





# FOR LEASE

Harford County, Maryland

# BEL AIR TOWN CENTER

512-592 BALTIMORE PIKE | BEL AIR, MARYLAND 21014

# BELAIR

TOWN CENTER

## 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, MY SALON Suite, Weight Watchers, T-Mobile, Leslie's Pool Supplies, FedEx Office, Jabz Boxing, The Mint Room and more!



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# BIRDSEYE

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# SITE PLAN

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# FLOOR PLAN: 590-592 BALTIMORE PIKE

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## 6,200 SF END CAP



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# LOCAL TRADE AREA

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# BEL AIR TOWN CENTER









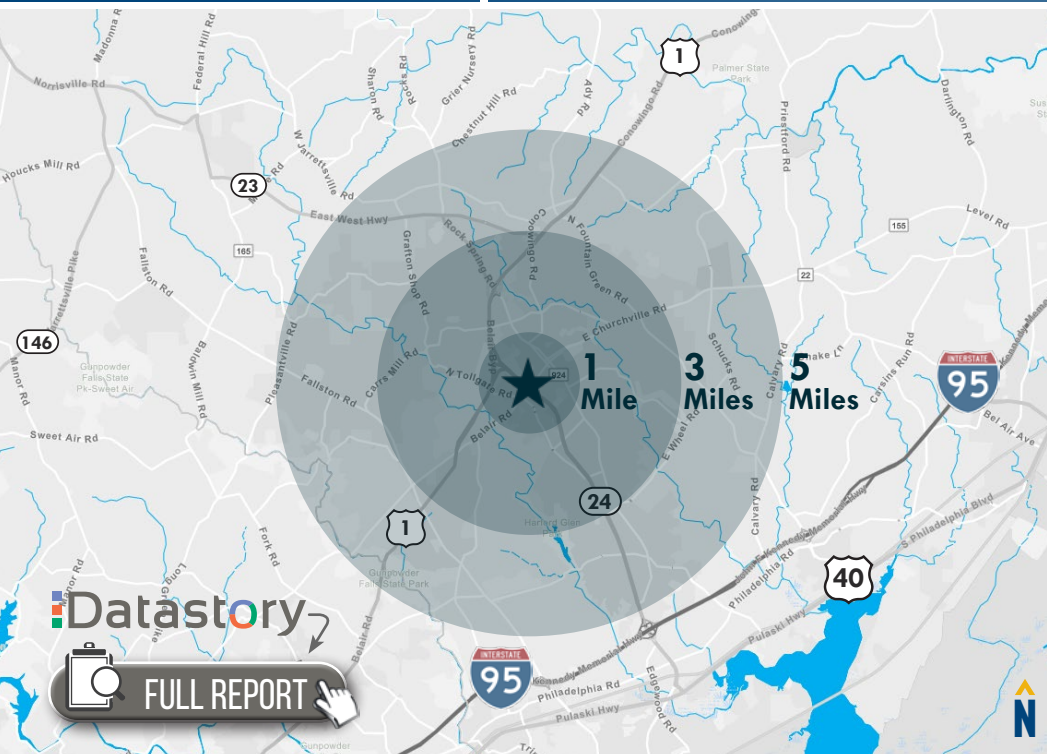
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# LOCATION / DEMOGRAPHICS (2022)

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<b>RESIDENTIAL POPULATION</b> 6,429 1 MILE 68,776 3 MILES 115,686 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 2,814 1 MILE 26,140 3 MILES 43,258 5 MILES	<b>AVERAGE HH SIZE</b> 2.22 1 MILE 2.59 3 MILES 2.65 5 MILES	<b>MEDIAN AGE</b> 47.5 1 MILE 42.5 3 MILES 41.6 5 MILES
<b>AVERAGE HH INCOME</b> \$118,518 1 MILE \$142,296 3 MILES \$143,939 5 MILES	<b>EDUCATION (COLLEGE+)</b> 70.1% 1 MILE 71.9% 3 MILES 71.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 95.8% 1 MILE 96.5% 3 MILES 96.5% 5 MILES	<b>DAYTIME POPULATION</b> 17,027 1 MILE 71,553 3 MILES 110,666 5 MILES

**18% 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

**17% 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

**17% 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

**11% 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





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