

FOR LEASE

Harford County, Maryland

GATEWAY BUSINESS CENTER

227 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

FULLY LEASED!

HIGHLIGHTS

- ▶ Prime retail flex space
- ▶ Conveniently located in close proximity to Veterans Memorial Highway (Route 24), Route 1 (Bel Air Bypass) and Bel Air's Main Street District
- ▶ Directly behind Harford Mall, a U.S. Post Office and the Bel Air Athletic Club
- ▶ Ideal location for retail, flex and office tenants alike
- ▶ Recent renovations include new roof, HVAC (for each suite), energy efficient exterior lighting, paint and re-paved parking field (5/1,000 ratio)
- ▶ Each suite is self-contained with its own storefront entrance, private bathrooms, individually metered electric and a rear drive-in door
- ▶ Attractive rental rates with flexible size opportunities



Mike Ruocco | Vice President

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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

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LEASING PLAN

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BIRDSEYE

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LOCAL TRADE AREA

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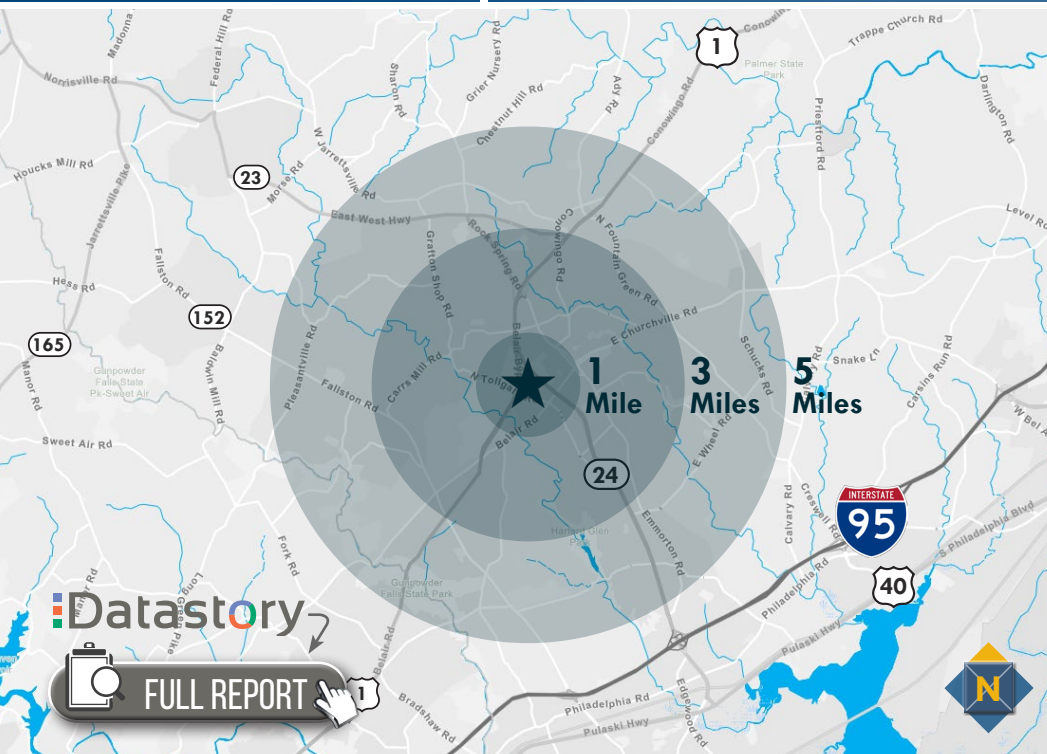


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 5,334 1 MILE 59,210 3 MILES 112,785 5 MILES	NUMBER OF HOUSEHOLDS 2,389 1 MILE 22,378 3 MILES 41,338 5 MILES	AVERAGE HH SIZE 2.20 1 MILE 2.60 3 MILES 2.70 5 MILES	MEDIAN AGE 45.3 1 MILE 42.8 3 MILES 41.1 5 MILES
AVERAGE HH INCOME \$98,021 1 MILE \$111,747 3 MILES \$115,281 5 MILES	EDUCATION (COLLEGE+) 68.6% 1 MILE 71.9% 3 MILES 71.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.2% 1 MILE 97.1% 3 MILES 96.9% 5 MILES	DAYTIME POPULATION 15,981 1 MILE 61,165 3 MILES 100,176 5 MILES

19% GOLDEN YEARS
2 MILES

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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

19% SAVVY SUBURBANITES
2 MILES

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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

15% OLD AND NEWCOMERS
2 MILES

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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

11% EXURBANITES
2 MILES

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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