

FOR SALE or LEASE Spring 2025

1199 Winterson Road

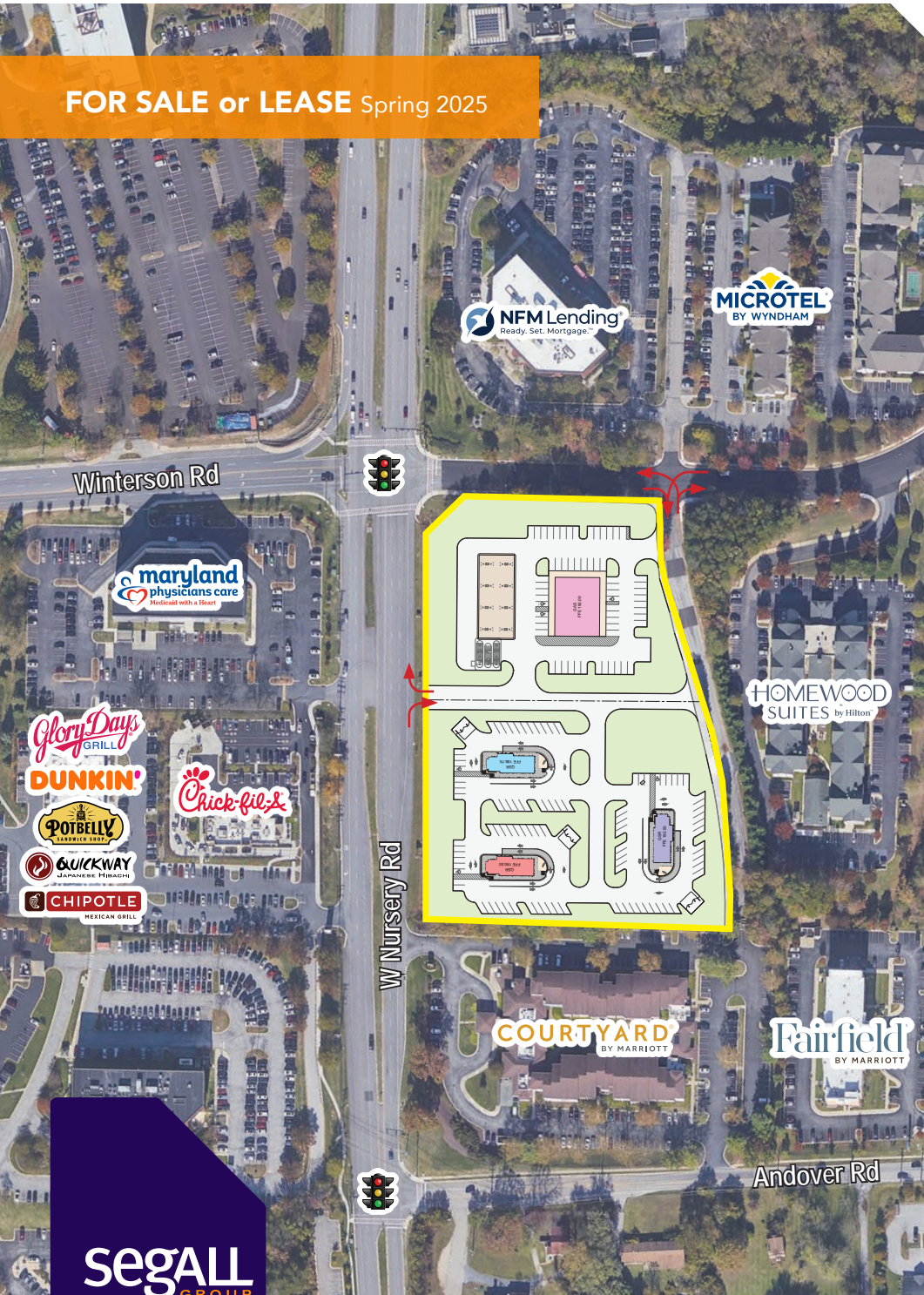
Linthicum Heights, MD 21090

Overview

6-acre redevelopment in BWI's business district located at the signalized intersection of W. Nursery Road and Winterson Road. Multiple pad opportunities with improved access and visibility to W. Nursery Road creating a rare opportunity for retailers in this dynamic trade area.

Quick Facts

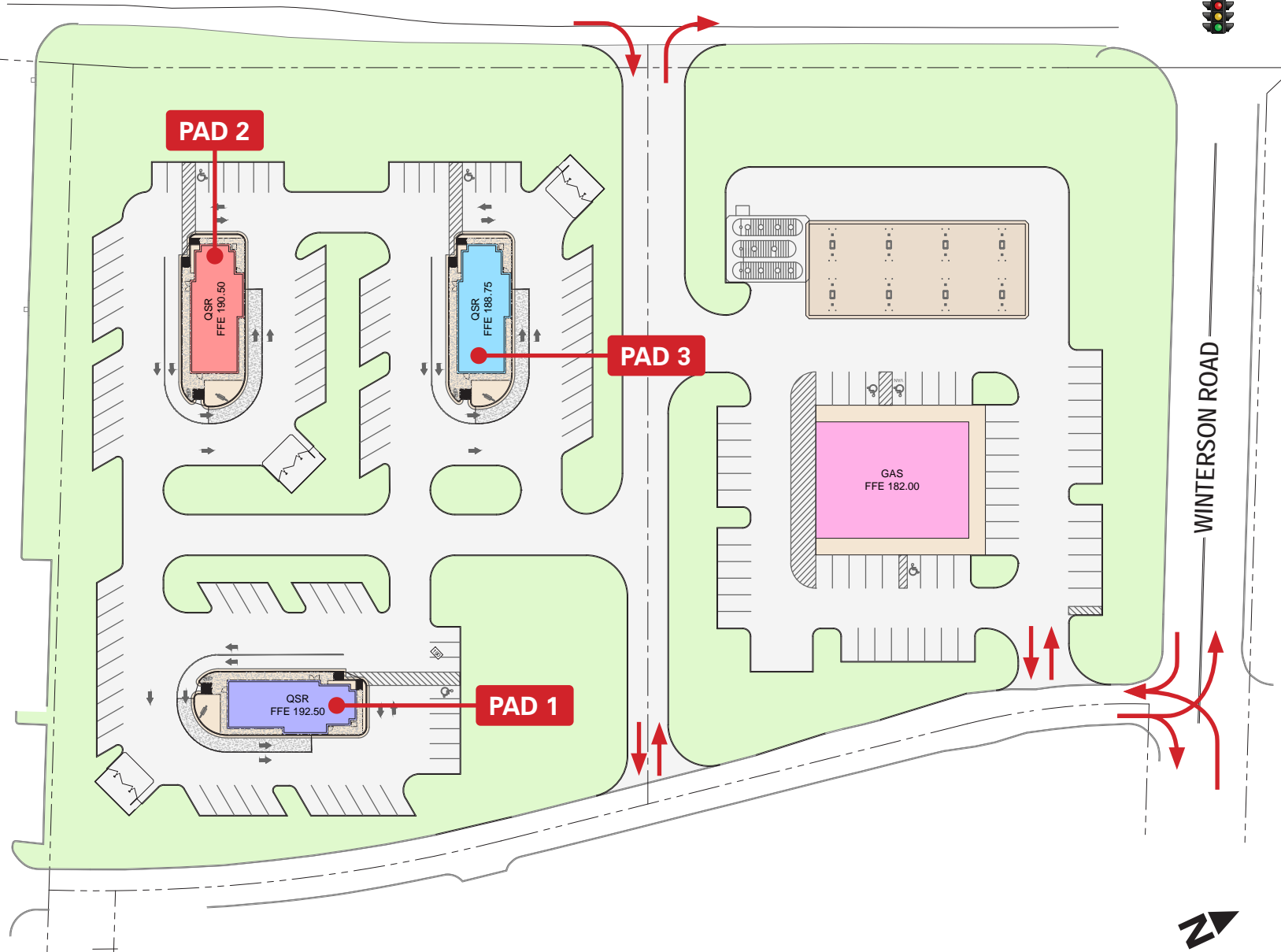
- Availability: Spring 2025
- Size: Various
- Rental Rate: Negotiable
- Zoning: W1 Industrial Park ([Permitted Uses Table](#))



2024 Demographics	1 mile	3 miles	5 miles
POPULATION	2,536	44,807	209,474
HOUSEHOLDS	1,038	16,711	76,704
AVG. HH INCOME	\$139,669	\$126,874	\$112,173
DAYTIME POPULATION	4,471	79,748	292,224
TRAFFIC COUNT	98,490 AADT (MD-295)	11,811 AADT (W Nursery Rd)	



WEST NURSERY ROAD



WINTERSON ROAD





NORTHROP GRUMMAN

NORTHROP GRUMMAN

Wendy's

7-ELEVEN

12,565 AADT

NFM Lending

MICROTEL BY WYNDHAM

Sonesta ES SUITES

AVALON AVALON ARUNDEL CROSSING EAST 384 UNITS

CDSE
Center for Development of Security Excellence

13,255 AADT

TAM TRANSPORTATION ASSOCIATION

maryland physicians care
Medicated with a Heart

POTBELLY
DUNKIN'
QUICKWAY

Chick-fil-e

AVALON AVALON ARUNDEL CROSSING 370 UNITS

TOWNEPLACE SUITES MARRIOTT

HOMEWOOD SUITES by Hilton

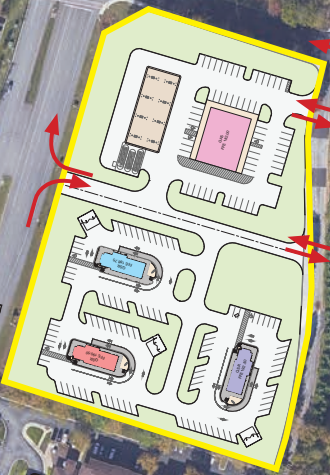
UNIVERSITY of MARYLAND MEDICAL SYSTEM

Elkridge Landing Rd

SPRINGHILL SUITES MARRIOTT

100 CYBER CRIME CENTER

W Nursery Rd



COURTYARD BY MARRIOTT

Fairfield BY MARRIOTT

7,515 AADT

Andover Rd

ADAMM'S DELI

J.B. HUNT


STARBUCKS



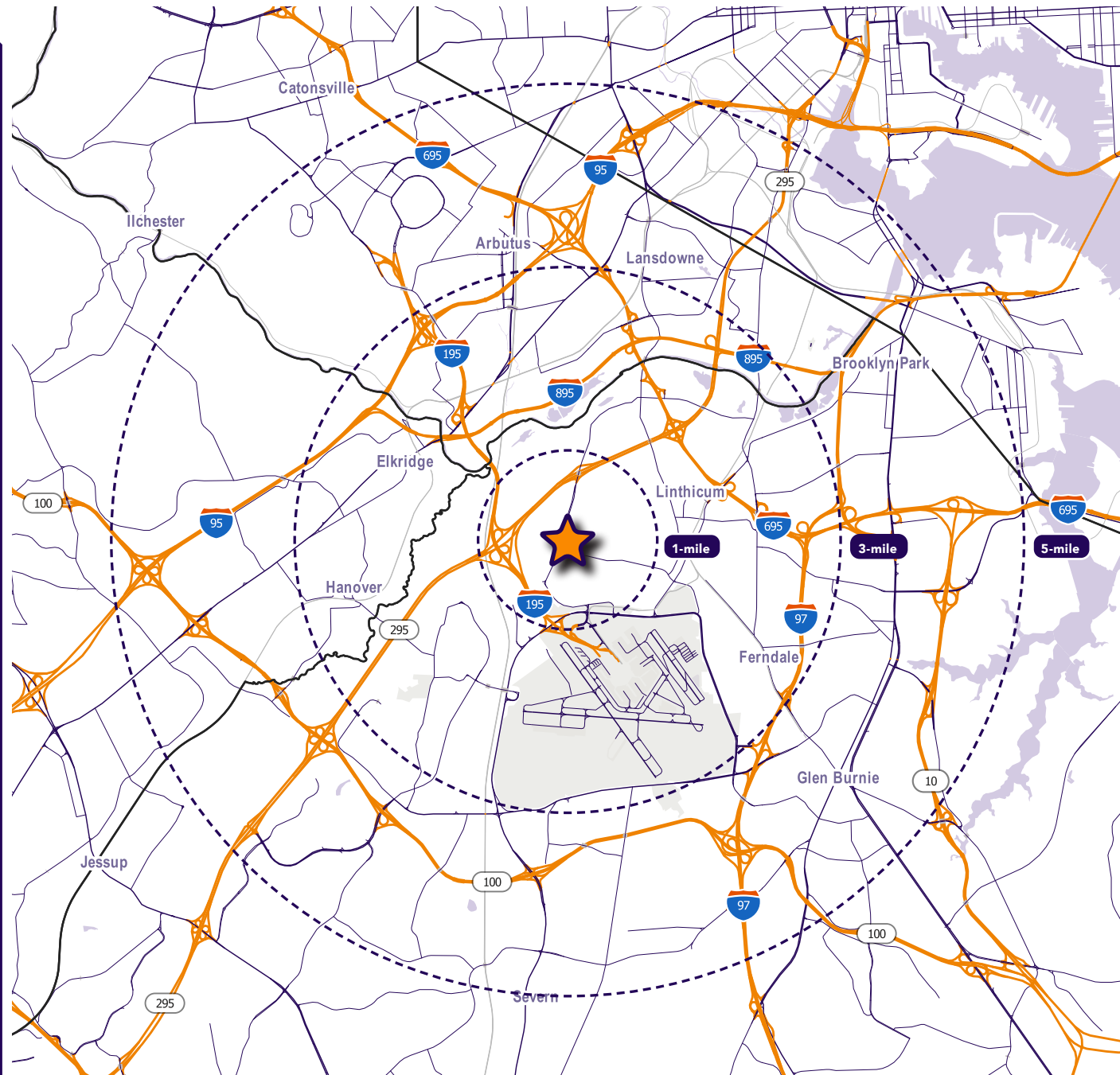
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