

# FOR LEASE

 Harford County, Maryland

# BIG BOX RETAIL OPPORTUNITY

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014

## BUILDING SIZE

19,332 sf TOTAL

- ▶ 1st Floor: 12,692 sf
- ▶ Mezzanine: 6,640 sf

## ZONING

B-3 (General Business)

## TRAFFIC COUNT

12,581 AADT (Marketplace Dr)  
41,512 AADT (Route 24)

## RENTAL RATE

\$18.00 psf, NNN

## HIGHLIGHTS

- ▶ Standalone big box retail building in the heart of Bel Air
- ▶ Ample on-site parking (46 surface spaces)
- ▶ Great visibility
- ▶ Across the street from Target
- ▶ Easy access to Route 24, Rt. 1 (Belair Byp) and Baltimore Pike
- ▶ Close proximity to the Harford Mall, Upper Chesapeake Health and countless shopping and dining destinations



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# BIRDSEYE

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# TRADE AREA

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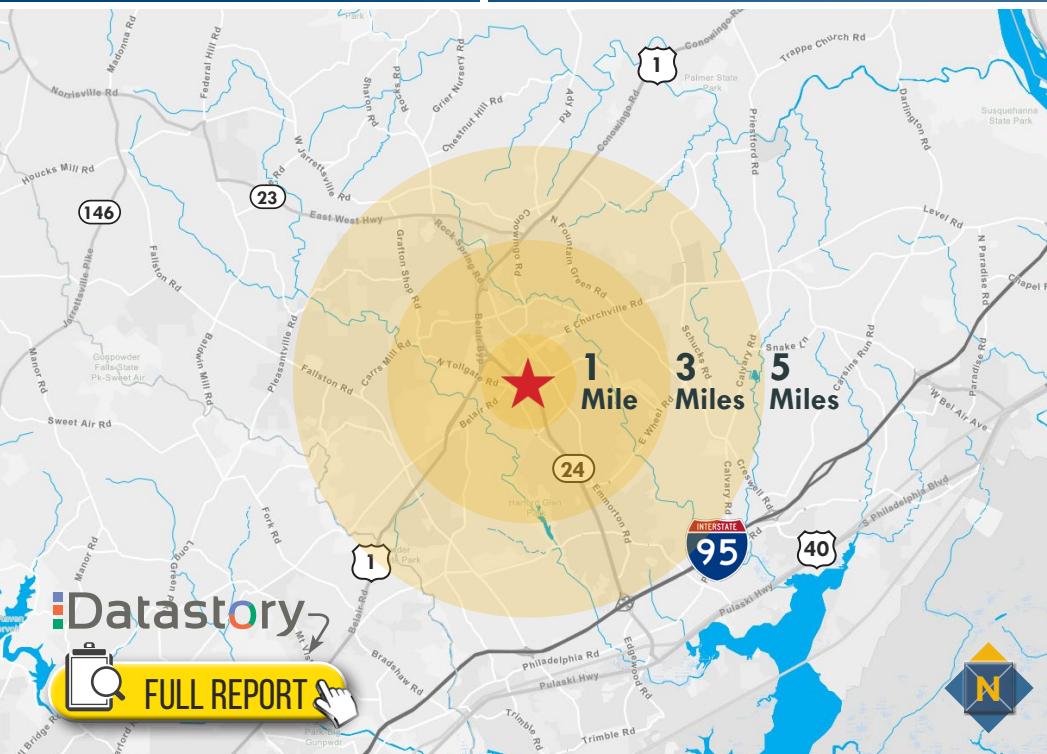
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# LOCATION / DEMOGRAPHICS

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014



Datastory

FULL REPORT

<b>RESIDENTIAL POPULATION</b> 21,580 1 MILE 67,002 3 MILES 105,049 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 3,096 1 MILE 25,089 3 MILES 42,932 5 MILES	<b>AVERAGE HH SIZE</b> 2.21 1 MILE 2.65 3 MILES 2.69 5 MILES	<b>MEDIAN AGE</b> 46.0 1 MILE 41.7 3 MILES 40.9 5 MILES
<b>AVERAGE HH INCOME</b> \$100,790 1 MILE \$114,128 3 MILES \$113,800 5 MILES	<b>EDUCATION (COLLEGE+)</b> 71.6% 1 MILE 72.2% 3 MILES 71.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.4% 1 MILE 97.1% 3 MILES 96.8% 5 MILES	<b>DAYTIME POPULATION</b> 21,580 1 MILE 67,002 3 MILES 105,049 5 MILES

**25%**  
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.

**2.11**  
AVERAGE HH SIZE

**38.5**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

**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.

**2.05**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$61,000**  
MEDIAN HH INCOME

**16%**  
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.

**2.48**  
AVERAGE HH SIZE

**49.6**  
MEDIAN AGE

**\$98,000**  
MEDIAN HH INCOME

**11%**  
IN STYLE  
2 MILES

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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.

**2.33**  
AVERAGE HH SIZE

**41.1**  
MEDIAN AGE

**\$66,000**  
MEDIAN HH INCOME