



FOR
SALE/LEASE

RIVERSIDE OFFICE

101 BATA BOULEVARD
BELCAMP, MARYLAND 21017



Beetle Smith | *Senior Vice President*

☎ 443.573.3219 ✉ bsmith@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Tom Mottley | *Senior Vice President*

☎ 443.573.3217 ✉ tmottley@mackenziecommercial.com

SALE/LEASE



Harford County, Maryland

RIVERSIDE OFFICE

101 BATA BOULEVARD | BELCAMP, MARYLAND 21017

AVAILABLE

7,016 sf

LOT SIZE

.58 Acres

YEAR BUILT

2002

ZONING

CI (Commercial Industrial District)

SALE PRICE / RENTAL RATE

\$1,290,000 / \$23.00/sf plus utilities

HIGHLIGHTS

- ▶ Highly visible office building located at the entrance to the Waters Edge Business Park
- ▶ Multiple exits and bath facilities (easy conversion to two units)
- ▶ Attractive building
- ▶ Move-in ready
- ▶ Route 40 (Pulaski Hwy) access
- ▶ Neighboring tenants include Booz Allen Hamilton, Janus Research Group, Randstad Manufacturing & Logistics



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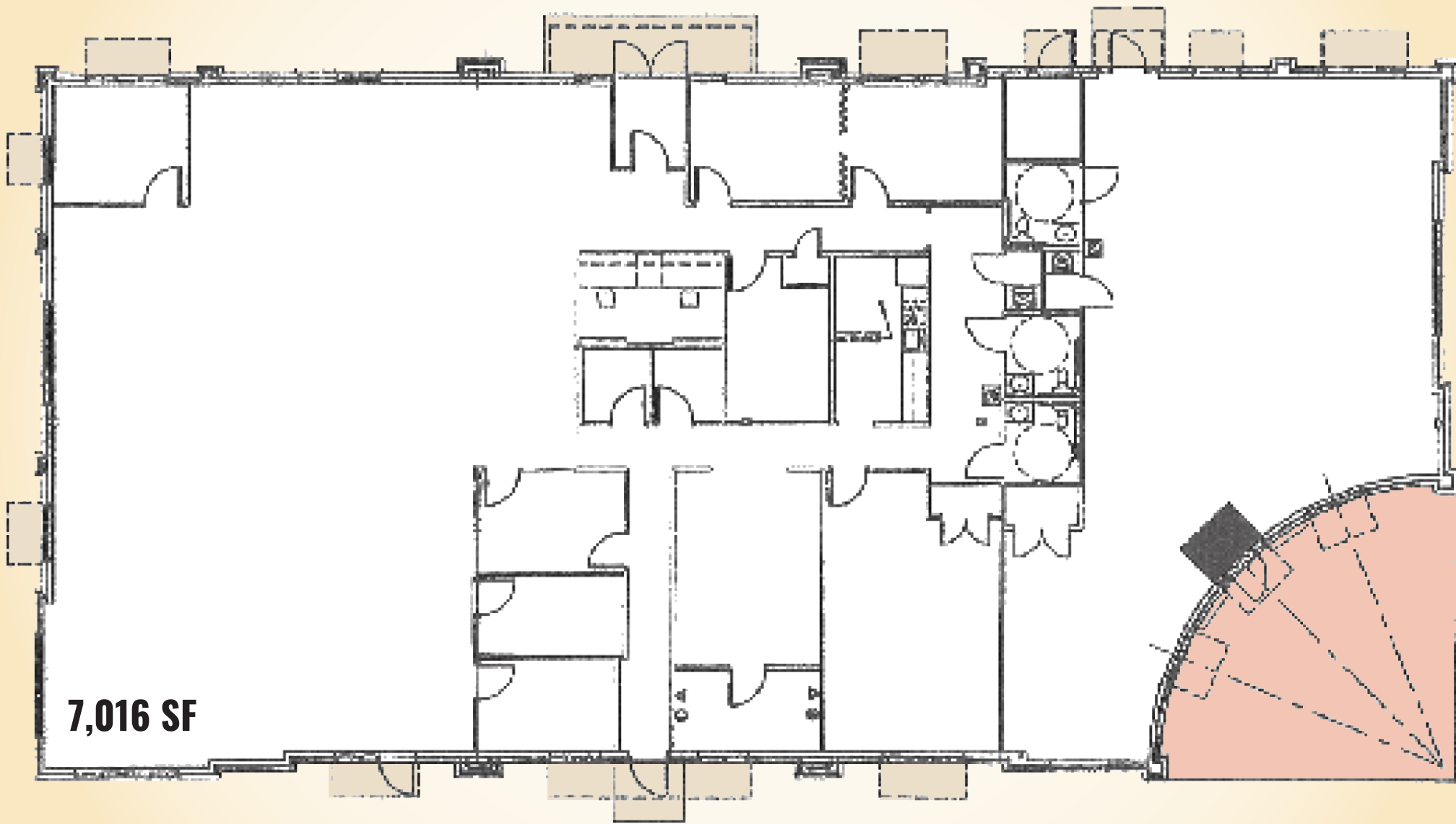
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SALE/LEASE

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FLOOR PLAN

101 BATA BOULEVARD | BELCAMP, MARYLAND 21017



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LOCAL AERIAL

101 BATA BOULEVARD | BELCAMP, MARYLAND 21017

- 1 BOWHEAD INFORMATION & TECH SERVICES
- 2 BOULEVARD BISTRO
- 3 RANDSTAD MANUFACTURING & LOGISTICS CENTER
- 4 NATURAL ANIMAL NUTRITION
- 5 AARON'S DISTRIBUTION CENTER
- 6 MANTECH INTERNATIONAL CORP.
- 7 DECISIVE DATA SYSTEMS
- 8 EASTERN POINT TRUST COMPANY
- 9 JANUS RESEARCH GROUP
- 10 BOOZ ALLEN HAMILTON
- 11 METRO OFFICE SOLUTIONS
- 12 GEMALTO
- 13 PRAXIS ENGINEERING



SALE/LEASE

TRADE AREA

101 BATA BOULEVARD | BELCAMP, MARYLAND 21017

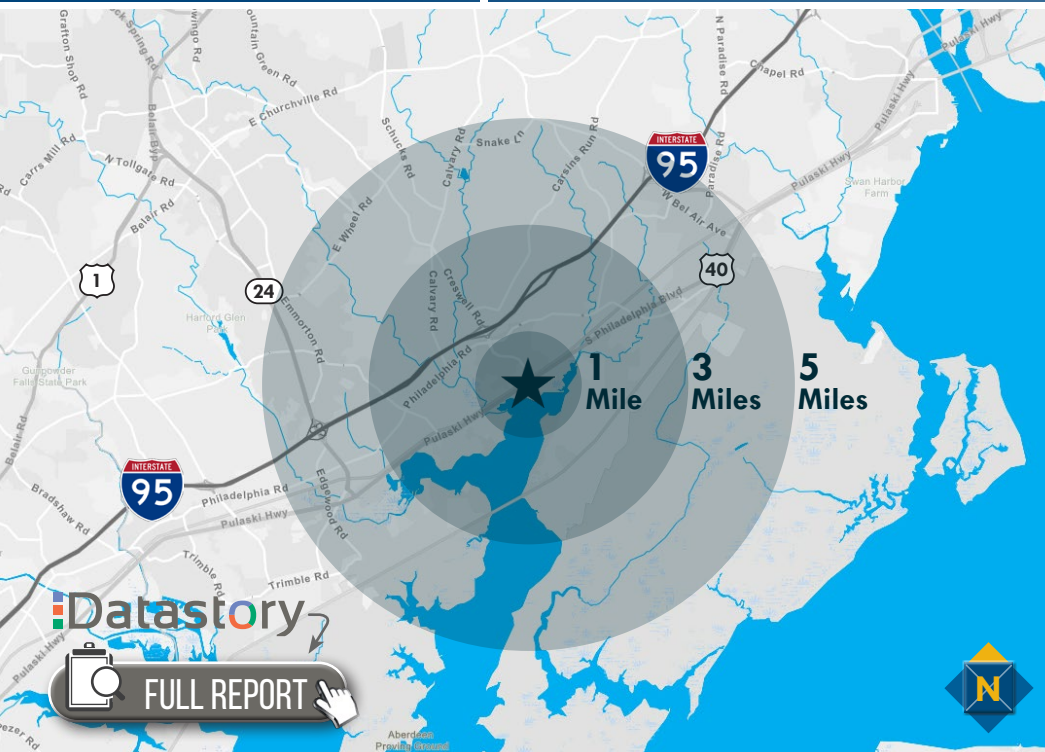


SALE/LEASE

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LOCATION / DEMOGRAPHICS

101 BATA BOULEVARD | BELCAMP, MARYLAND 21017



RESIDENTIAL POPULATION 5,360 1 MILE 23,514 3 MILES 75,079 5 MILES	NUMBER OF HOUSEHOLDS 2,078 1 MILE 8,691 3 MILES 28,208 5 MILES	AVERAGE HH SIZE 2.52 1 MILE 2.69 3 MILES 2.65 5 MILES	MEDIAN AGE 36.6 1 MILE 37.2 3 MILES 37.5 5 MILES
AVERAGE HH INCOME \$103,843 1 MILE \$103,828 3 MILES \$98,965 5 MILES	EDUCATION (COLLEGE+) 72.4% 1 MILE 67.7% 3 MILES 66.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.4% 1 MILE 89.9% 3 MILES 89.6% 5 MILES	DAYTIME POPULATION 5,794 1 MILE 21,392 3 MILES 71,249 5 MILES

21% SOCCER MOMS
2 MILES

LEARN MORE

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

18% UP AND COMING FAMILIES
2 MILES

LEARN MORE

These young, ambitious families are more mobile and ethnically diverse than the previous generation. They are careful shoppers and aware of prices, but also seek the latest and best in technology.

3.12
AVERAGE HH SIZE

31.4
MEDIAN AGE

\$72,000
MEDIAN HH INCOME

16% ENTERPRISING PROFESSIONALS
2 MILES

LEARN MORE

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

13% BRIGHT YOUNG PROFESSIONALS
2 MILES

LEARN MORE

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41
AVERAGE HH SIZE

33.0
MEDIAN AGE

\$54,000
MEDIAN HH INCOME