

FOR SALE or LEASE Spring 2025

# 1199 Winterson Road

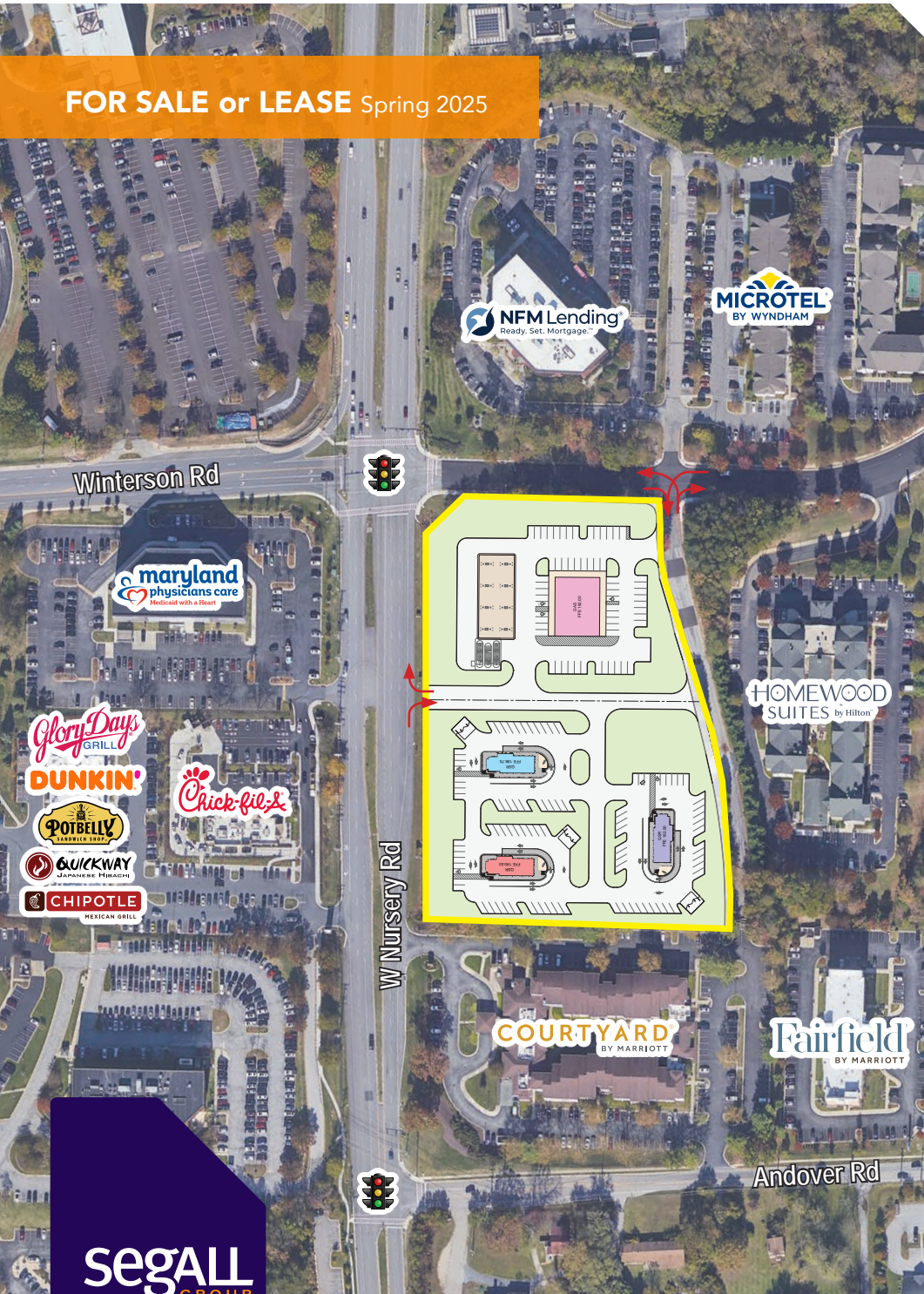
Linthicum Heights, MD 21090

## 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 ( <a href="#">Permitted Uses Table</a> )

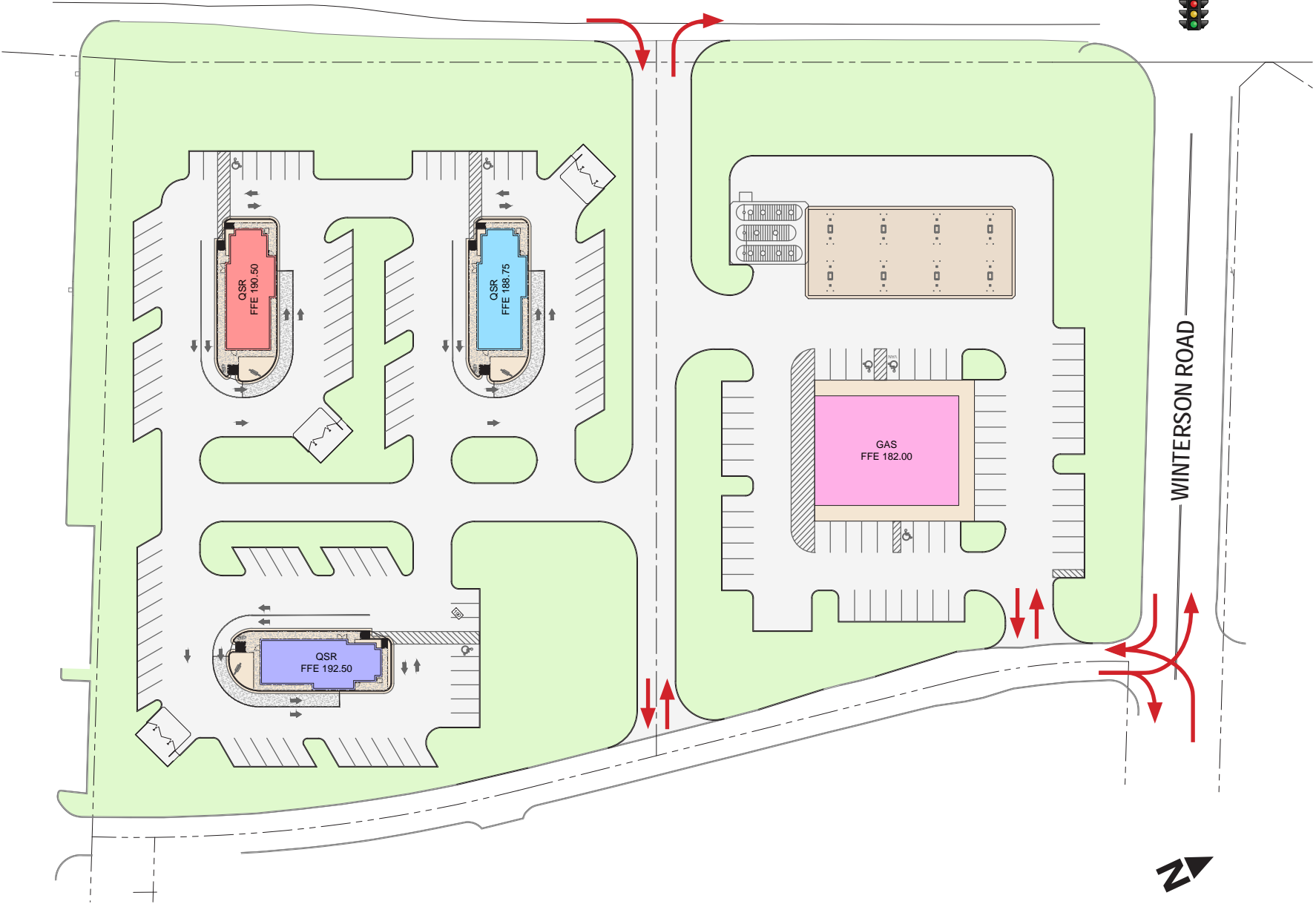


2023 Demographics	1 mile	3 miles	5 miles
POPULATION	2,689	46,430	207,378
HOUSEHOLDS	1,100	17,201	75,914
AVG. HH INCOME	\$112,700	\$100,992	\$92,639
DAYTIME POPULATION	4,957	89,410	317,660
TRAFFIC COUNT	109,273 AADT (MD-295)	12,565 AADT (W Nursery Rd)	

segALL GROUP

COMMERCIAL REAL ESTATE

WEST NURSERY ROAD





**NORTHROP GRUMMAN**

**NORTHROP GRUMMAN**

**Wendy's**

**7-ELEVEN**

**AVALON**  
AVALON ARUNDEL CROSSING EAST  
384 UNITS

**CDSE**  
Center for Development of Security Excellence

**TAM**  
TRANSPORTATION ASSOCIATION OF MARYLAND

**maryland**  
physicians care  
Medicated with a Heart

**NFM Lending**  
Member FDIC, Member NMLS

**MICROTEL**  
BY WYNDHAM

**Sonesta ES**  
SUITES

**AVALON**  
AVALON ARUNDEL CROSSING  
370 UNITS

**POTBELLY**  
DUNKIN' DONUTS  
QUICKWAY  
Glory Days  
CHICK-FIL-E

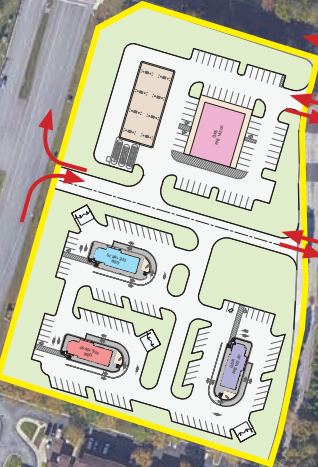
**Chick-fil-e**

**TOWNEPLACE SUITES**  
MARRIOTT

**UNIVERSITY of MARYLAND**  
MEDICAL SYSTEM

**HOMEWOOD SUITES**  
by Hilton

**SPRINGHILL SUITES**  
MARRIOTT



**COURTYARD**  
BY MARRIOTT

**Fairfield**  
BY MARRIOTT

**ADAMM'S DELI**

**J.B. HUNT**

**STARBUCKS**

**7,515 AADT**



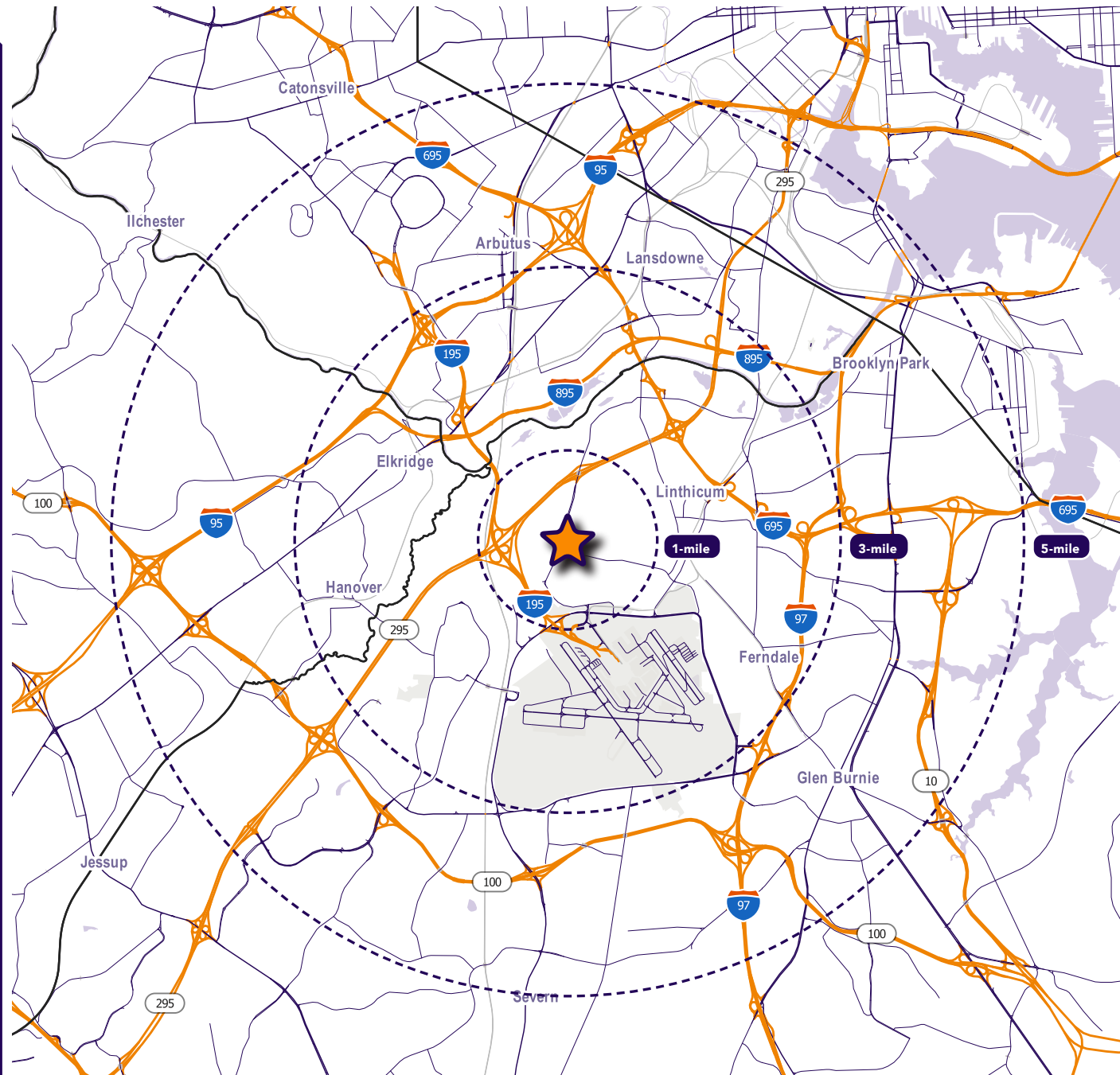
# Interested? Contact:

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