

FOR LEASE

Harford County, MD

Anchor Opportunity @ Bel Air Plaza

513-599 Baltimore Pike | Bel Air, Maryland 21014

Size:

- 45,000 sf

Highlights:

- Existing Mars Super Market
- Located at the intersection of U.S. Business Rt. 1 & Rt. 24
- 40,000 cars per day
- Ideally located in the heart of Bel Air's Retail District

Co-Tenants Include:



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Birdseye

Bel Air Plaza: 513-599 Baltimore Pike | Bel Air, Maryland 21014

Dominant Lifestyles

2 mile radius



23% Old and Newcomers



Average HH Size: 2.11
Median Age: 38.5
Median HH Income: \$39,000

This market features singles' lifestyles, on a budget. Neighborhoods are populated by renters just beginning their careers or retiring. They are price aware and coupon clippers, but open to impulse buys.

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19% Golden Years



Average HH Size: 2.05
Median Age: 51.0
Median HH Income: \$61,000

These are independent, active seniors nearing the end of their careers or already in retirement. They pursue interests such as travel, sports, dining out, museums and concerts. They are also focused on physical fitness.

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14% Exurbanites



Average HH Size: 2.48
Median Age: 49.6
Median HH Income: \$98,000

These residents are approaching retirement but show few signs of slowing down. They have cultivated a lifestyle that is both affluent and urbane. Consumers prefer quality to cost, take pride in their homes and are well connected.

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Drive-By Visibility

32,911 vehicles per day

40,191 vehicles per day

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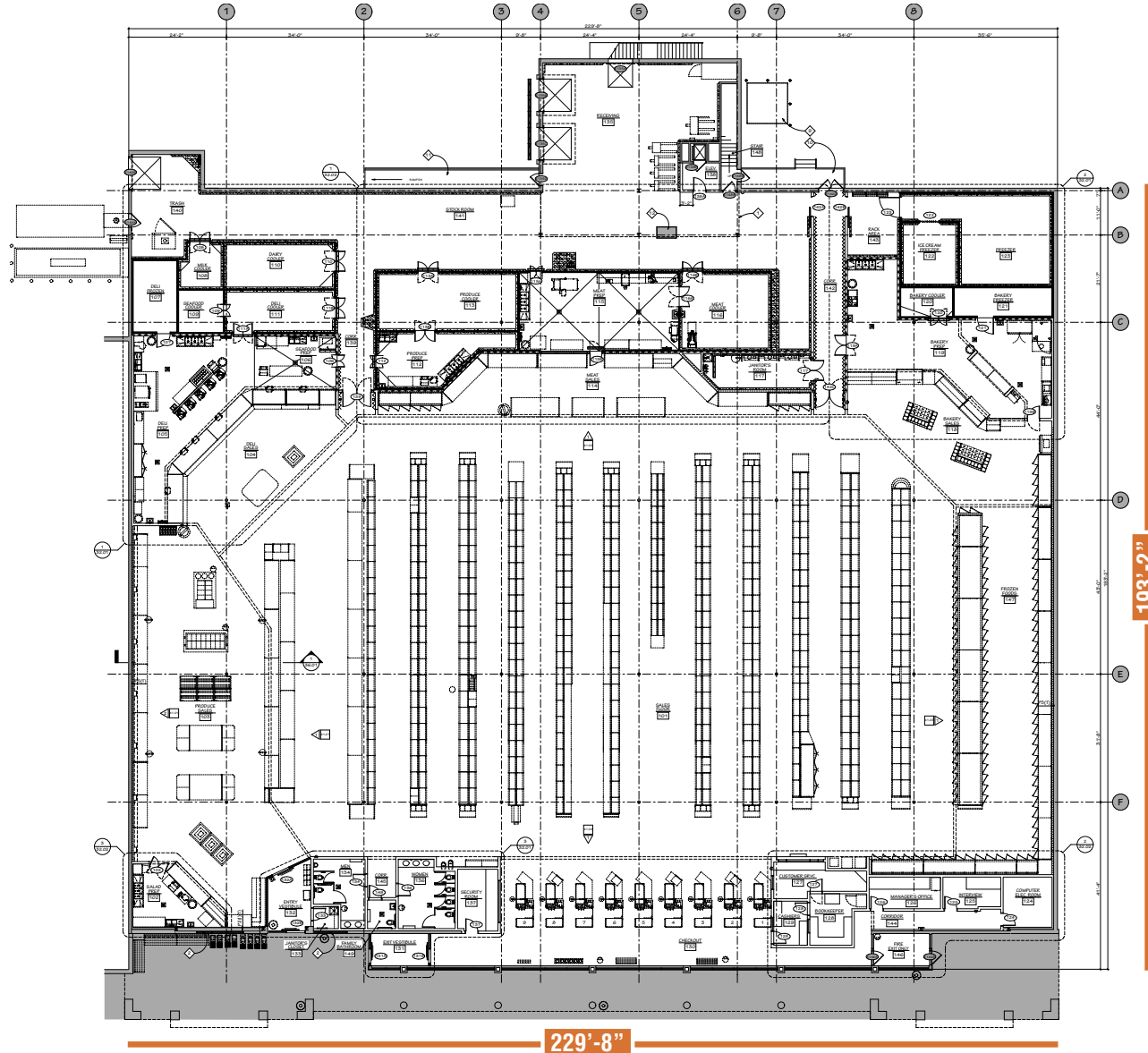
Harford County, MD

Floor Plan

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Specifications:

- 2,500 amp, 3 phase, electrical service
- HVAC capacity: 74 tons
- 1,750KW full service generator
- Wet sprinklered
- Gas service
- 18' ceiling height
- Two (2) docks with levelers
- 1,000 gallon capacity grease interceptor



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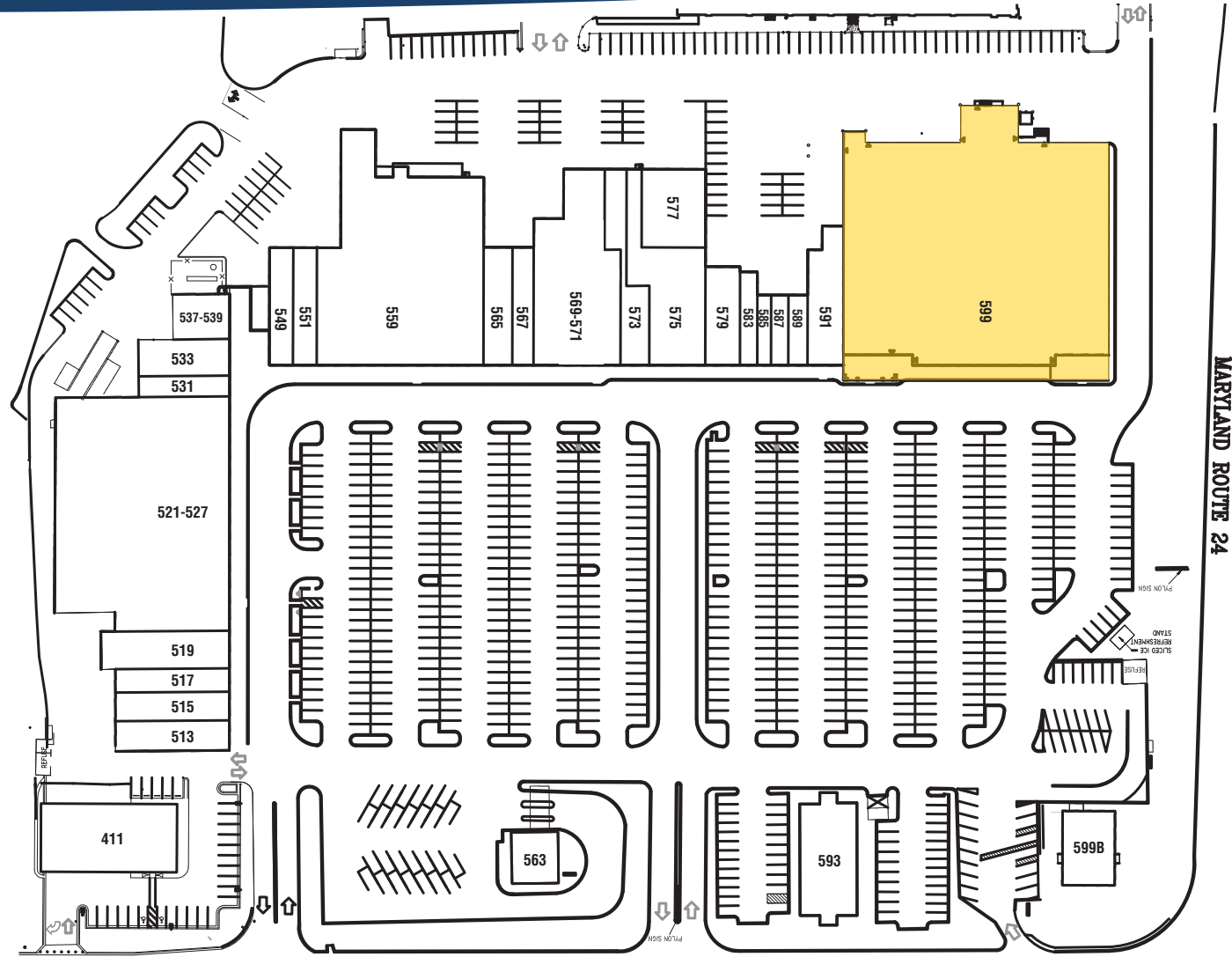
Harford County, MD

Site Plan

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Tenant

- 411 Merchant's Tire & Auto
- 513 America's Best Contacts & Eyeglasses
- 515 Kid To Kid
- 517 Luxor Nails
- 519 Hobby Works
- 521 Ross Dress For Less
- 531 Sweet Frog Yogurt
- 533 Japanese Restaurant
- 537 Merry Maids
- 549 Slices Pizza
- 551 Computer Renaissance
- 559 Bed, Bath & Beyond
- 563 Starbucks
- 565 Huntington Learning Center
- 567 Hair 2000
- 569 Kirkland's
- 573 Quizno's
- 575 Reico Kitchen & Bath
- 577 Upper Chesapeake
- 579 M&T Bank
- 583 Cricket
- 585 Bel Air Plaza Barber Shop
- 587 First Nutrition
- 589 Best Cleaner
- 591 Massage Envy
- 593 IHOP
- 599 AVAILABLE: Mars Super Market**
- 599B McDonald's



 830 parking spaces

U.S. ROUTE 1 - BALTIMORE PIKE

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Trade Area

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- A** Bel Air Plaza
- B** Harford Mall Annex
- C** Bel Air Athletic Club
- D** Harford Mall
- E** Bel Air Town Center
- F** Tollgate Marketplace
- G** Bel Air High School
- H** The Home Depot
- I** Macphail Crossing
- J** Upper Chesapeake Medical Center



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Location / Demographics


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Demographics

1 mile 3 miles 5 miles

 Population

6,082 66,474 110,341

 No. Households

2,810 24,780 40,733

 Avg. HH Income

\$86,150 \$106,231 \$107,598

 Daytime Employees

10,010 26,268 36,899

Retail Expenditures

1 mile 3 miles 5 miles

 Furniture + Home

\$3.3M \$36.3M \$61.2M

 Entertainment + Recreation

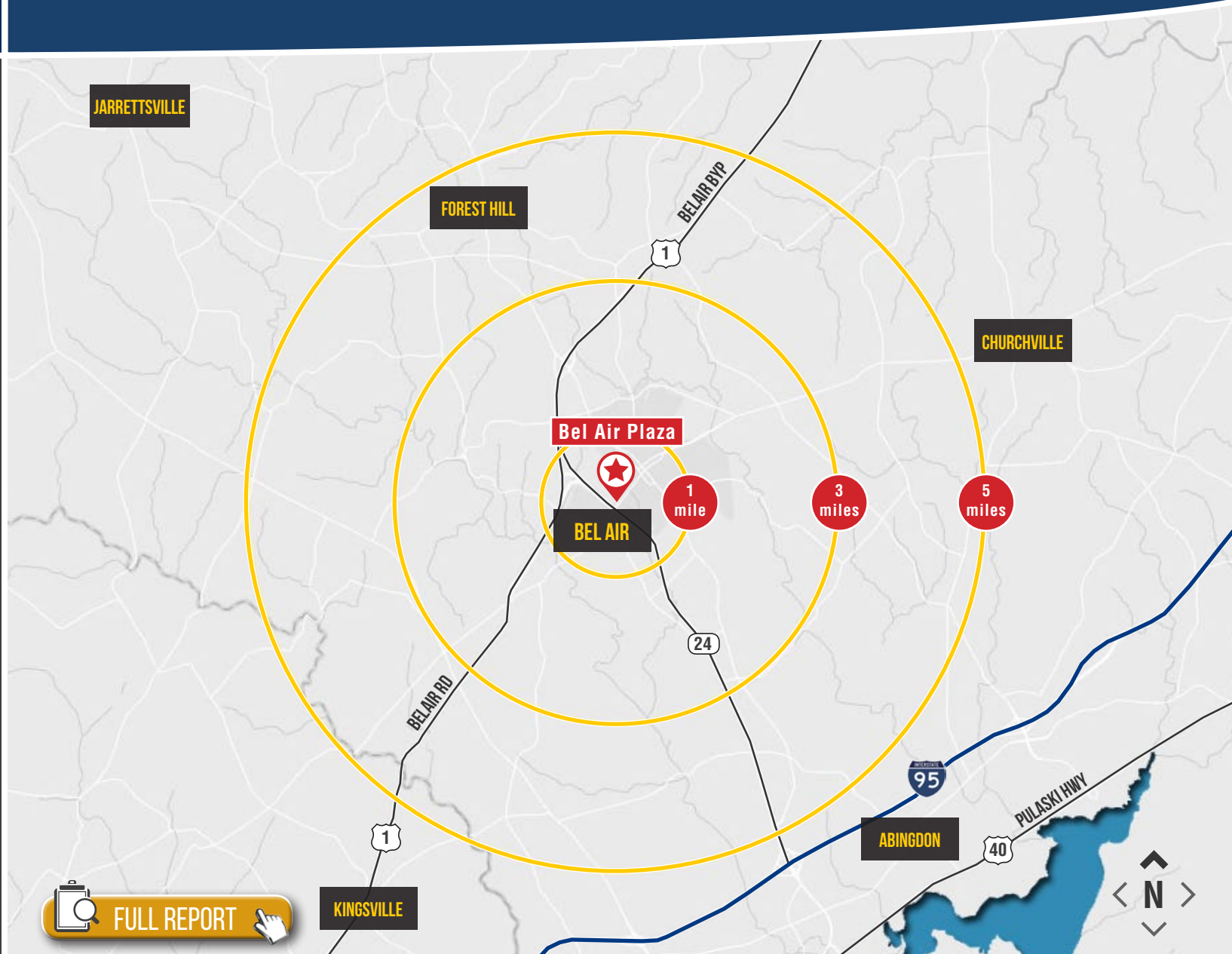
\$10.7M \$115.4M \$194.3M

 Fashion + Clothing

\$4.9M \$52.2M \$87.4M

 Food + Drink

\$10.2M \$108.7M \$182.5M



 FULL REPORT 



W. Christopher Walsh, Jr. | Vice President

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