

FOR LEASE

Anne Arundel County, MD



FREESTANDING RESTAURANT

996 CORPORATE BOULEVARD

LINTHICUM HEIGHTS, MARYLAND 21090



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MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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BUILDING SIZE

5,202 sf

LOT SIZE

1.46 Acres

ZONING

W1 (Industrial Park District)

TRAFFIC COUNT

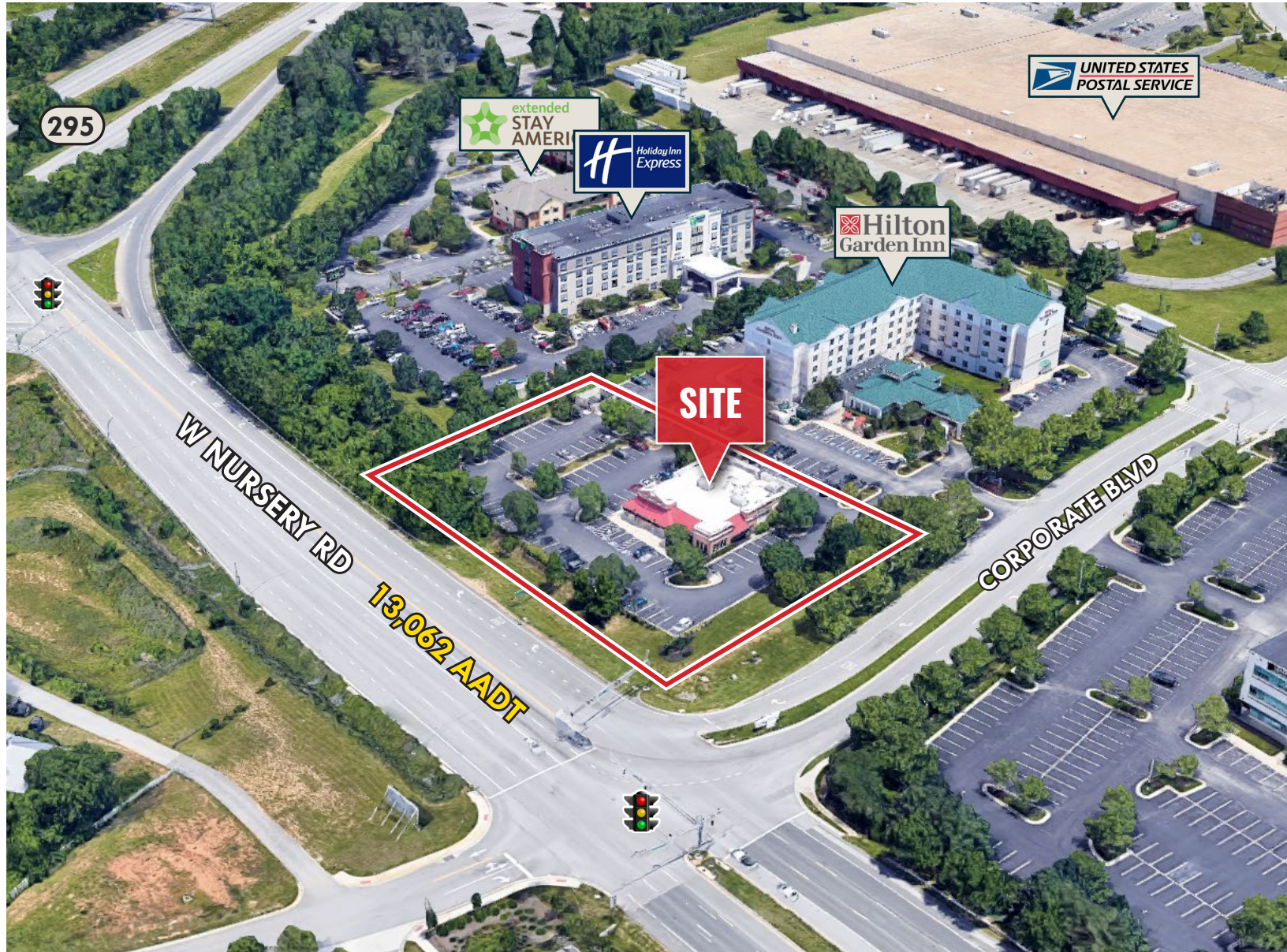
13,062 AADT (W. Nursery Rd)

RENTAL RATE

\$165,000/yr., NNN

HIGHLIGHTS

- ▶ Freestanding restaurant with over 300 ft. of frontage on W. Nursery Road
- ▶ Signalized intersection
- ▶ 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



STREET VIEW



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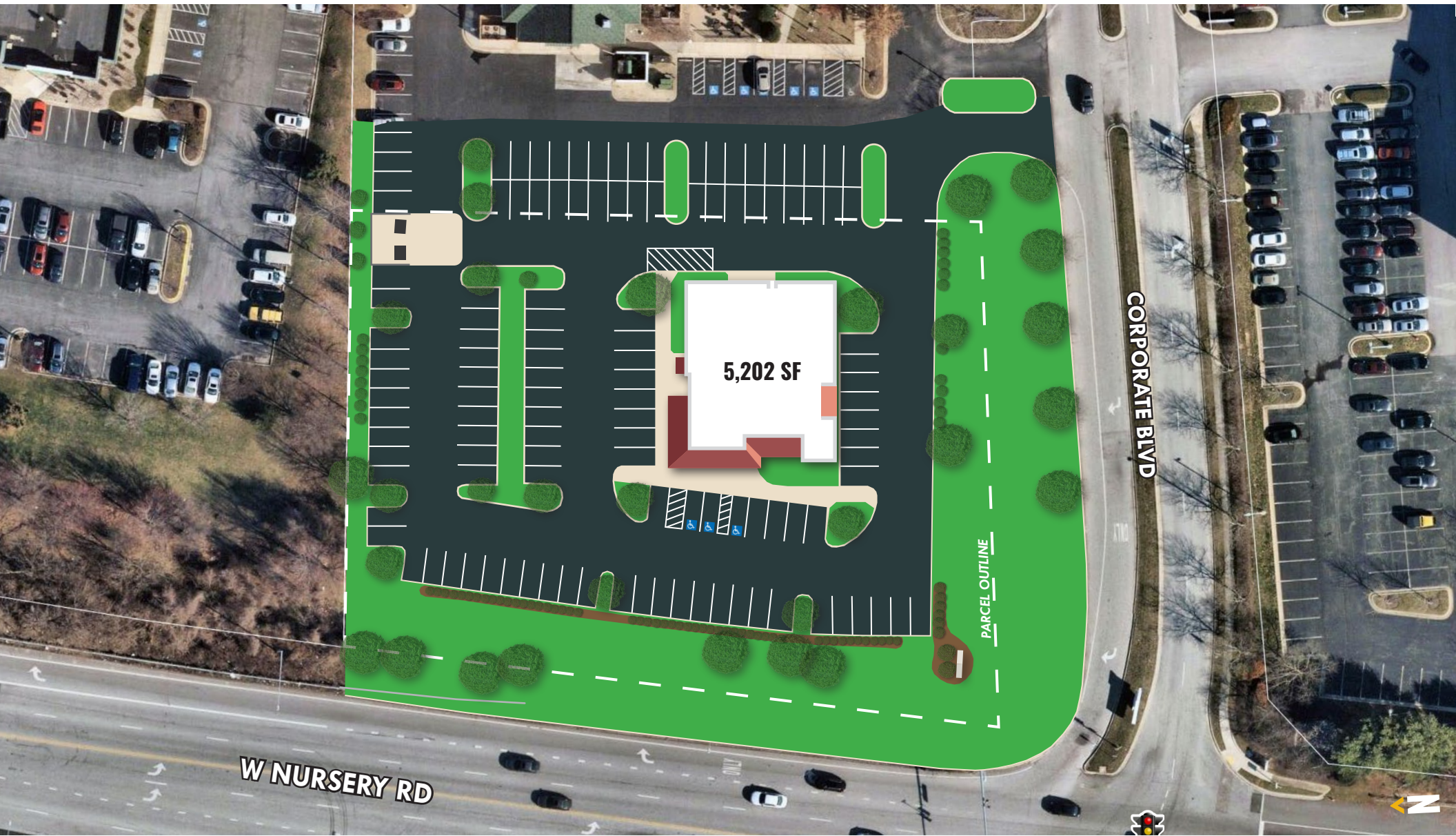
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SITE PLAN

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LOCAL BIRDSEYE

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TRADE AREA

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LOCATION / DEMOGRAPHICS (2022)

996 CORPORATE BOULEVARD | LINTHICUM HEIGHTS, MARYLAND 21090



FULL REPORT

RESIDENTIAL POPULATION 3,758 1 MILE 58,342 3 MILES 202,899 5 MILES	NUMBER OF HOUSEHOLDS 1,586 1 MILE 21,315 3 MILES 75,493 5 MILES	AVERAGE HH SIZE 2.36 1 MILE 2.73 3 MILES 2.62 5 MILES	MEDIAN AGE 46.6 1 MILE 39.2 3 MILES 37.8 5 MILES
AVERAGE HH INCOME \$144,955 1 MILE \$115,415 3 MILES \$104,676 5 MILES	EDUCATION (COLLEGE+) 69.8% 1 MILE 55.8% 3 MILES 55.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.5% 1 MILE 94.8% 3 MILES 94.8% 5 MILES	DAYTIME POPULATION 7,253 1 MILE 69,159 3 MILES 236,678 5 MILES

31%
PLEASANTVILLE
2 MILES

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

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24%
COMFORTABLE EMPTY NESTERS
2 MILES

2.52
AVERAGE HH SIZE
48.0
MEDIAN AGE
\$75,000
MEDIAN HH INCOME

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19%
PARKS AND REC
2 MILES

2.51
AVERAGE HH SIZE
40.9
MEDIAN AGE
\$60,000
MEDIAN HH INCOME

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10%
EXURBANITES
2 MILES

2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.



TOM FIDLER

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