

# FOR LEASE

Harford County, Maryland

# 331 BALTIMORE PIKE

BEL AIR, MARYLAND 21014

FULLY LEASED



## AVAILABLE

Fully Leased

## ZONING

B-3A (General Business Gateway)

## TRAFFIC COUNT

32,832 AADT (Baltimore Pike)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Direct visibility from Baltimore Pike (Route 1)
- ▶ 32,832 vehicles per day
- ▶ Pylon/building signage opportunity
- ▶ Facade renovation complete
- ▶ Tenants include Orange Theory Fitness, Crabby Axe Throwing, Cuzino's Family Kitchen, I Love Kickboxing, Jurassic Golf, With Love Beauty Studios and Armed Forces Career Center



Mike Ruocco | Vice President

443.798.9338

mruocco@mackenziecommercial.com

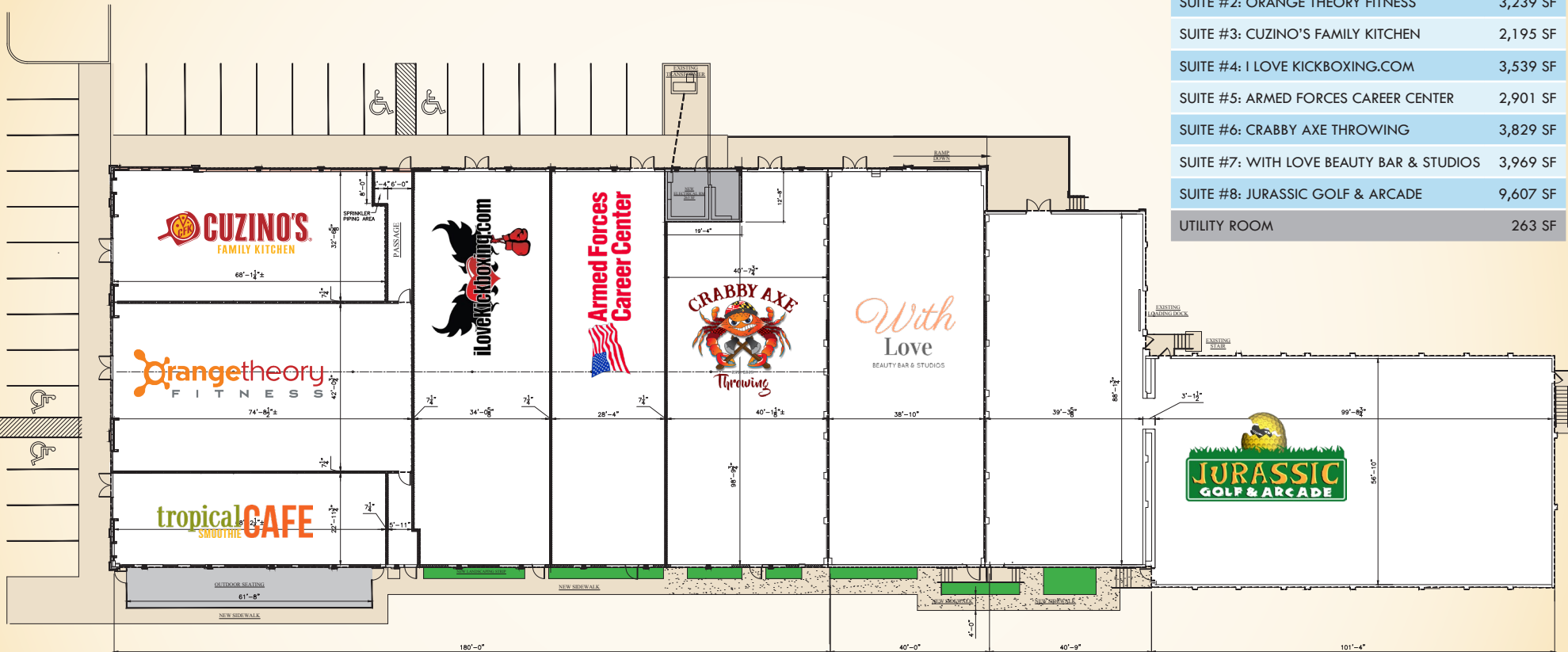
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# FLOOR PLAN

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BOMA GROSS LEASABLE AREA (GLA)	
SUITE #1: TROPICAL SMOOTHIE CAFE	1,665 SF
SUITE #2: ORANGE THEORY FITNESS	3,239 SF
SUITE #3: CUZINO'S FAMILY KITCHEN	2,195 SF
SUITE #4: I LOVE KICKBOXING.COM	3,539 SF
SUITE #5: ARMED FORCES CAREER CENTER	2,901 SF
SUITE #6: CRABBY AXE THROWING	3,829 SF
SUITE #7: WITH LOVE BEAUTY BAR & STUDIOS	3,969 SF
SUITE #8: JURASSIC GOLF & ARCADE	9,607 SF
UTILITY ROOM	263 SF

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# BIRDSEYE

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# TRADE AREA

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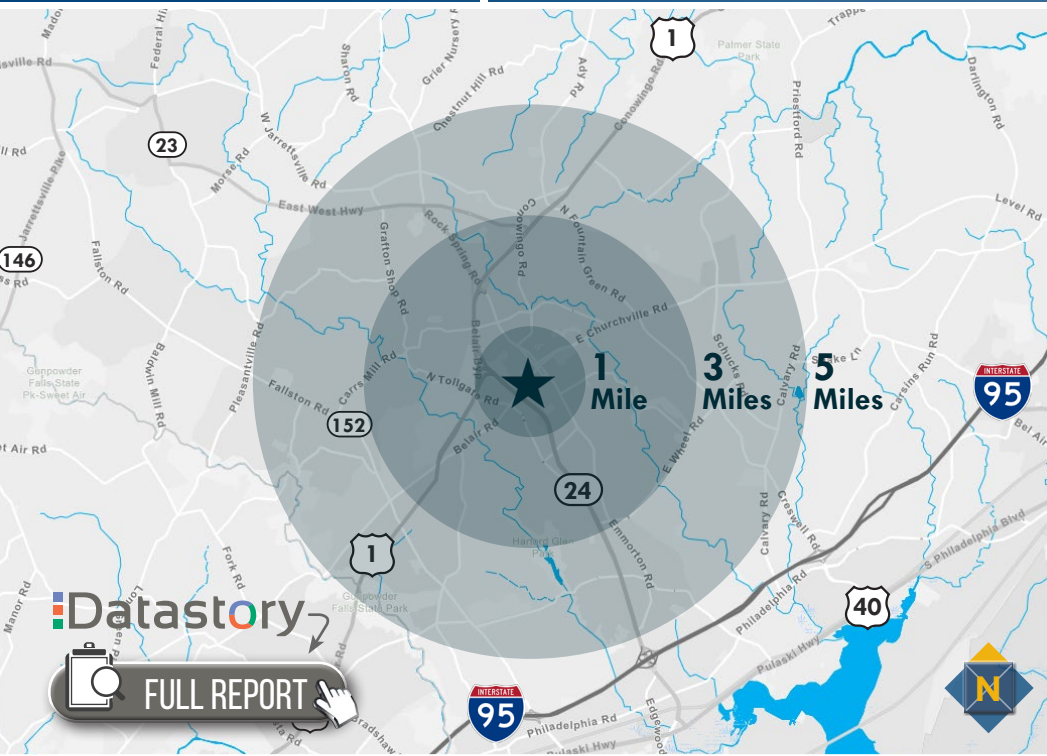


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# LOCATION / DEMOGRAPHICS

331 BALTIMORE PIKE | BEL AIR, MARYLAND 21014



Datastory

FULL REPORT

## RESIDENTIAL POPULATION

7,632  
1 MILE  
68,110  
3 MILES  
111,809  
5 MILES

## NUMBER OF HOUSEHOLDS

3,451  
1 MILE  
25,175  
3 MILES  
40,872  
5 MILES

## AVERAGE HH SIZE

2.15  
1 MILE  
2.66  
3 MILES  
2.71  
5 MILES

## MEDIAN AGE

45.5  
1 MILE  
41.6  
3 MILES  
40.9  
5 MILES

## AVERAGE HH INCOME

\$94,601  
1 MILE  
\$110,521  
3 MILES  
\$111,219  
5 MILES

## EDUCATION (COLLEGE+)

68.3%  
1 MILE  
72.3%  
3 MILES  
72.5%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.9%  
1 MILE  
96.8%  
3 MILES  
96.5%  
5 MILES

## DAYTIME POPULATION

23,244  
1 MILE  
64,989  
3 MILES  
100,456  
5 MILES

24%  
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

17%  
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

13%  
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

11%  
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