



# AIRPORT SQUARE

1099 WINTERSON ROAD | LINTHICUM HEIGHTS, MARYLAND 21090

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

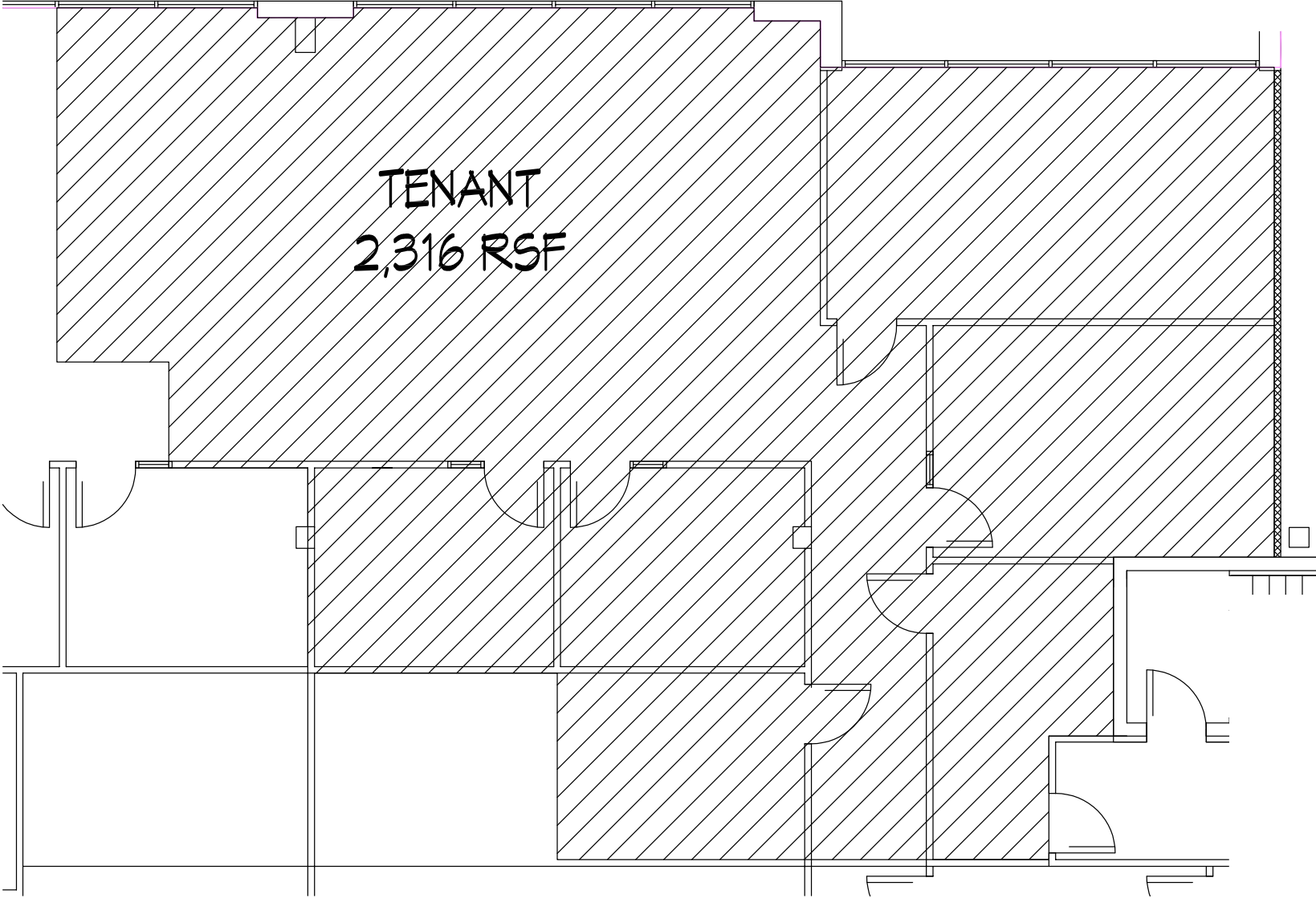
## HIGHLIGHTS:

- Great location just off of Rte 295 & 695 with easy access to Baltimore and Ft. Meade
- Newly renovated lobby and common areas
- 1,600 SF fitness center for tenant's use
- Plenty of parking- (250 spaces)
- Abundant close amenities

BUILDING SIZE:	72,535 SF ±
AVAILABLE:	SUITE 220: 2,316 SF
YEAR BUILT:	1983
STORIES:	3
PARKING:	3.62/1,000 SF (250 SPACES)
ZONING:	W1 (INDUSTRIAL PARK)
RENTAL RATE:	\$18.95/SF, FS



# FLOOR PLAN: SUITE 220



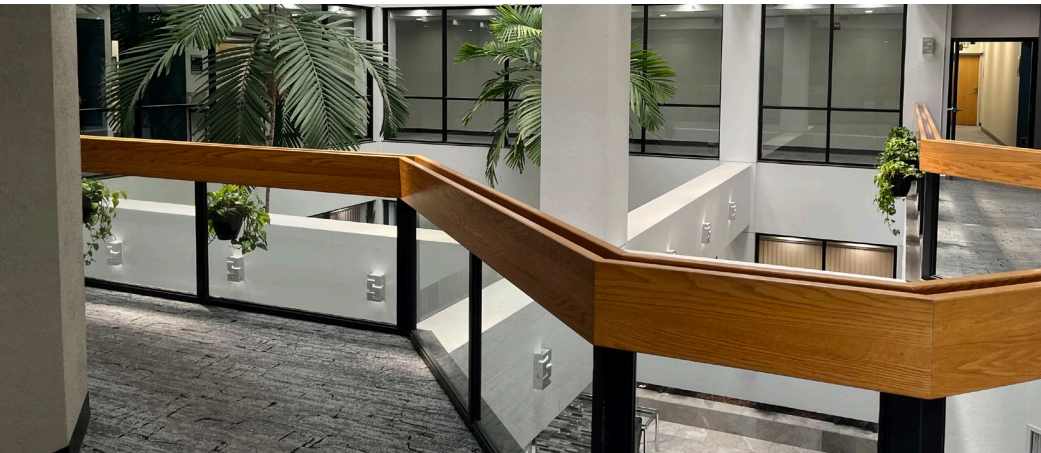
# LOCAL BIRDSEYE

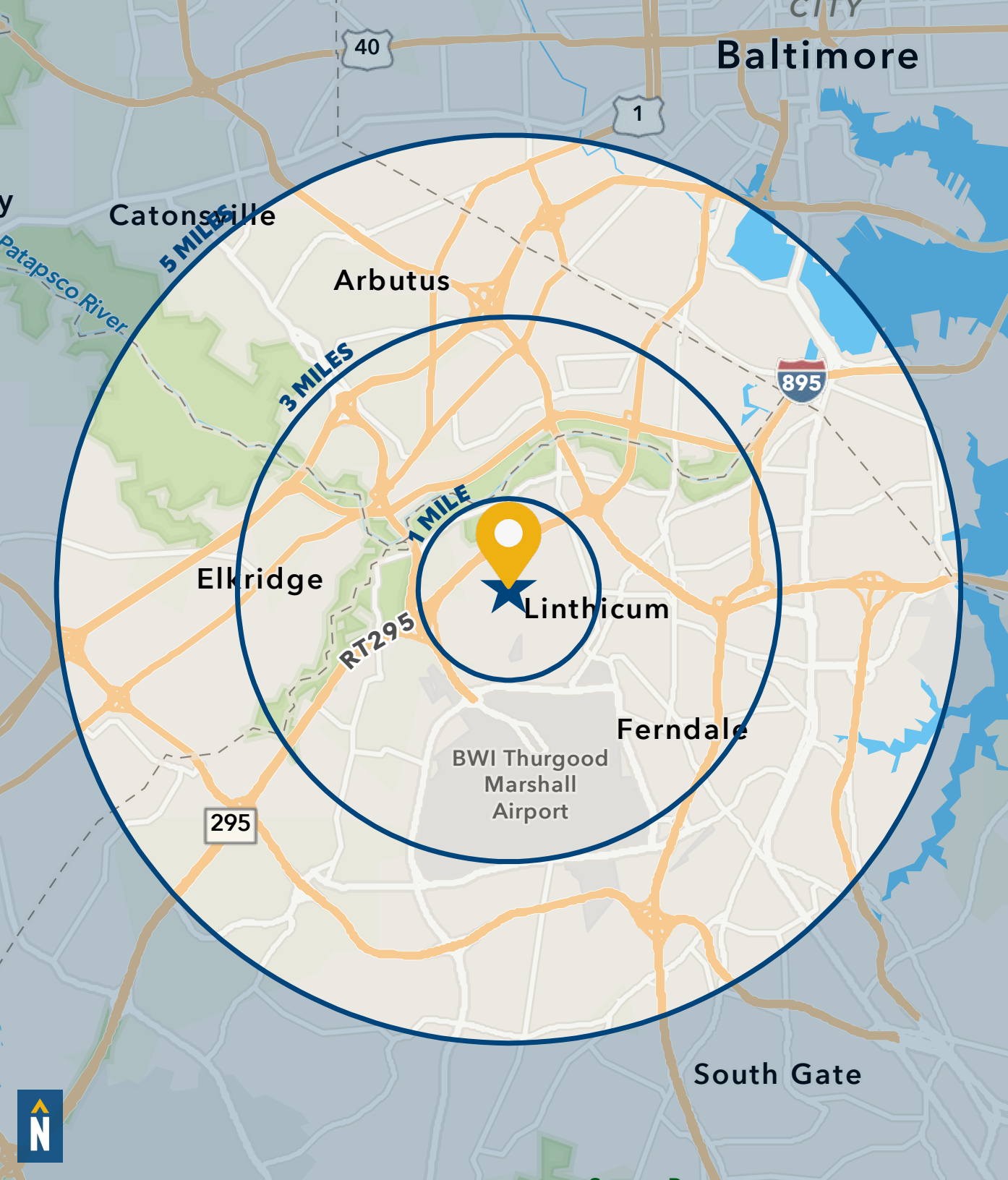


# LOCAL TRADE AREA



# INTERIOR PHOTOS





# DEMOGRAPHICS

2023

RADIUS: **1 MILE** **3 MILES** **5 MILES**

## RESIDENTIAL POPULATION



2,059	25,975	102,437
-------	--------	---------

## DAYTIME POPULATION



9,954	70,987	243,983
-------	--------	---------

## AVERAGE HOUSEHOLD INCOME



\$136,993	\$118,018	\$105,167
-----------	-----------	-----------

## NUMBER OF HOUSEHOLDS



1,997	20,258	75,661
-------	--------	--------

## MEDIAN AGE



46.6	39.5	38.1
------	------	------

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



**DENNIS BOYLE**

SENIOR VICE PRESIDENT

**443.798.9339**

[DBOYLE@mackenziecommercial.com](mailto:DBOYLE@mackenziecommercial.com)



**ADAM NACHLAS**

SENIOR VICE PRESIDENT

**443.798.9343**

[ANACHLAS@mackenziecommercial.com](mailto:ANACHLAS@mackenziecommercial.com)



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-872-0400**

10175 Little Patuxent Parkway, Suite 902

Columbia, MD 21044

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

**COLUMBIA**

LUTHERVILLE

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



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.