

SALE/LEASE

Harford County, Maryland



BIG BOX RETAIL

541 MARKETPLACE DRIVE
BEL AIR, MARYLAND 21014



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SALE/LEASE

Harford County, Maryland

BIG BOX RETAIL ON 2.66 ACRES

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

12,582 AADT (Marketplace Dr)

43,263 AADT (Route 24)

SALE PRICE

\$3,600,000

RENTAL RATE

\$18.00 psf, NNN

HIGHLIGHTS

- ▶ Standalone big box retail bldg. on 2.66 Ac 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



STREET VIEW



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SITE PLAN

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014



**2.66
ACRES**

19,332 SF
1ST FL. + MEZZ.

MARKETPLACE DR

Harford
Bank

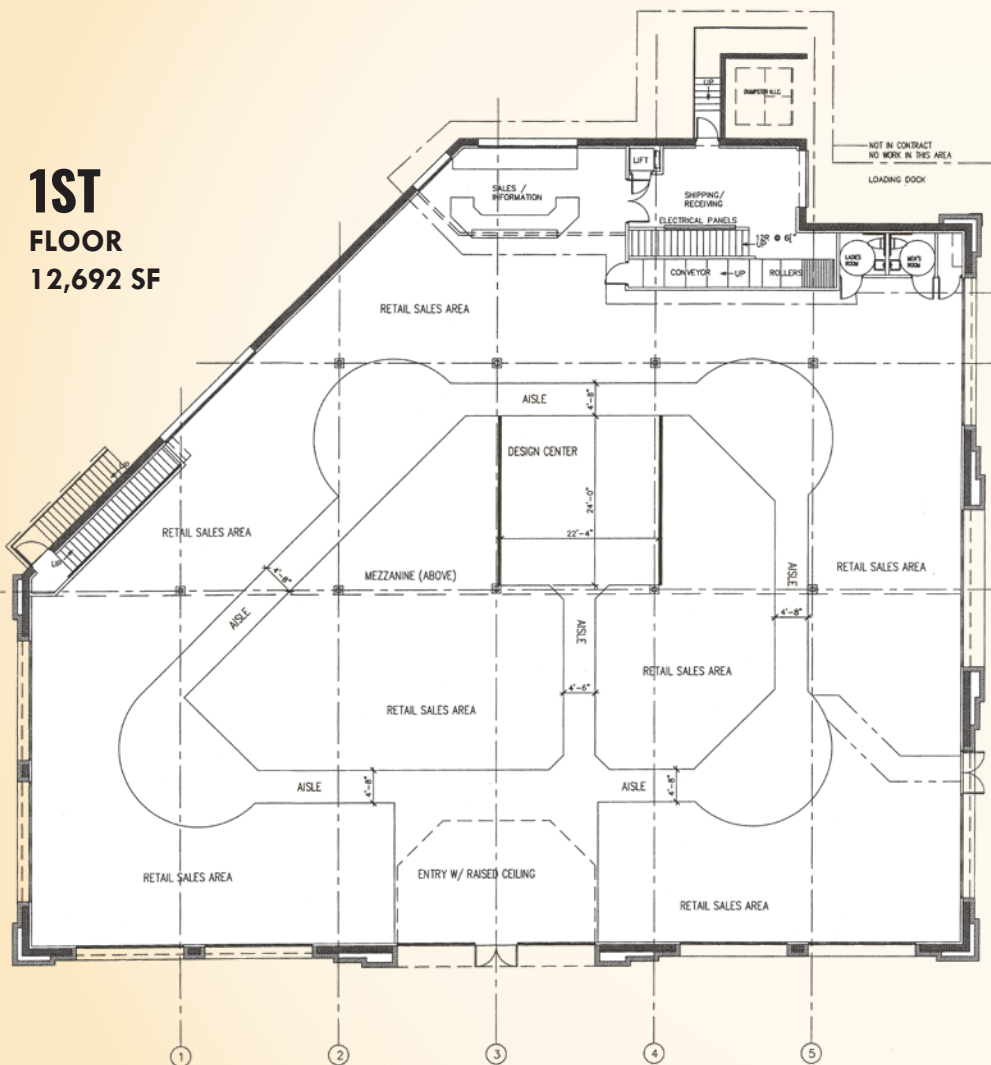
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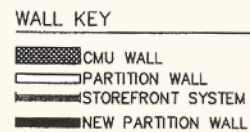
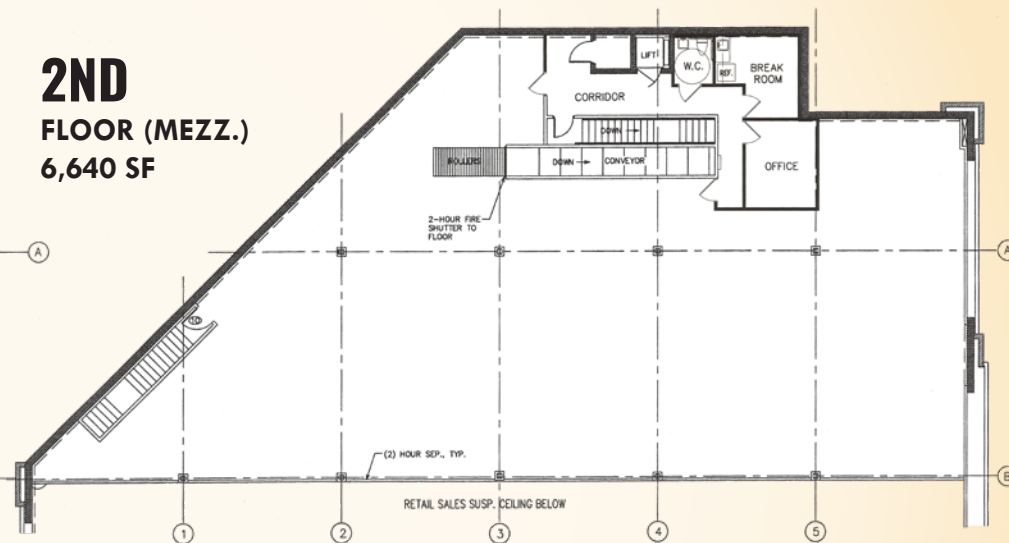
EXISTING FLOOR PLAN

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014

1ST FLOOR
12,692 SF



2ND FLOOR (MEZZ.)
6,640 SF



19,332 SF TOTAL

SALE/LEASE

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LOCAL TRADE AREA

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014



SALE/LEASE



Harford County, Maryland

REGIONAL TRADE AREA

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014

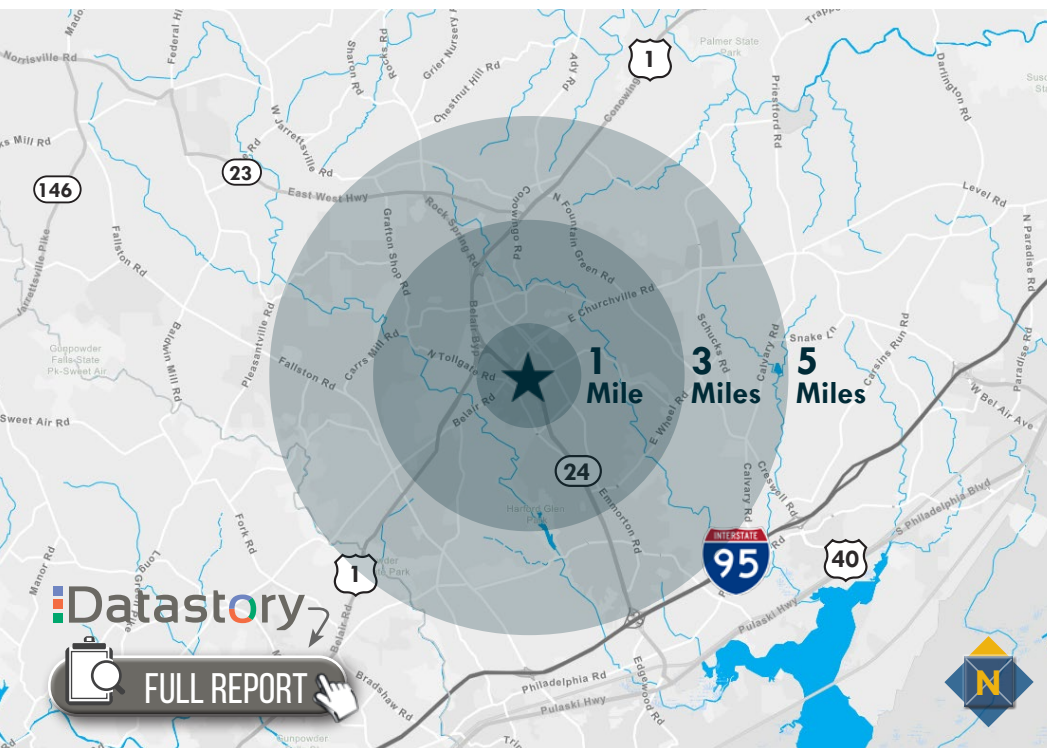


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LOCATION / DEMOGRAPHICS (2021)

541 MARKETPLACE DRIVE | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION 8,007 1 MILE 69,678 3 MILES 119,340 5 MILES	NUMBER OF HOUSEHOLDS 3,412 1 MILE 25,956 3 MILES 44,222 5 MILES	AVERAGE HH SIZE 2.28 1 MILE 2.64 3 MILES 2.67 5 MILES	MEDIAN AGE 46.9 1 MILE 42.3 3 MILES 41.4 5 MILES
AVERAGE HH INCOME \$110,773 1 MILE \$126,723 3 MILES \$125,914 5 MILES	EDUCATION (COLLEGE+) 70.3% 1 MILE 71.7% 3 MILES 70.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.5% 1 MILE 96.0% 3 MILES 96.0% 5 MILES	DAYTIME POPULATION 16,505 1 MILE 72,136 3 MILES 118,299 5 MILES

24% OLD AND NEWCOMERS
2 MILES

[LEARN MORE](#)

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

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

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.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
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.

2.35
AVERAGE HH SIZE

42.0
MEDIAN AGE

\$73,000
MEDIAN HH INCOME



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