



# FREESTANDING RESTAURANT

996 CORPORATE BOULEVARD

LINTHICUM HEIGHTS, MARYLAND 21090



**Tom Fidler** | *Executive Vice President & Principal*

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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](http://www.MACKENZIECOMMERCIAL.com)

# FOR LEASE

Anne Arundel County, MD

# FREESTANDING RESTAURANT

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## BUILDING SIZE

5,202 sf

## LOT SIZE

1.46 Acres

## ZONING

W1 (Industrial Park District)

## TRAFFIC COUNT

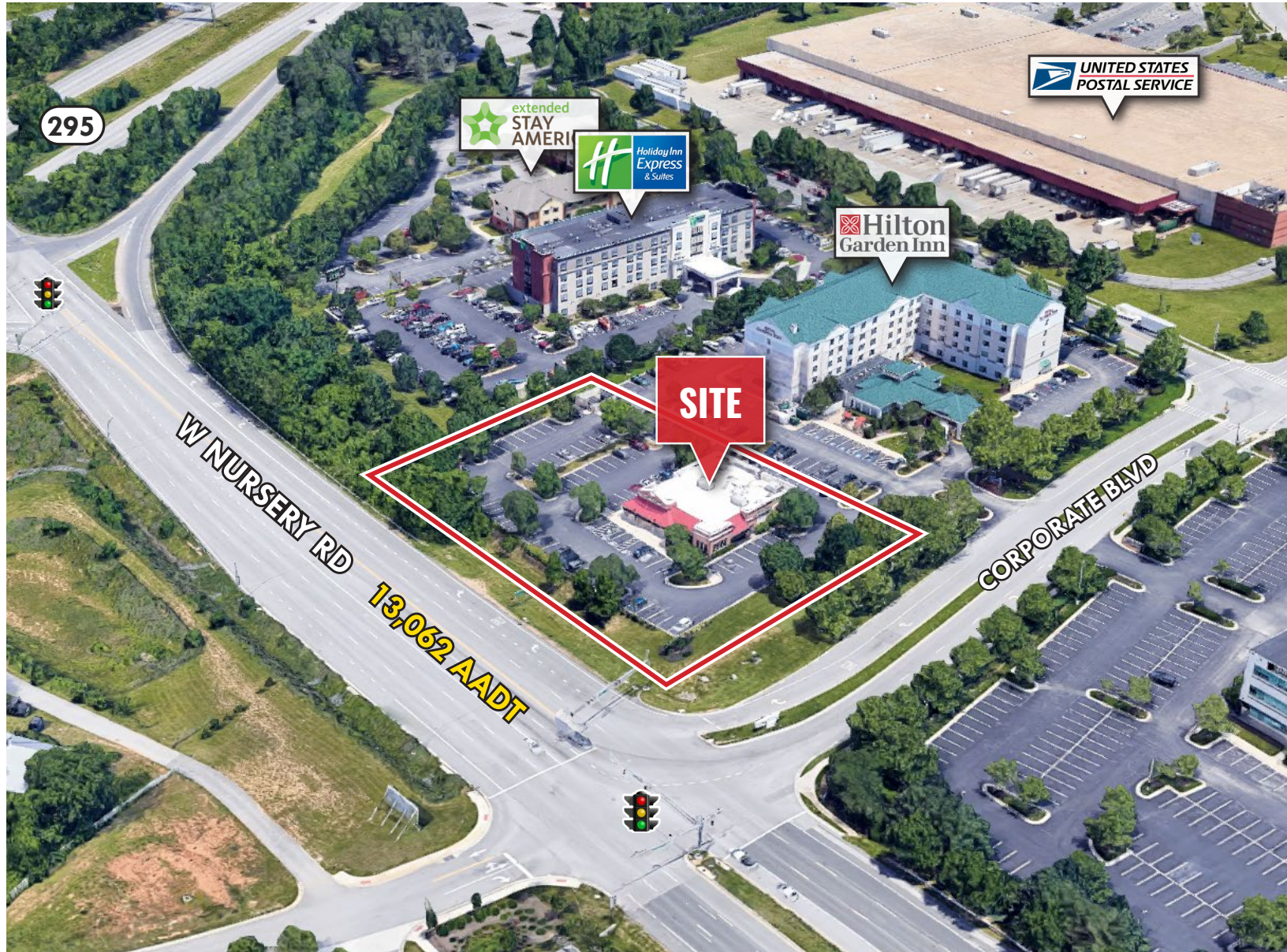
13,062 AADT (W. Nursery Rd)

## 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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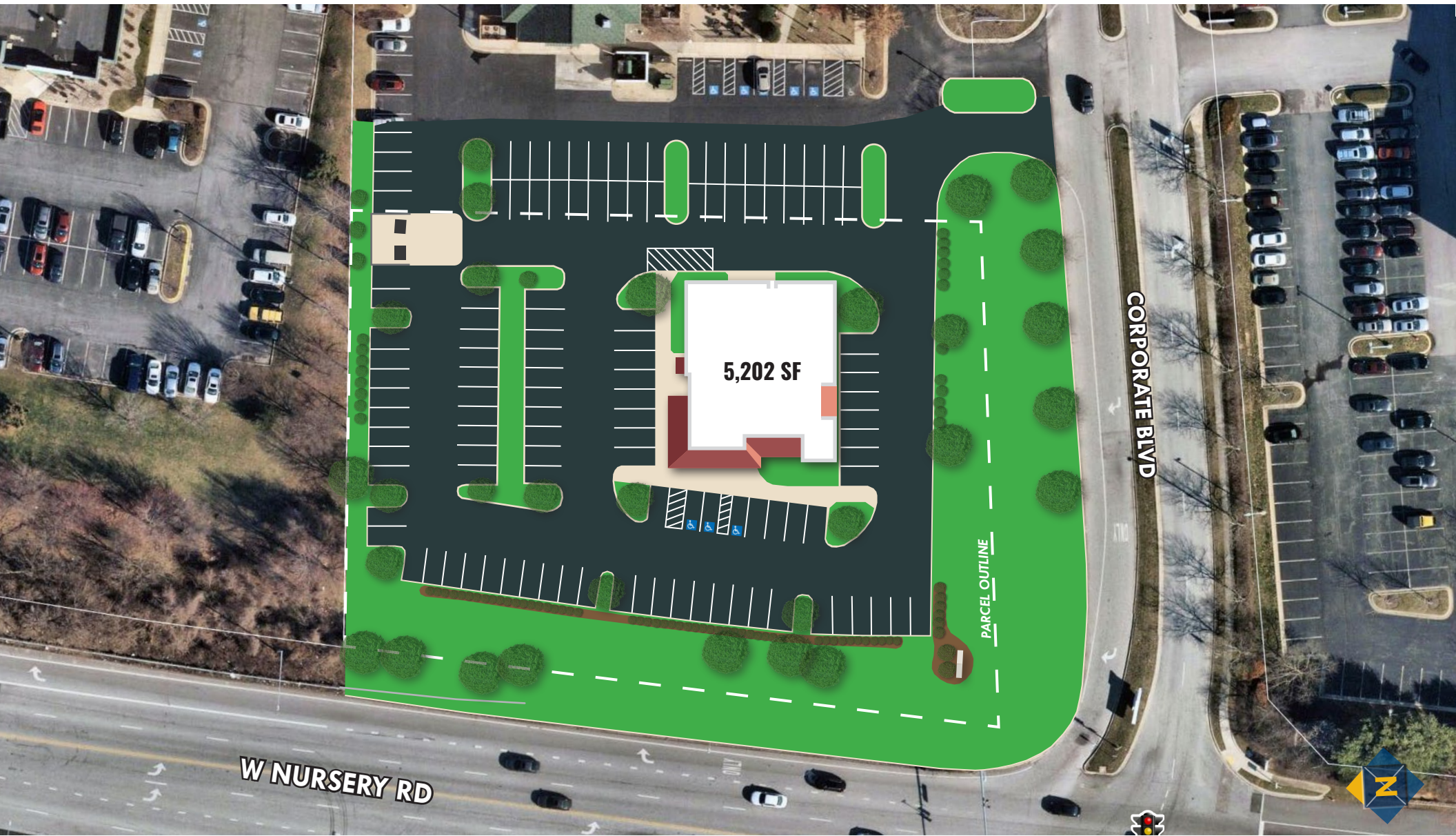
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# SITE PLAN

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# TRADE AREA

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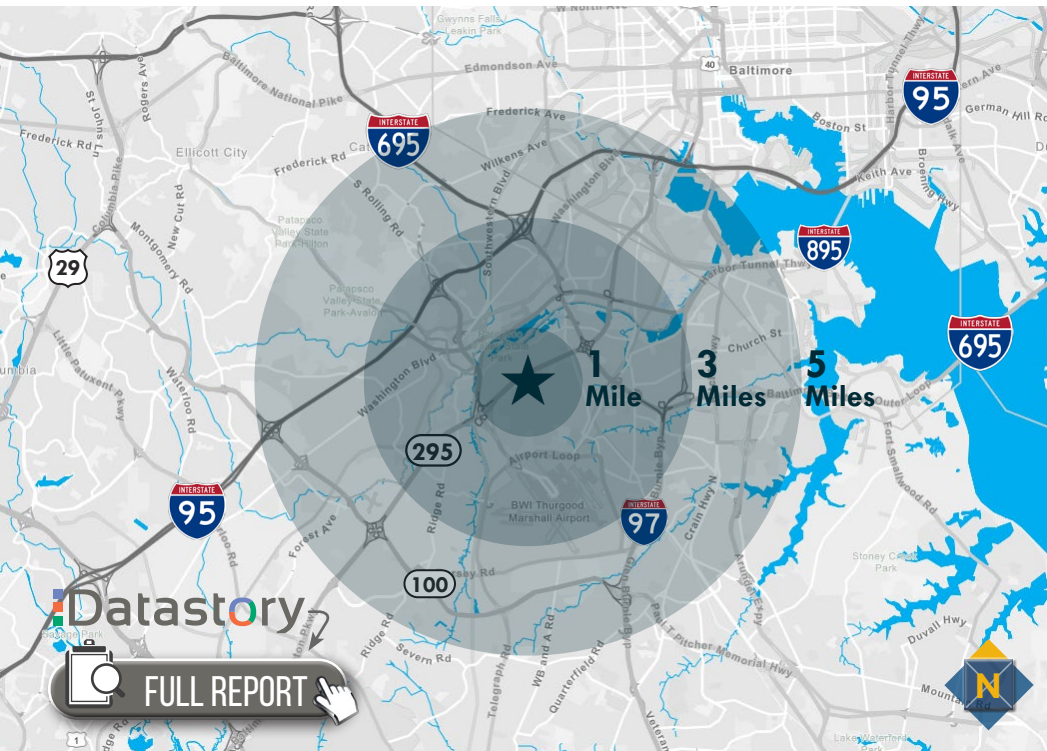


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# LOCATION / DEMOGRAPHICS

996 CORPORATE BOULEVARD | LINTHICUM HEIGHTS, MARYLAND 21090



Datastory

FULL REPORT

## RESIDENTIAL POPULATION

3,342  
1 MILE  
56,263  
3 MILES  
195,546  
5 MILES

## NUMBER OF HOUSEHOLDS

1,278  
1 MILE  
20,753  
3 MILES  
72,699  
5 MILES

## AVERAGE HH SIZE

2.61  
1 MILE  
2.70  
3 MILES  
2.62  
5 MILES

## MEDIAN AGE

45.5  
1 MILE  
38.9  
3 MILES  
37.7  
5 MILES

## AVERAGE HH INCOME

\$120,878  
1 MILE  
\$97,950  
3 MILES  
\$89,789  
5 MILES

## EDUCATION (COLLEGE+)

65.3%  
1 MILE  
55.8%  
3 MILES  
55.4%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

90.3%  
1 MILE  
88.6%  
3 MILES  
88.2%  
5 MILES

## DAYTIME POPULATION

6,109  
1 MILE  
63,576  
3 MILES  
217,627  
5 MILES

34%

## 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

21%

## 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

18%

## 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

11%

## EXURBANITES

2 MILES

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.

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

LEARN MORE