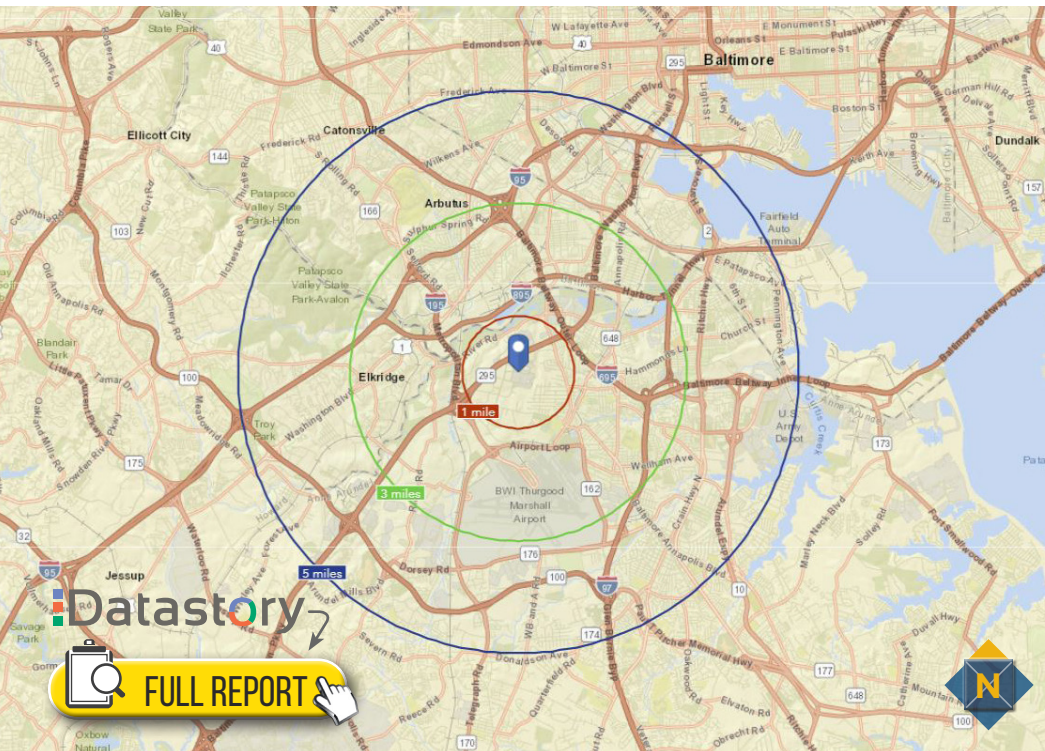
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LOCATION / DEMOGRAPHICS

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LINK



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
4,563 1 MILE	1,712 1 MILE	2.66 1 MILE	46.2 1 MILE
57,016 3 MILES	20,721 3 MILES	2.74 3 MILES	38.8 3 MILES
196,789 5 MILES	73,008 5 MILES	2.62 5 MILES	37.3 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$112,048 1 MILE	22.2% 1 MILE	97.4% 1 MILE	10,311 1 MILE
\$86,995 3 MILES	14.7% 3 MILES	95.0% 3 MILES	75,354 3 MILES
\$78,571 5 MILES	14.8% 5 MILES	93.3% 5 MILES	251,172 5 MILES

27.8%
PARKS AND REC
3 MILES

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

16.7%
PLEASANTVILLE
3 MILES

Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

10.6%
COMFORTABLE EMPTY NESTERS
3 MILES

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

5.2%
ENTERPRISING PROFESSIONALS
3 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. The market is fast-growing, located in lower density neighborhoods of large metro areas.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

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