

SALE/LEASE

Harford County, Maryland

RETAIL PAD SITE IN THE HEART OF ABERDEEN

783 W. BEL AIR AVENUE | ABERDEEN, MARYLAND 21001

LOT SIZE

.73 Acres

ZONING

B-3 (Highway Commercial)

TRAFFIC COUNT

13,140 AADT (W. Bel Air Ave)

HIGHLIGHTS

- ▶ Corner pad site opportunity in the heart of Aberdeen's retail/commercial district
- ▶ Adjacent to Days Inn by Wyndham
- ▶ Easy/convenient access to/from I-95 and Route 22
- ▶ Visibility from Route 22 (26,020 vehicles per day)
- ▶ Within walking distance of 7 hotels (Days Inn, La Quinta, Trqavelodge, Holiday Inn Express, Hampton Inn, Hilton Garden Inn, Red Roof Inn)
- ▶ Pad-ready site with utilities



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TRADE AREA

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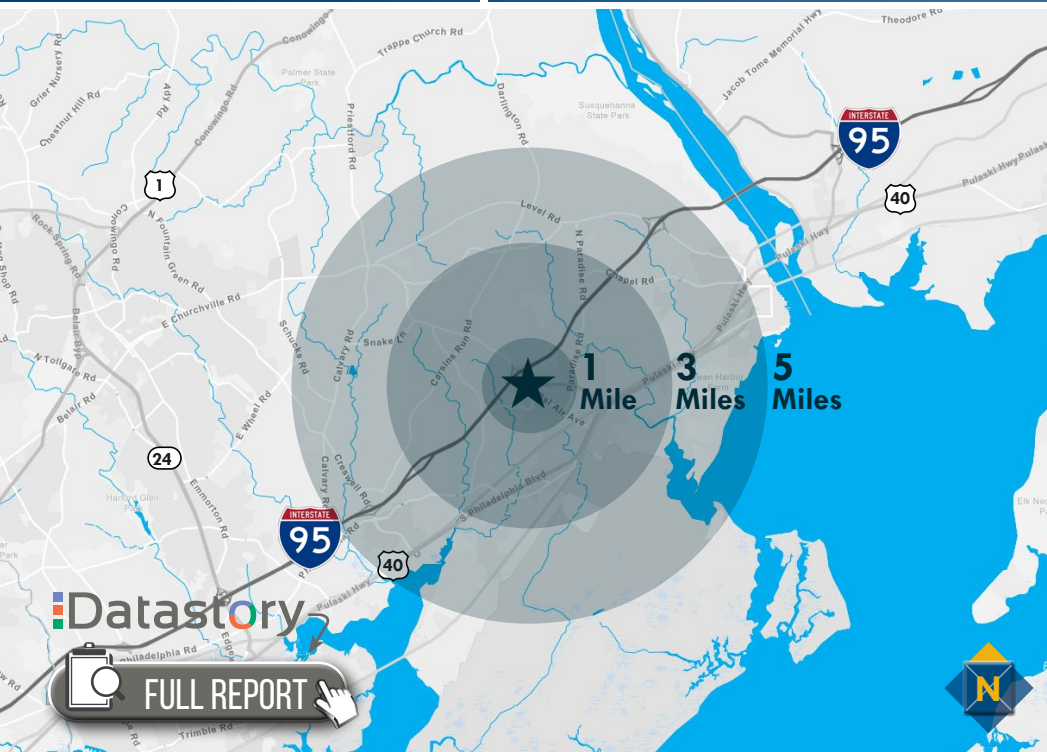


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LOCATION / DEMOGRAPHICS

783 W. BEL AIR AVENUE | ABERDEEN, MARYLAND 21001



Datastory

FULL REPORT

RESIDENTIAL POPULATION

5,652
1 MILE
25,423
3 MILES
50,671
5 MILES

NUMBER OF HOUSEHOLDS

2,412
1 MILE
9,687
3 MILES
18,980
5 MILES

AVERAGE HH SIZE

2.34
1 MILE
2.61
3 MILES
2.61
5 MILES

MEDIAN AGE

42.0
1 MILE
38.6
3 MILES
38.7
5 MILES

AVERAGE HH INCOME

\$67,407
1 MILE
\$80,830
3 MILES
\$92,420
5 MILES

EDUCATION (COLLEGE+)

54.6%
1 MILE
58.5%
3 MILES
62.5%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.6%
1 MILE
96.1%
3 MILES
95.2%
5 MILES

DAYTIME POPULATION

5,874
1 MILE
25,285
3 MILES
51,520
5 MILES

29%

PARKS AND REC

2 MILES

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

LEARN MORE

17%

METRO FUSION

2 MILES

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

LEARN MORE

13%

COMFORTABLE EMPTY NESTERS

2 MILES

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

LEARN MORE

10%

PLEASANTVILLE

2 MILES

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

LEARN MORE