

# FOR LEASE

Anne Arundel County, MD

**FULLY LEASED!**



## NURSERY ROAD PLAZA

827-835 NURSERY ROAD

LINTHICUM HEIGHTS, MARYLAND 21090



**Mike Ruocco** | Senior 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)



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## STATUS

Fully Leased

## ZONING

C3 (Commercial - General)

## TRAFFIC COUNT

11,251 AADT (Nursery Rd)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Neighborhood retail center featuring Bubbakoo's Burritos (new!), Szechuan Hot Wok Carry Out, Kabob & Curry, 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



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# SITE PLAN

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- A Kabob & Curry
- B Tobacco House
- C Szechuan Wok
- D Speedy Cleaners
- E Bubbakoo's Burritos
- F Wells Fargo



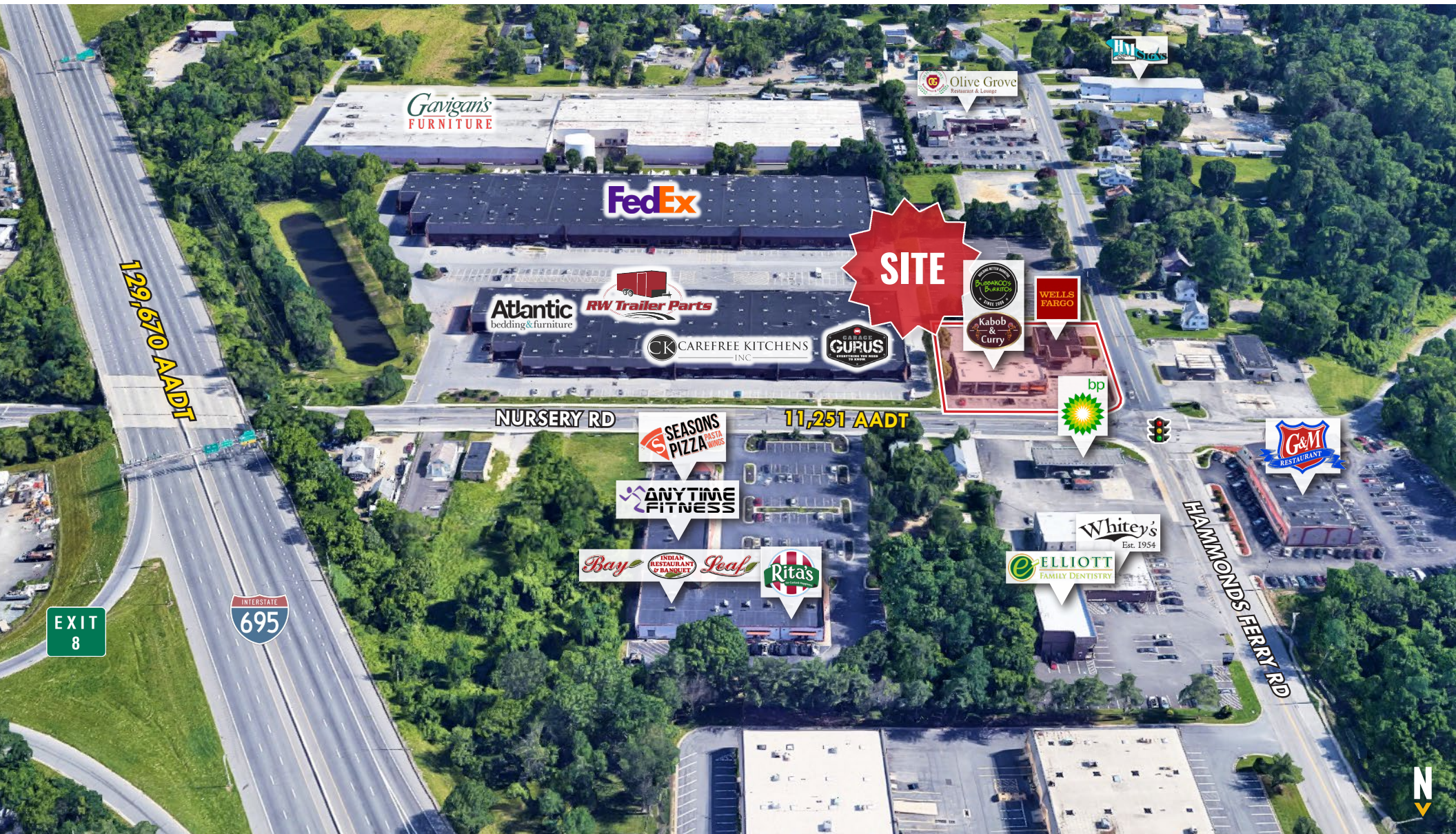


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# BIRDSEYE

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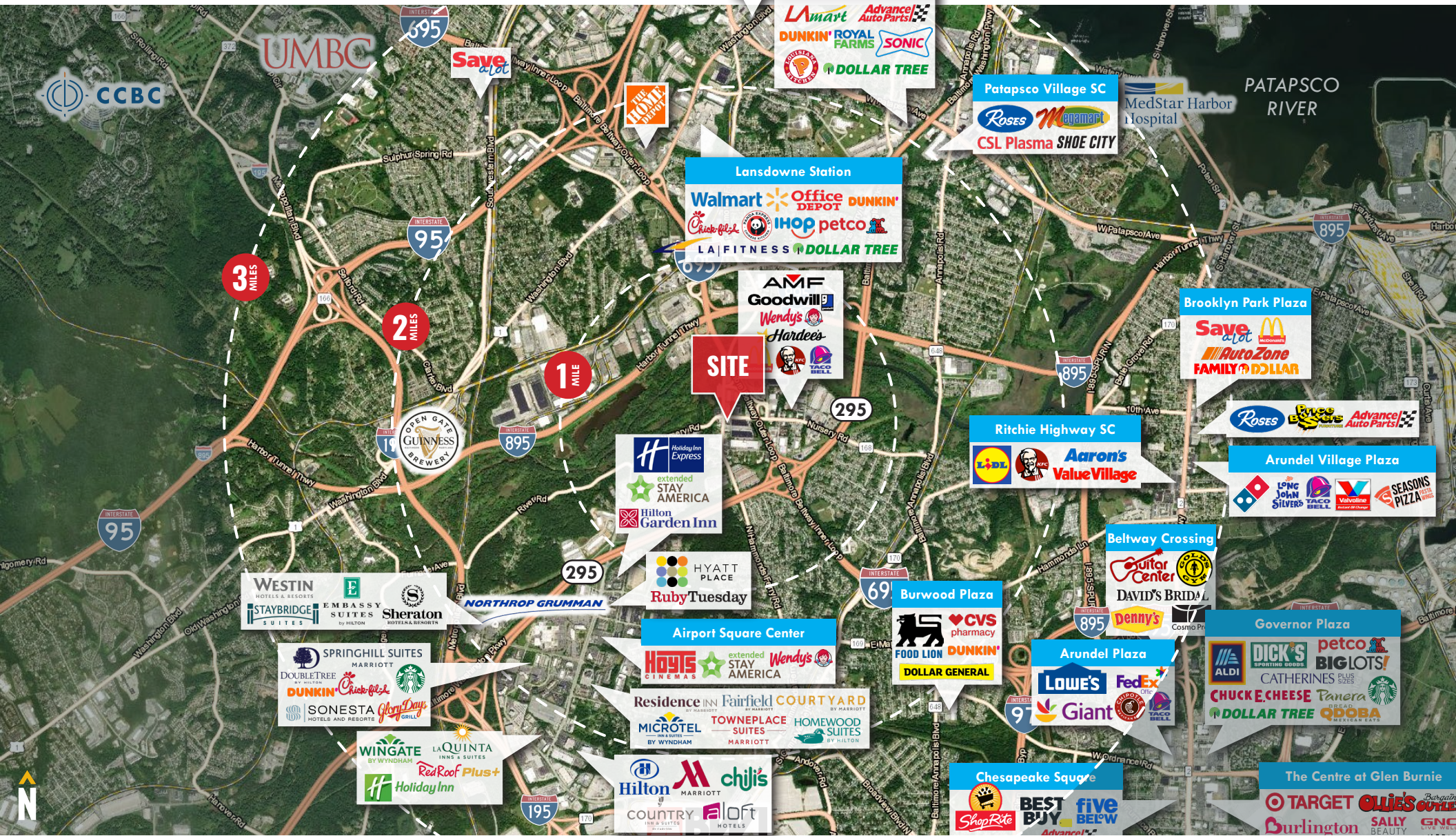


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# TRADE AREA

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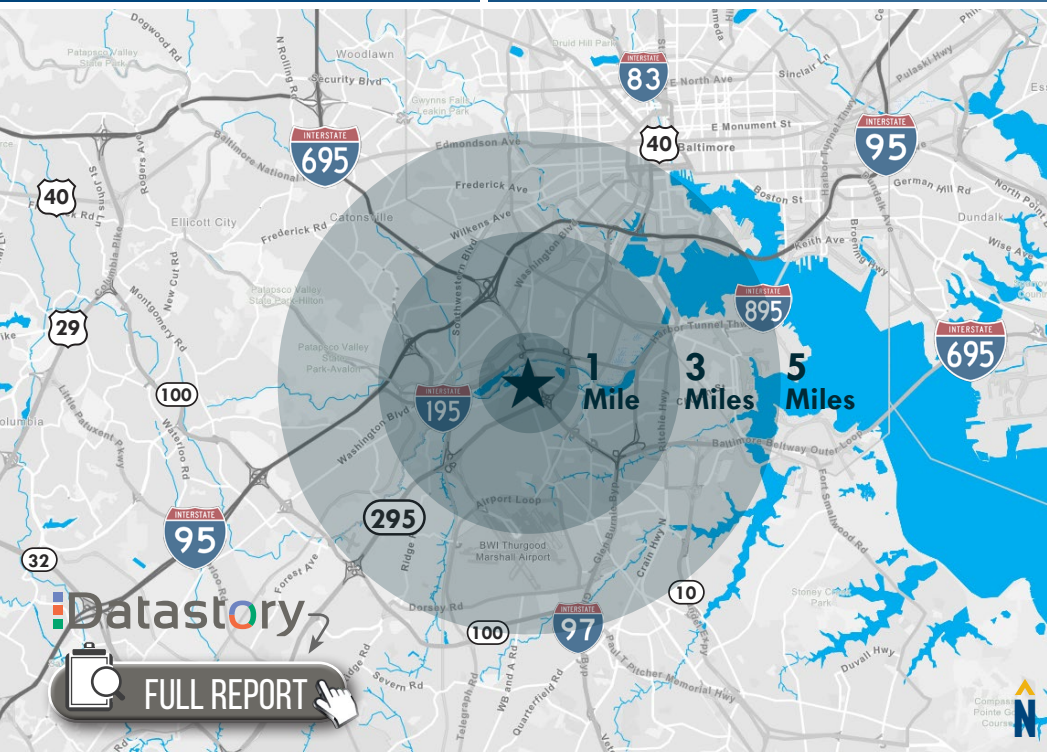


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# LOCATION / DEMOGRAPHICS (2021)

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<b>RESIDENTIAL POPULATION</b> 3,639 1 MILE 79,944 3 MILES 242,077 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 1,338 1 MILE 29,696 3 MILES 93,393 5 MILES	<b>AVERAGE HH SIZE</b> 2.72 1 MILE 2.68 3 MILES 2.52 5 MILES	<b>MEDIAN AGE</b> 41.5 1 MILE 37.8 3 MILES 37.3 5 MILES
<b>AVERAGE HH INCOME</b> \$99,275 1 MILE \$85,812 3 MILES \$88,405 5 MILES	<b>EDUCATION (COLLEGE+)</b> 53.7% 1 MILE 49.5% 3 MILES 55.0% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 94.5% 1 MILE 92.0% 3 MILES 92.3% 5 MILES	<b>DAYTIME POPULATION</b> 5,992 1 MILE 79,604 3 MILES 268,115 5 MILES

**28%**  
**PARKS AND REC**  
2 MILES

**LEARN MORE**

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

**17%**  
**PLEASANTVILLE**  
2 MILES

**LEARN MORE**

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

**10%**  
**COMFORTABLE EMPTY NESTERS**  
2 MILES

**LEARN MORE**

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

**8%**  
**METRO FUSION**  
2 MILES

**LEARN MORE**

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