



HEALTHCARE
REALTY



UNIVERSITY of MARYLAND
UPPER CHESAPEAKE MEDICAL CENTER
BEL AIR, MARYLAND (HARFORD COUNTY)

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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FOR LEASE

Harford County, Maryland

UM UPPER CHESAPEAKE MEDICAL CENTER

500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014

AVAILABLE

- ▶ Pavilion I: 1,795 RSF
- ▶ Pavilion II: 3,213 - 8,261 RSF

HIGHLIGHTS

- ▶ 43-acre medical campus that includes hospital, medical office buildings, parking garage, off-site parking lots and assisted living facility
- ▶ Hospital includes 195 beds
- ▶ Contains the only pediatric unit in Harford Co. and a pediatric emergency department
- ▶ Contains the only labor and delivery unit in Harford County
- ▶ General patient admissions exceed 13,000 annually
- ▶ More than 54,000 emergency department visits annually
- ▶ Recent additions include an expanded emergency department, family birth place, intensive care unit, additional surgical suites and a multi-level parking garage



PAVILION II



CANCER CENTER



MEDICAL CENTER



PAVILION II



PAVILION I



FOR LEASE

Harford County, Maryland

CAMPUS OVERVIEW

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014



FOR LEASE



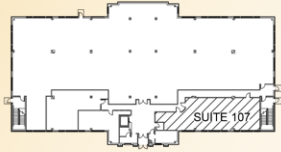
Harford County, Maryland

FLOOR PLAN: SUITE 107

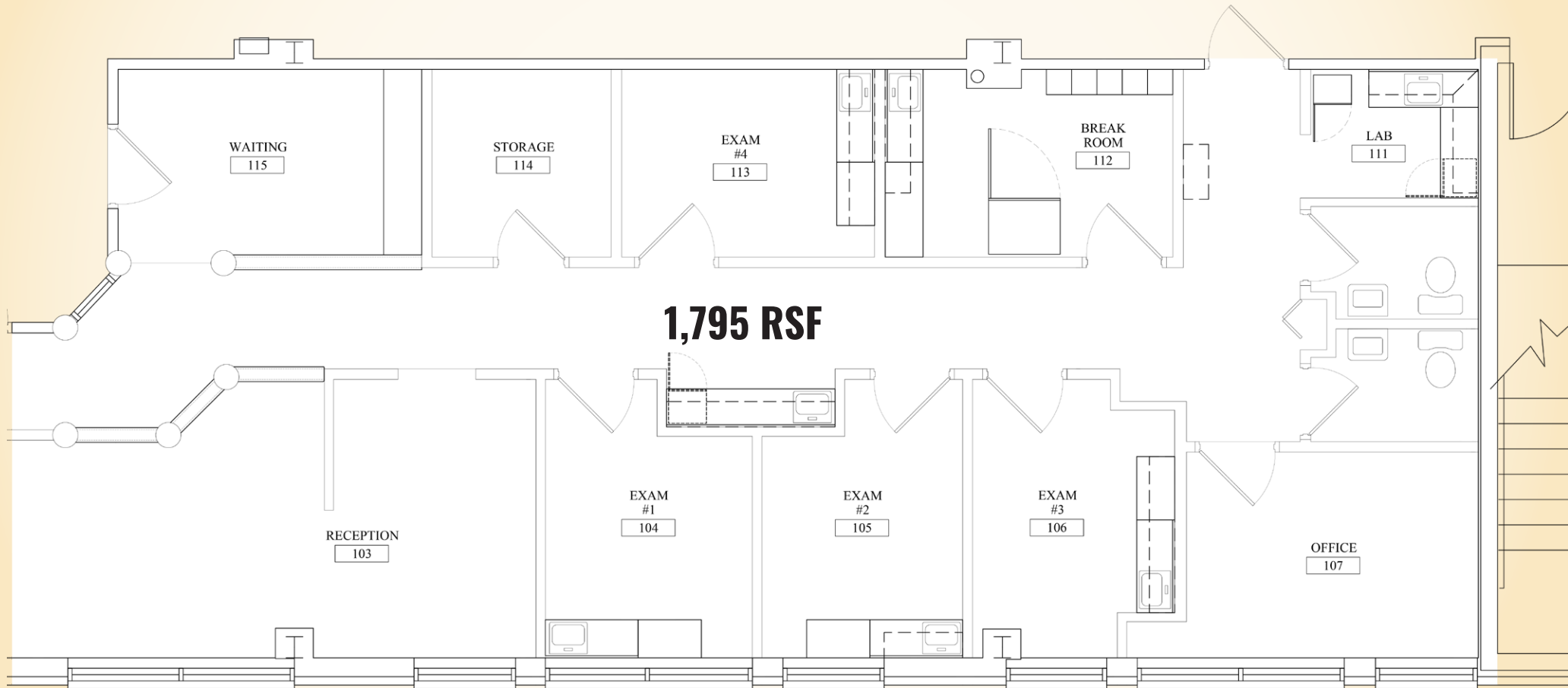
UM UPPER CHESAPEAKE MEDICAL CENTER | PAVILION I: 615 W. MACPHAIL ROAD



HEALTHCARE
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1ST FLOOR KEY PLAN



RSF = RENTABLE SQUARE FEET



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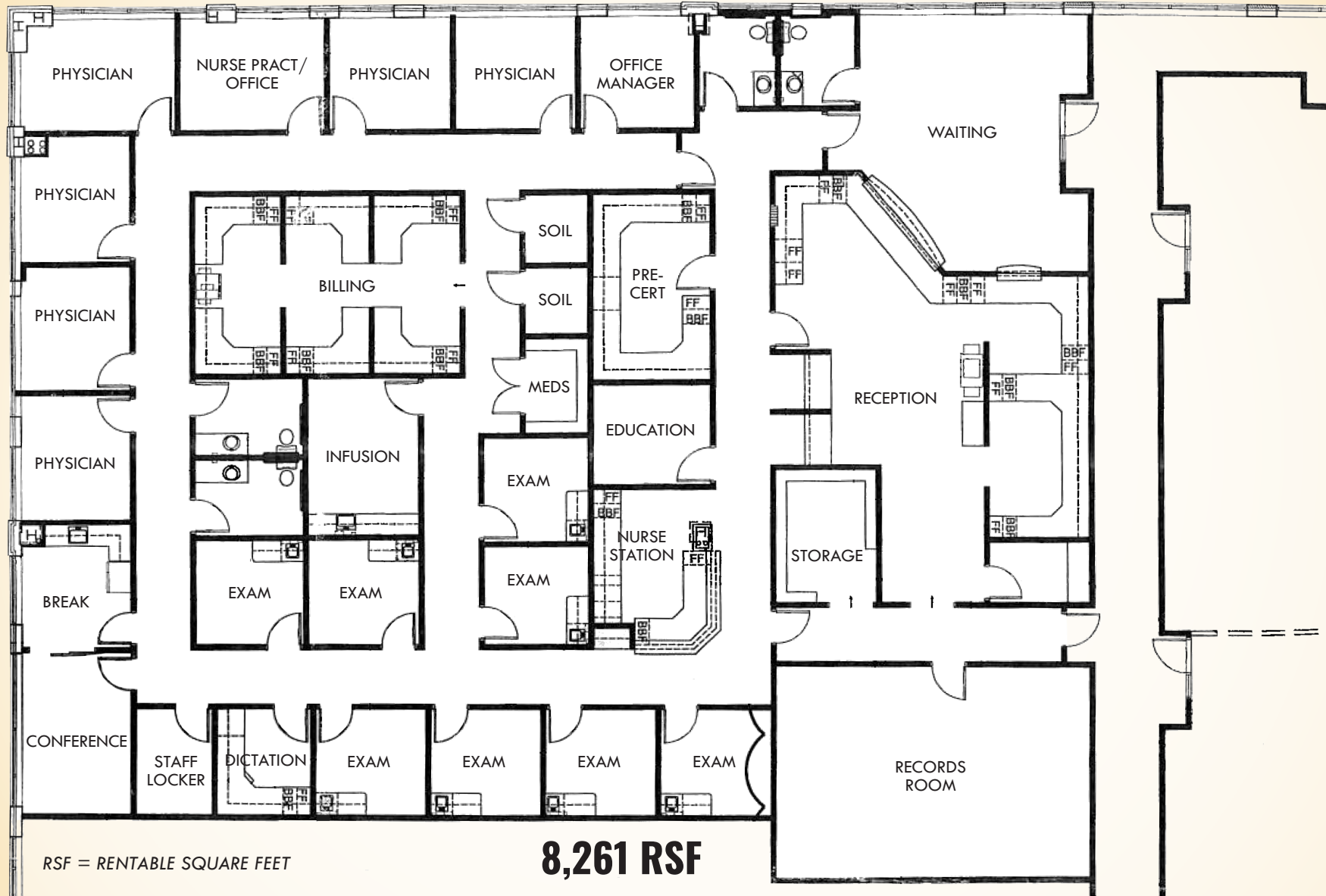
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Harford County, Maryland

FLOOR PLAN: SUITE 415

UM UPPER CHESAPEAKE MEDICAL CENTER | PAVILION II: 520 UPPER CHESAPEAKE DRIVE



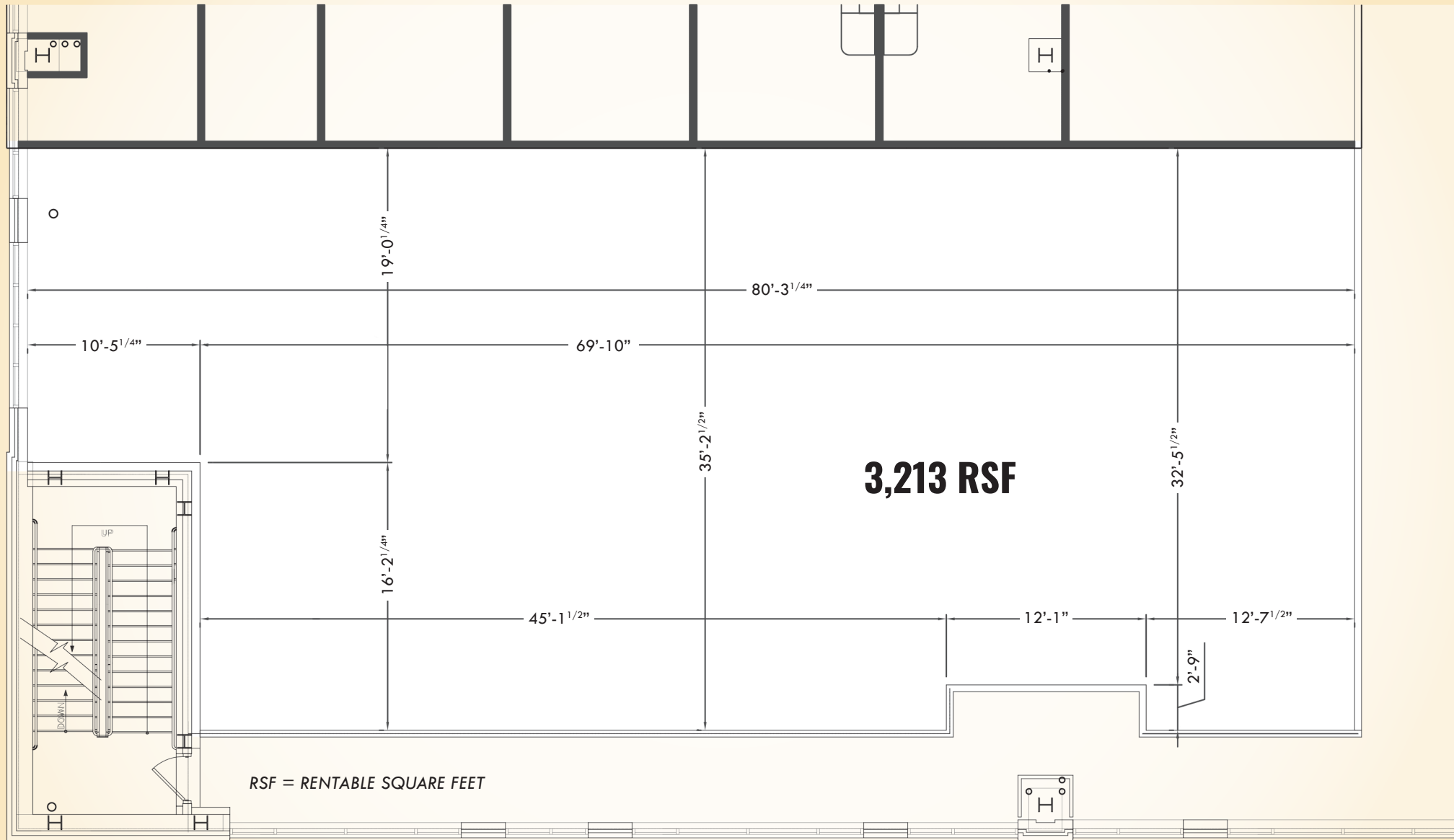
FOR LEASE



Harford County, Maryland

FLOOR PLAN: SUITE 418

UM UPPER CHESAPEAKE MEDICAL CENTER | PAVILION II: 520 UPPER CHESAPEAKE DRIVE



FOR LEASE

Harford County, Maryland

LOCAL TRADE AREA

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014

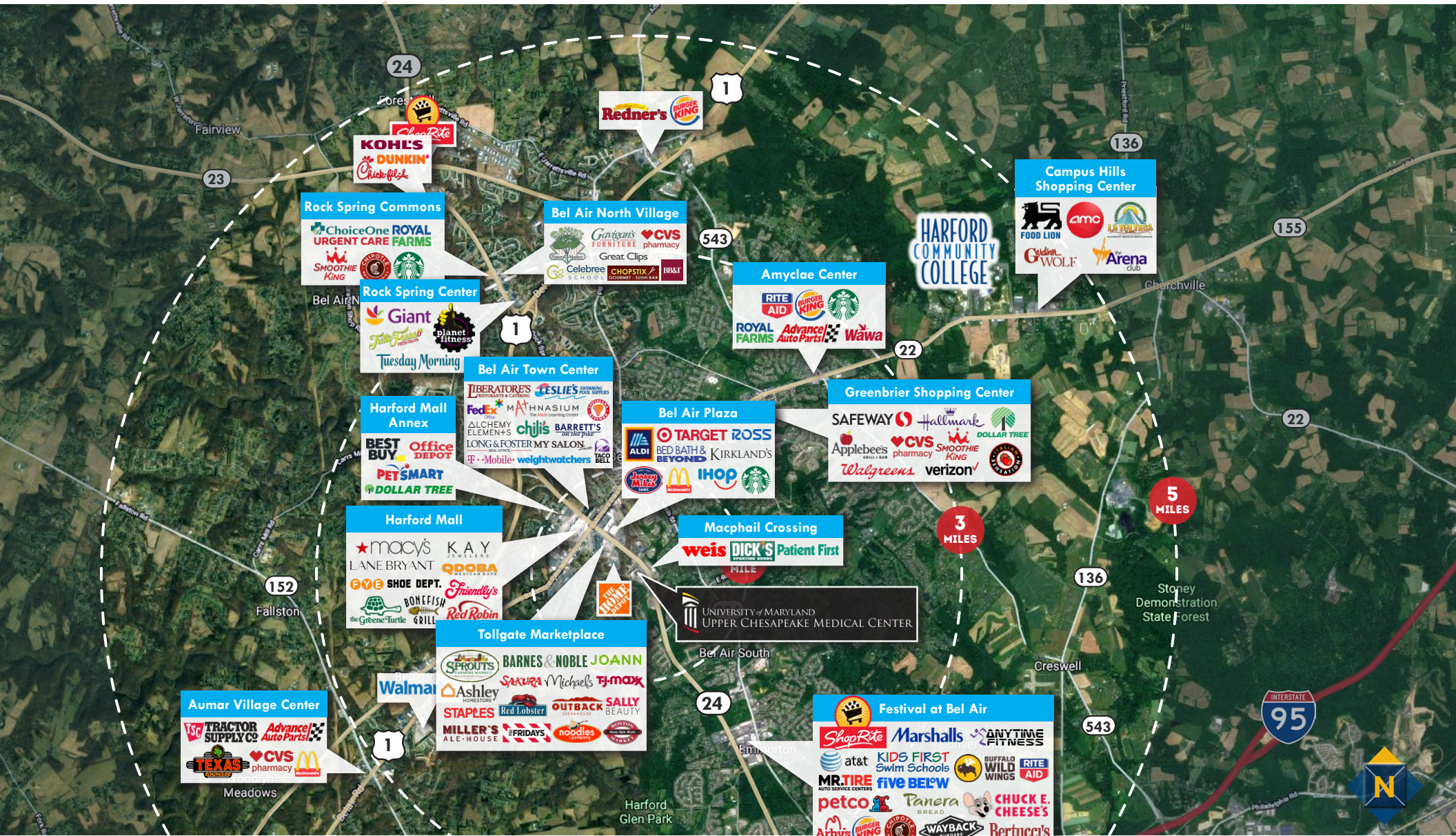


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Harford County, Maryland

REGIONAL TRADE AREA

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014

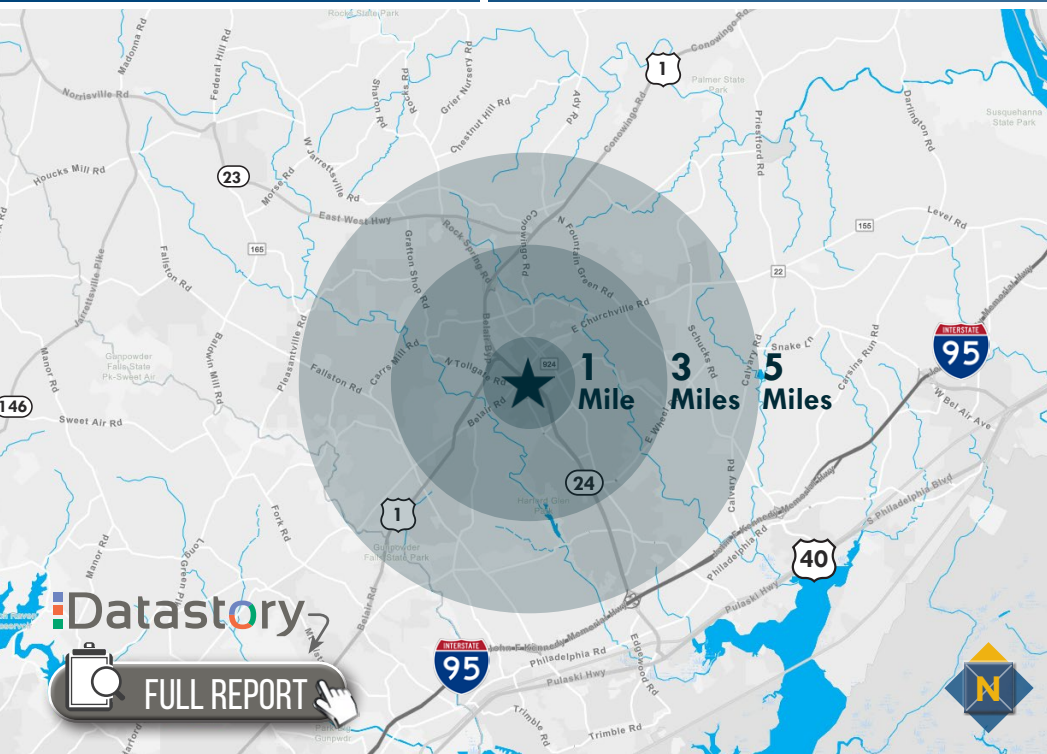


FOR LEASE

Harford County, Maryland

LOCATION / DEMOGRAPHICS (2019)

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014



Datastory

FULL REPORT

RESIDENTIAL POPULATION

8,775
1 MILE
67,014
3 MILES
116,561
5 MILES

NUMBER OF HOUSEHOLDS

3,431
1 MILE
24,944
3 MILES
43,075
5 MILES

AVERAGE HH SIZE

2.48
1 MILE
2.65
3 MILES
2.68
5 MILES

MEDIAN AGE

47.5
1 MILE
41.5
3 MILES
41.0
5 MILES

AVERAGE HH INCOME

\$107,924
1 MILE
\$118,140
3 MILES
\$116,982
5 MILES

EDUCATION (COLLEGE+)

71.6%
1 MILE
74.3%
3 MILES
72.0%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.5%
1 MILE
96.7%
3 MILES
96.9%
5 MILES

DAYTIME POPULATION

16,980
1 MILE
65,889
3 MILES
108,334
5 MILES

20%
OLD AND
NEWCOMERS
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE
39.4
MEDIAN AGE
\$44,900
MEDIAN HH INCOME

LEARN MORE

20%
GOLDEN
YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE
52.3
MEDIAN AGE
\$71,700
MEDIAN HH INCOME

LEARN MORE

17%
EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE
51.0
MEDIAN AGE
\$103,400
MEDIAN HH INCOME

LEARN MORE

13%
IN STYLE
2 MILES

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel and extensive reading. They are connected and make full use of the advantages of mobile devices.

2.35
AVERAGE HH SIZE
42.0
MEDIAN AGE
\$73,000
MEDIAN HH INCOME

LEARN MORE

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