

# FOR LEASE

Anne Arundel County, MD

# WEST NURSERY BUSINESS CENTER

1025 WEST NURSERY ROAD | LINTHICUM, MARYLAND 21290

Owned by  
**LINK**

## AVAILABLE

Suites 122-124: 3,000 - 10,650 sf ±

## AVAILABLE

Suite 100: 3,000 - 10,406 sf ±

## LEASE RATE

Suites 122-124: \$7.20 psf Net

Suite 100: \$8.25 psf Net

## ZONING

W1

## PARKING

2.02/1,000

## TRAFFIC COUNT

124,121 AADT (I-695)

## CEILING HEIGHT

18'

## HIGHLIGHTS

- ▶ 2 drive-ins
- ▶ End Cap
- ▶ Located directly off of I-695 and I--295 with easy access to I-95, I-97 and BWI Airport
- ▶ Variety of proximate amenities
- ▶ Convenient access to public transportation



STREET VIEW

**MACKENZIE**  
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# TRADE AREA

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# BIRDSEYE

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# FLOOR PLANS

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**SUITES 122-124  
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10,650 SF ±**

**SUITE 100  
AVAILABLE  
10,406 SF ±**



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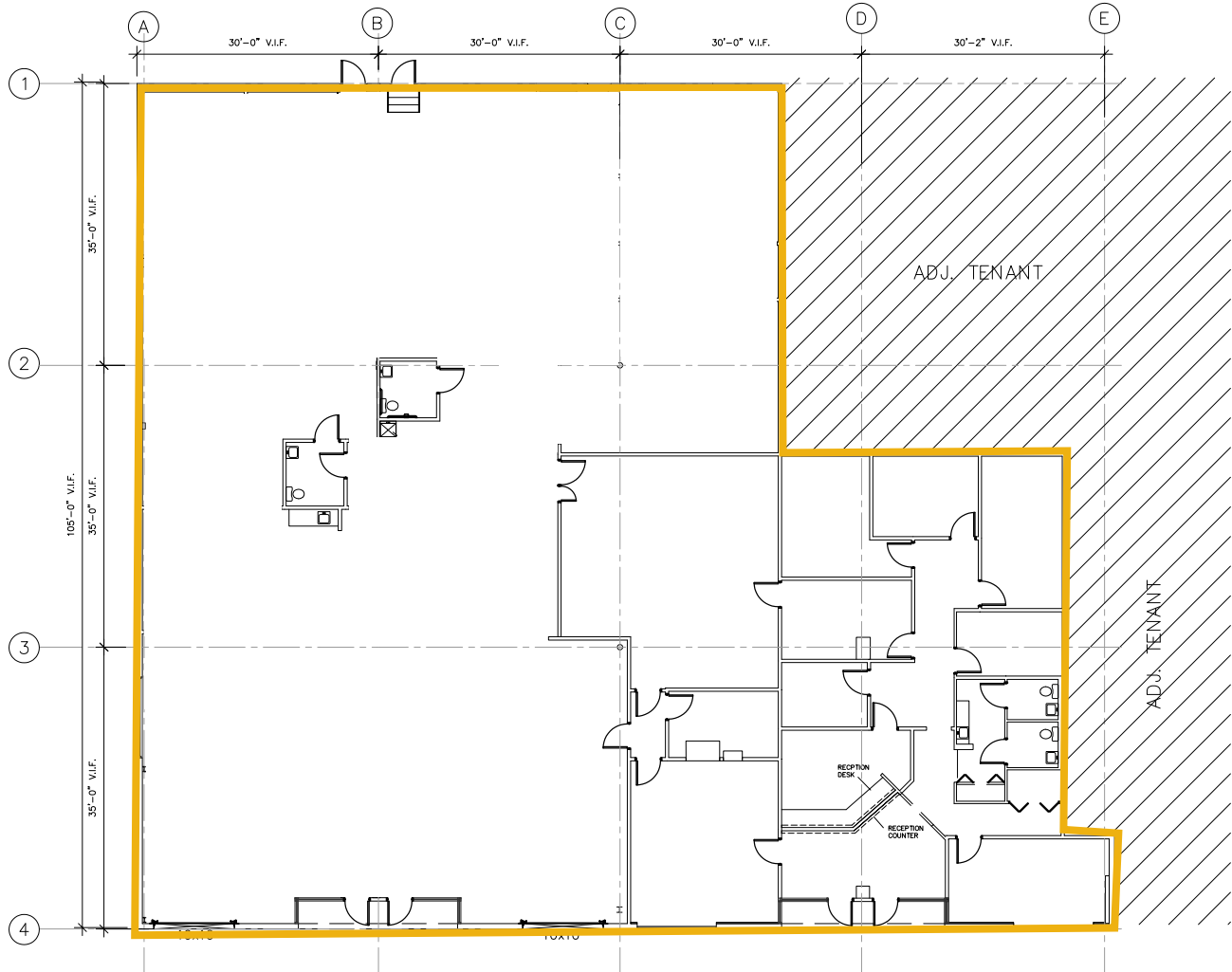
Anne Arundel County, MD

# FLOOR PLANS

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1025 W NURSERY RD:  
SUITES 122-124: 10,650 SF ±



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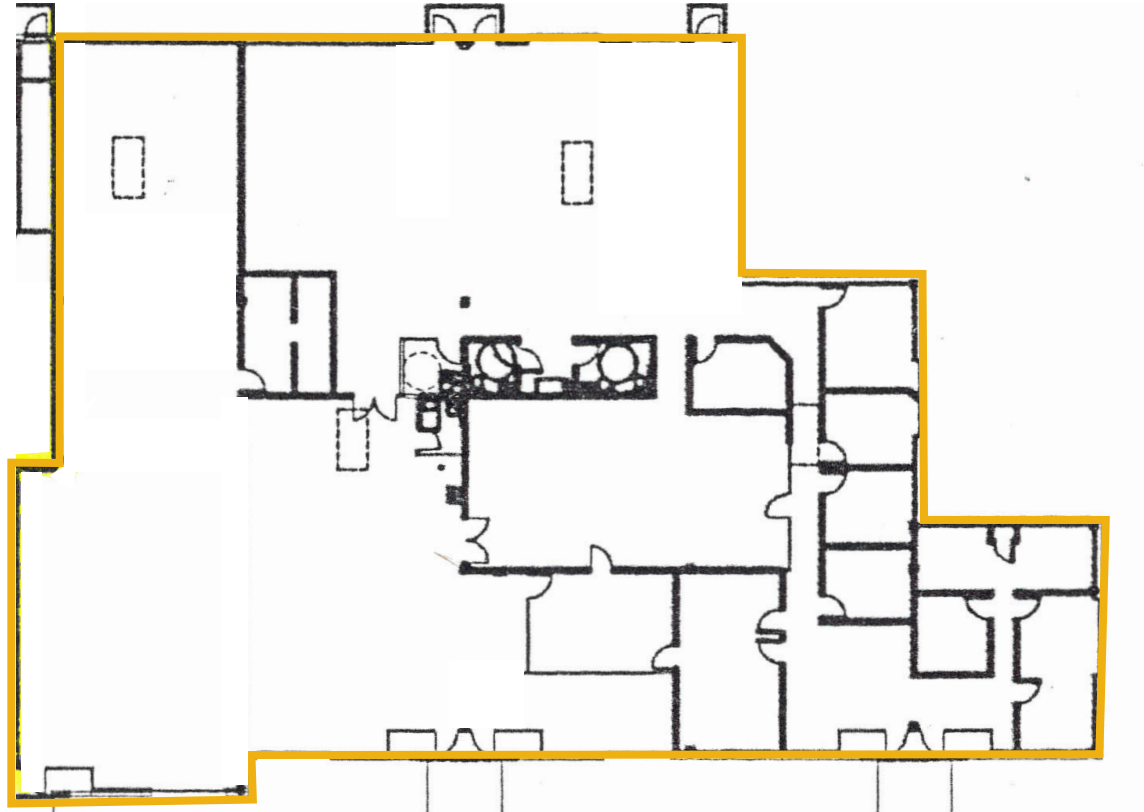
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1025 W NURSERY RD:  
SUITE 100: 10,406 SF ±



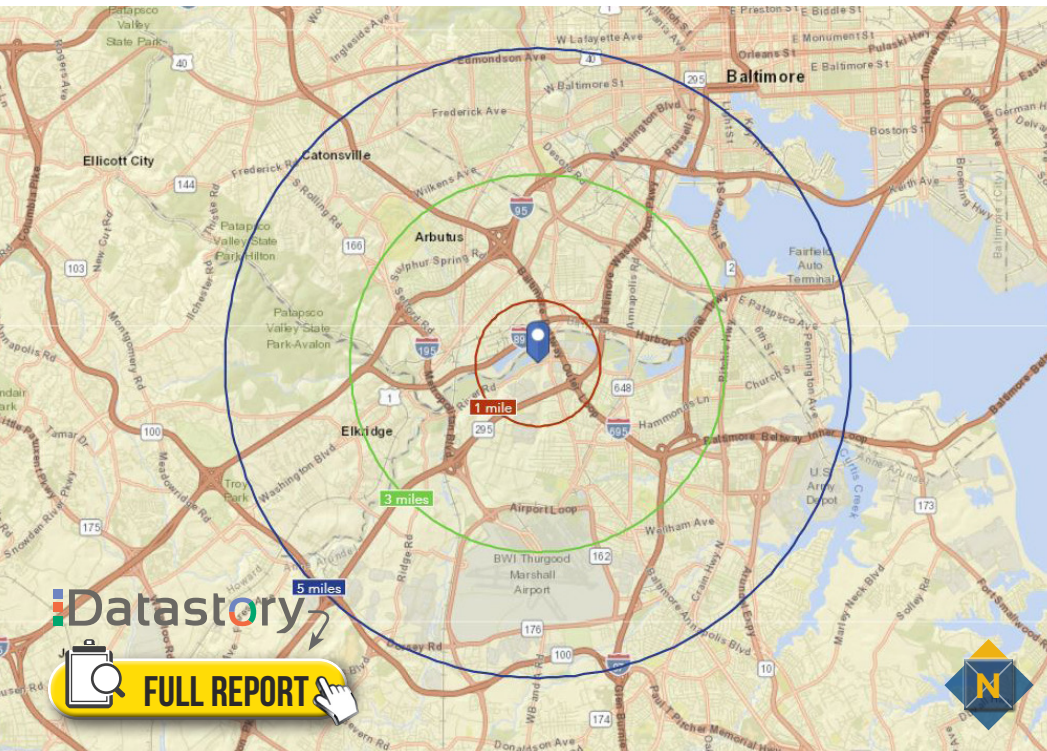
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# LOCATION / DEMOGRAPHICS

WEST NURSERY BUSINESS CENTER | 1025 WEST NURSERY ROAD | LINTHICUM, MARYLAND 21290  
OWNED BY LINK INDUSTRIAL

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**LINK**



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
3,119 1 MILE	1,170 1 MILE	2.67 1 MILE	44.6 1 MILE
73,249 3 MILES	26,989 3 MILES	2.70 3 MILES	37.4 3 MILES
239,864 5 MILES	91,550 5 MILES	2.55 5 MILES	36.5 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$94,913 1 MILE	19.0% 1 MILE	97.6% 1 MILE	8,035 1 MILE
\$74,542 3 MILES	13.0% 3 MILES	94.0% 3 MILES	83,945 3 MILES
\$73,843 5 MILES	15.6% 5 MILES	92.3% 5 MILES	285,111 5 MILES

**30.6%**  
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

**11.0%**  
FRONT PORCHES  
3 MILES

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes.

**2.57**  
AVERAGE HH SIZE

**34.9**  
MEDIAN AGE

**\$43,700**  
MEDIAN HH INCOME

**10.0%**  
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

**8.1%**  
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

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