

# FOR LEASE



Anne Arundel County, MD

**1,500 SF  
RESTAURANT/  
QSR SPACE  
AVAILABLE!**



## NURSERY ROAD PLAZA

**827-835 NURSERY ROAD**  
LINTHICUM HEIGHTS, MARYLAND 21090



**Mike Ruocco** | Senior Vice President & Principal

☎ 443.798.9338

✉ [mruocco@mackenziecommercial.com](mailto:mruocco@mackenziecommercial.com)

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.COM](http://www.MACKENZIECOMMERCIAL.COM)



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## AVAILABLE

- ▶ 1,500 sf end cap  
(2nd gen. restaurant space)

## ZONING

C3 (Commercial - General)

## TRAFFIC COUNT

11,251 AADT (Nursery Rd)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ 1,500 sf end cap, 2nd generation restaurant space
- ▶ Neighborhood retail center featuring Kabob & Curry, Szechuan Hot Wok Carry Out, Wells Fargo & Tobacco House
- ▶ Located at the signalized intersection of Nursery Road and Hammonds Ferry Road
- ▶ Catty corner from highly popular G&M Restaurant
- ▶ Easy access to I-695, I-895 and I-295



STREET VIEW

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## SITE PLAN

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- A Kabob & Curry
- B Tobacco House
- C Szechuan Wok
- D Speedy Cleaners
- E AVAILABLE: 1,500 sf
- F Wells Fargo





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# BIRDSEYE

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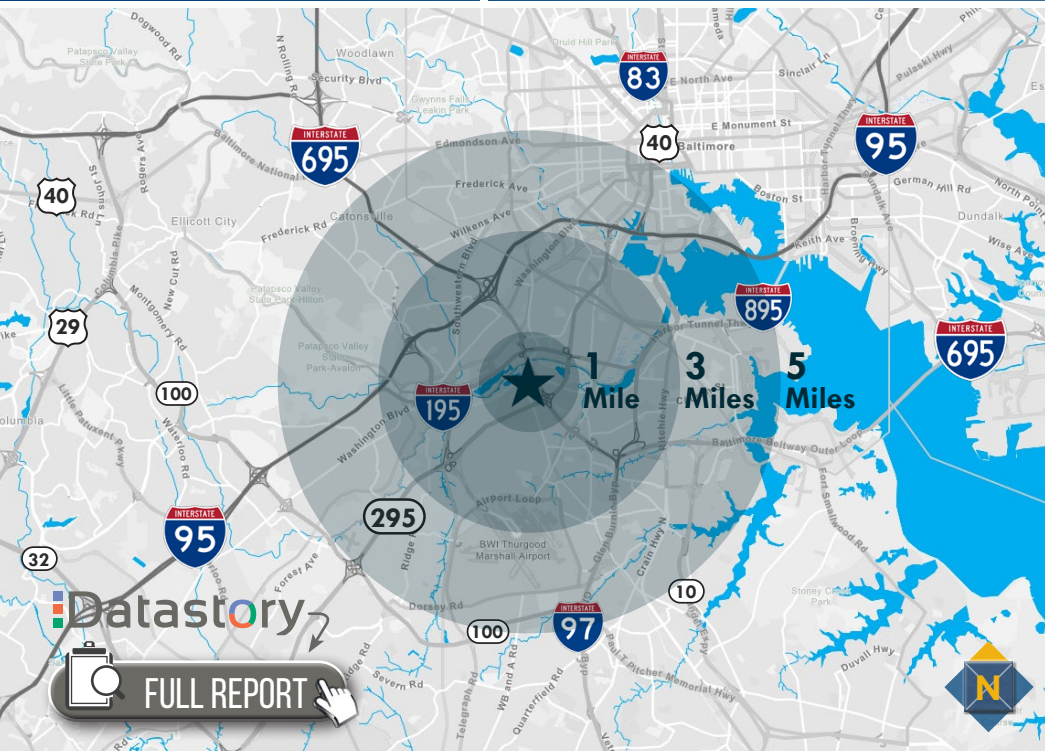
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# LOCATION / DEMOGRAPHICS (2021)

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## RESIDENTIAL POPULATION

3,639  
1 MILE  
79,944  
3 MILES  
242,077  
5 MILES

## NUMBER OF HOUSEHOLDS

1,338  
1 MILE  
29,696  
3 MILES  
93,393  
5 MILES

## AVERAGE HH SIZE

2.72  
1 MILE  
2.68  
3 MILES  
2.52  
5 MILES

## MEDIAN AGE

41.5  
1 MILE  
37.8  
3 MILES  
37.3  
5 MILES

## AVERAGE HH INCOME

\$99,275  
1 MILE  
\$85,812  
3 MILES  
\$88,405  
5 MILES

## EDUCATION (COLLEGE+)

53.7%  
1 MILE  
49.5%  
3 MILES  
55.0%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.5%  
1 MILE  
92.0%  
3 MILES  
92.3%  
5 MILES

## DAYTIME POPULATION

5,992  
1 MILE  
79,604  
3 MILES  
268,115  
5 MILES

28%

**PARKS AND REC**

2 MILES

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.

2.51  
AVERAGE HH SIZE

40.9  
MEDIAN AGE

\$60,000  
MEDIAN HH INCOME

LEARN MORE

17%

**PLEASANTVILLE**

2 MILES

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.

2.88  
AVERAGE HH SIZE

42.6  
MEDIAN AGE

\$92,900  
MEDIAN HH INCOME

LEARN MORE

10%

**COMFORTABLE EMPTY NESTERS**

2 MILES

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

2.52  
AVERAGE HH SIZE

48.0  
MEDIAN AGE

\$75,000  
MEDIAN HH INCOME

LEARN MORE

8%

**METRO FUSION**

2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65  
AVERAGE HH SIZE

29.3  
MEDIAN AGE

\$35,700  
MEDIAN HH INCOME

LEARN MORE



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