

FOR LEASE

 Harford County, Maryland



BEL AIR

TOWN CENTER



Tom Fidler | *Executive Vice President & Principal*

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Laura Williams | *Vice President*

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FOR LEASE



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AVAILABLE

1,620 - 9,803 sf

TERM

5 - 10 years

OCCUPANCY

Immediate

PARKING RATIO

4 : 1,000 sf

RENTAL RATE

Negotiable, NNN

HIGHLIGHTS

- ▶ Located at the intersection of U.S. Route 1 and Route 24 (73,000+ vehicles per day)
- ▶ Pylon signage available (based on suite size)
- ▶ Strong mix of national, regional and local tenants including Barrett's on the Pike, Liberatore's, Mathnasium, Off the Chain Spin Studio, MY SALON Suite, Weight Watchers, T-Mobile, Leslie's Pool Supplies, FedEx Office & more!



STREET VIEW

BEL AIR TOWN CENTER

512-592 BALTIMORE PIKE | BEL AIR, MARYLAND 21014

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BIRDSEYE

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 **MACKENZIE**
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SITE PLAN

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Harford County, Maryland

LOCAL TRADE AREA

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REGIONAL TRADE AREA

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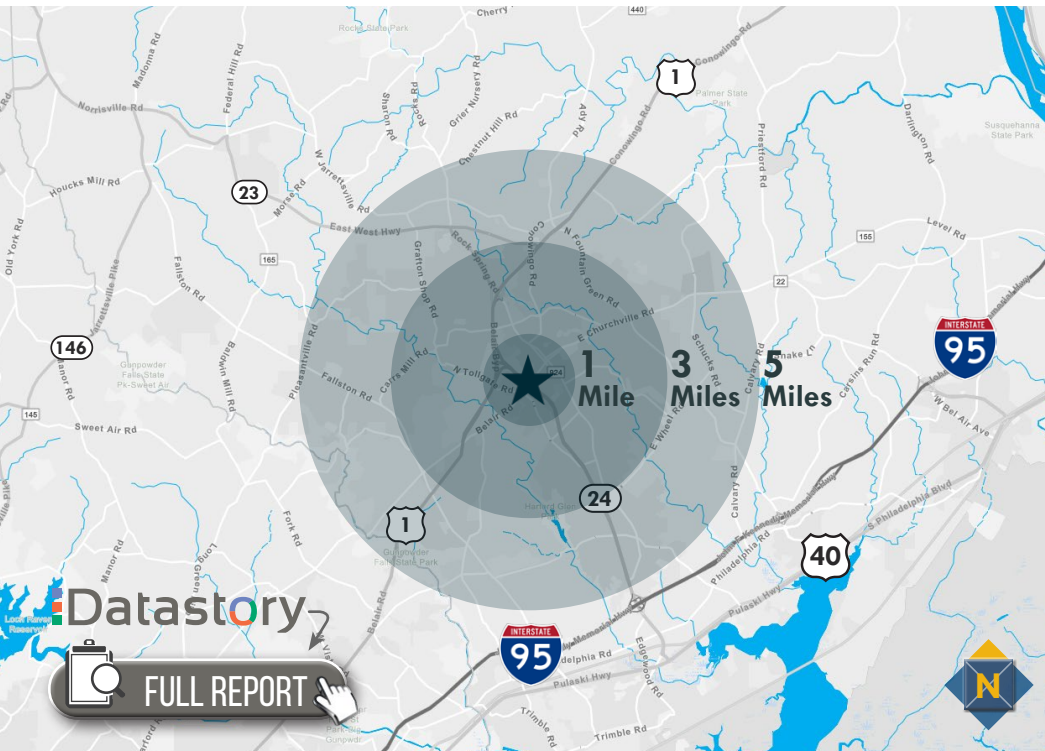
Harford County, Maryland

LOCATION / DEMOGRAPHICS (2020)

BEL AIR TOWN CENTER | 512-592 BALTIMORE PIKE | BEL AIR, MARYLAND 21014

BELAIR

TOWN CENTER



RESIDENTIAL POPULATION

5,970
1 MILE
80,087
3 MILES
114,999
5 MILES

NUMBER OF HOUSEHOLDS

2,759
1 MILE
26,014
3 MILES
42,287
5 MILES

AVERAGE HH SIZE

2.11
1 MILE
2.65
3 MILES
2.69
5 MILES

MEDIAN AGE

47.8
1 MILE
42.1
3 MILES
41.3
5 MILES

AVERAGE HH INCOME

\$100,891
1 MILE
\$122,230
3 MILES
\$123,070
5 MILES

EDUCATION (COLLEGE+)

70.7%
1 MILE
73.2%
3 MILES
72.3%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.7%
1 MILE
90.6%
3 MILES
90.6%
5 MILES

DAYTIME POPULATION

15,443
1 MILE
71,996
3 MILES
112,327
5 MILES

19%
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

19%
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

14%
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

12%
SAVVY
SUBURBANITES
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

LEARN MORE

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