



# FREESTANDING RESTAURANT

996 CORPORATE BOULEVARD | LINTHICUM HEIGHTS, MARYLAND 21090

FOR  
LEASE



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 5,202 SF ± freestanding restaurant on 1.45 Ac ±
- High visibility location with over 300 ft. of frontage on W. Nursery Road (13,000+ cars per day)
- Signalized intersection
- Ample on-site parking (80+ surface spaces)
- Directly adjacent to Hilton Garden Inn, Holiday Inn Express and Extended Stay America hotels
- Easy access to I-295, I-195, I-695, I-95, I-895 and I-97, as well as BWI Airport and over a dozen hotels

BUILDING SIZE:

5,202 SF ±

LOT SIZE:

1.46 ACRES ±

OCCUPANCY:

IMMEDIATE

PARKING:

81 SURFACE SPACES

TRAFFIC COUNT:

13,062 AADT (W. NURSERY RD)

ZONING:

W1 (INDUSTRIAL PARK DISTRICT)

RENTAL RATE:

\$225,000/YR., NNN



# SITE PLAN



5,202 SF

PARCEL OUTLINE

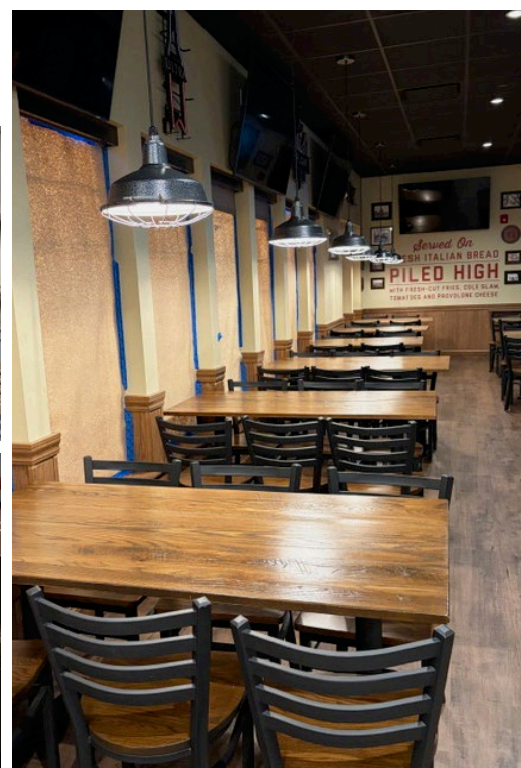
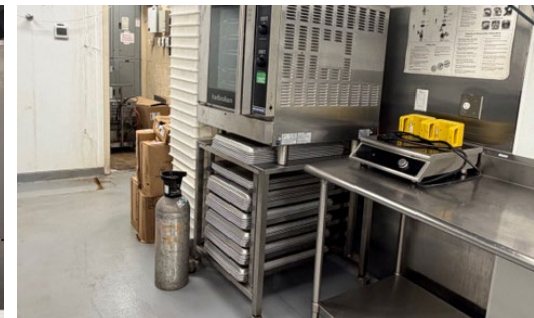
CORPORATE BLVD

W NURSERY RD

13,062 AADT



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



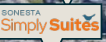
170



195



NORTHROP GRUMMAN



W NURSERY RD

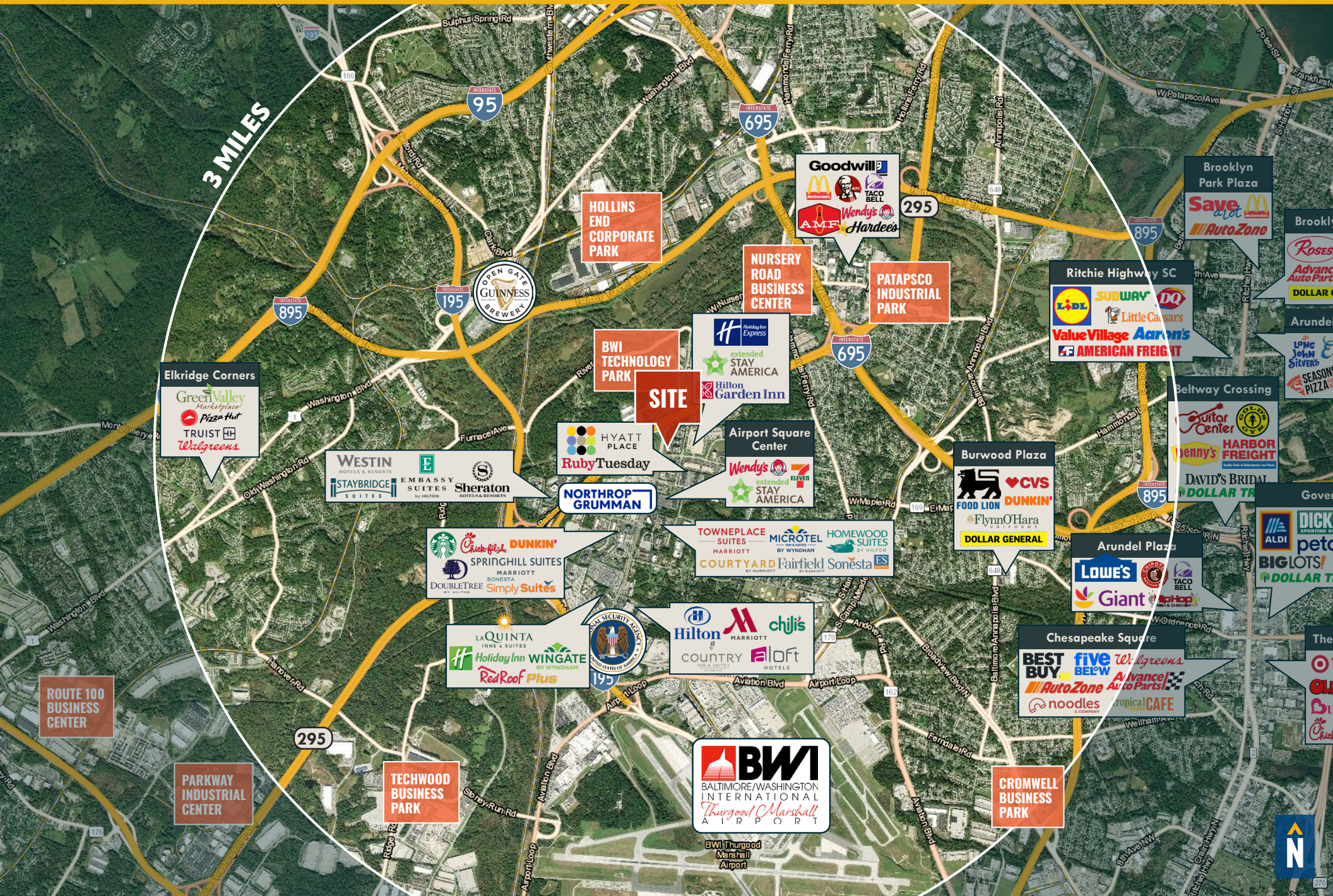
295



295



# MARKET AERIAL



3 MILES

**Elkridge Corners**  
Green Valley Marketplace  
Pizza Hut  
TRUIST  
Walgreens

**WESTIN**  
HOTELS & RESORTS  
STAYBRIDGE SUITES  
EMBASSY SUITES  
SHERATON  
HOTELS & RESORTS

**Starbucks**  
Chick-fil-A  
**DUNKIN'**  
SPRINGHILL SUITES  
MARRIOTT  
SONESTA  
DOUBLE TREE  
Simply Suites

**LA QUINTA**  
INNS & SUITES  
**Holiday Inn WINGATE**  
BY WYNDHAM  
RedRoof Plus

**HYATT PLACE**  
RUBY TUESDAY  
**NORTHROP GRUMMAN**

**U.S. AIR FORCE**  
SECURITY AGENCY  
UNITED STATES OF AMERICA

**Hilton**  
MARRIOTT  
**chili's**  
**COUNTRY**  
HOTELS  
**aloft**

**BWI**  
BALTIMORE/WASHINGTON  
INTERNATIONAL  
Thurgood Marshall  
AIRPORT

**HOLLINS END CORPORATE PARK**

**NURSERY ROAD BUSINESS CENTER**

**BWI TECHNOLOGY PARK**

**SITE**

**Goodwill**  
McDonald's  
KFC  
TACO BELL  
AMF  
Wendy's  
Hardee's

**PATAPSCO INDUSTRIAL PARK**

**Hilton Garden Inn**  
extended STAY AMERICA

**Airport Square Center**  
Wendy's  
extended STAY AMERICA  
7 ELEVEN

**TOWNEPLACE SUITES**  
MARRIOTT  
**MICROTTEL**  
BY WYNDHAM  
**HOMWOOD SUITES**  
BY HILTON

**COURTYARD**  
Fairfield  
**Sonesta**  
ES

**Burwood Plaza**  
**CVS**  
**FOOD LION**  
**DUNKIN'**  
UNIVERSITY  
Flynn O'Hara  
**DOLLAR GENERAL**

**Arundel Plaza**  
**Lowe's**  
**Giant**  
TACO BELL  
AP HOOP

**Chesapeake Square**  
**BEST BUY**  
**five BELOW**  
Walgreens  
AutoZone  
Advance  
Auto Parts  
noodles  
tropical CAFE

**Ritchie Highway SC**  
**LIDL**  
**SUBWAY**  
**DO**  
Little Caesars  
**Value Village**  
**Aaron's**  
**AMERICAN FREIGHT**

**Brooklyn Park Plaza**  
**Save a lot**  
**AutoZone**

**Beltway Crossing**  
**Spencer's**  
**HARBOR FREIGHT**  
**DAVID'S BRIDAL**  
**DOLLAR TREE**

**DICK'S**  
SPORTING GOODS  
**ALDI**  
**petco**  
**BIG LOTS**  
**DOLLAR TREE**



# DEMOGRAPHICS

2025

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

## RESIDENTIAL POPULATION



3,696

59,079

203,956

## DAYTIME POPULATION



8,350

69,915

240,622

## AVERAGE HOUSEHOLD INCOME



\$143,018

\$121,154

\$108,338

## NUMBER OF HOUSEHOLDS



1,619

21,793

76,885

## MEDIAN AGE

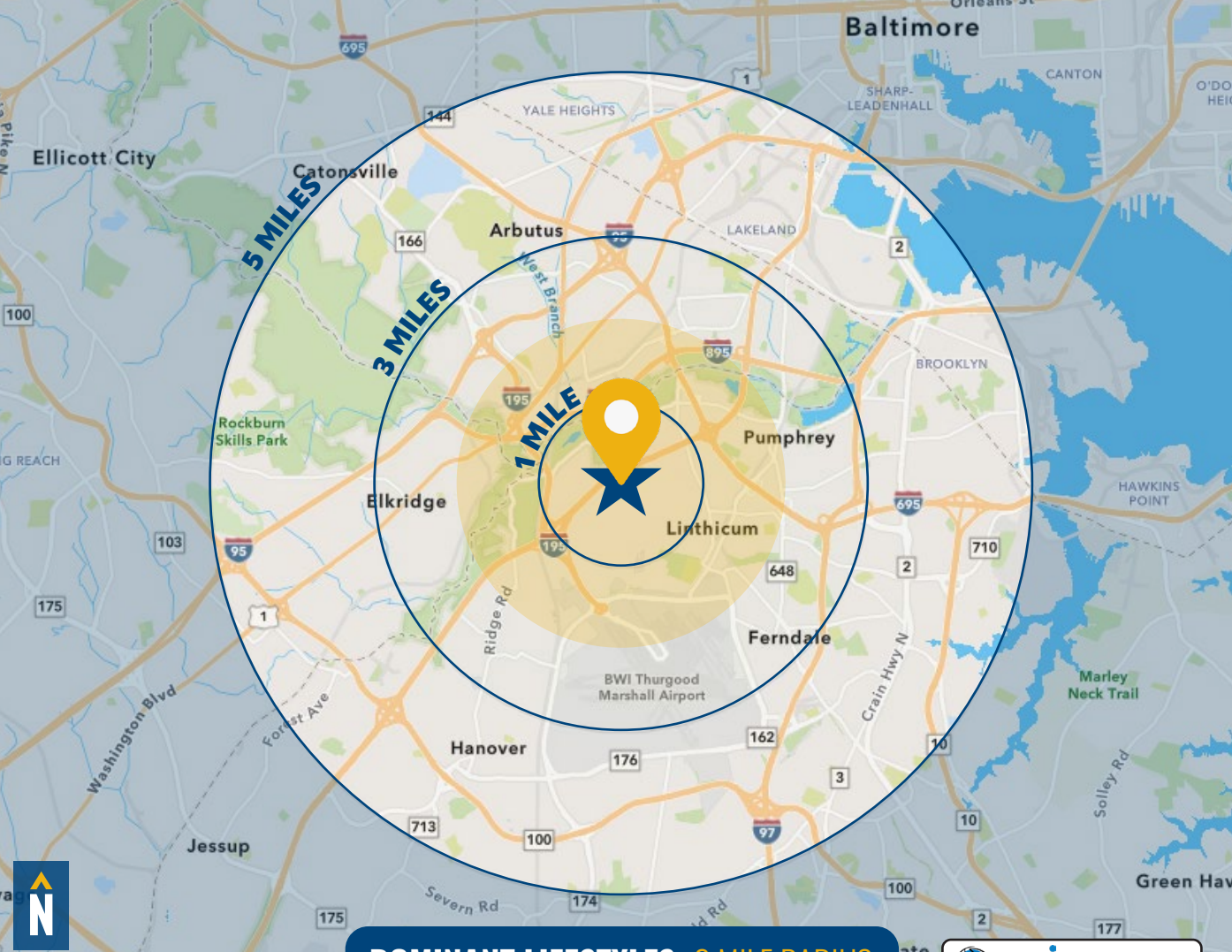


40.0

38.2

37.3

[FULL DEMOS REPORT](#)



**DOMINANT LIFESTYLES: 2 MILE RADIUS**

[esri MORE INFO](#)

**32%** DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

**30%** CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

**30%** SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

# FOR MORE INFO **CONTACT:**



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