

TOLLGATE CENTRE

BEL AIR, MARYLAND

FOR LEASE

7.34
ACRES ±

S TOLLGATE RD

BALTIMORE PIKE



MACKENZIE
RETAIL

CONCEPTUAL

**7.34
ACRES ±**

**RETAIL
10,300 SF**

**GROCERY
14,000 SF**

**RESTAURANT
4,530 SF**

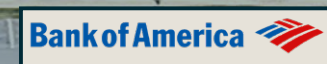
**RESTAURANT
2,800 SF**

S TOLLGATE RD 14,142 AADT

BALTIMORE PIKE 37,950 AADT

TERRACE DR

AZALEA DR

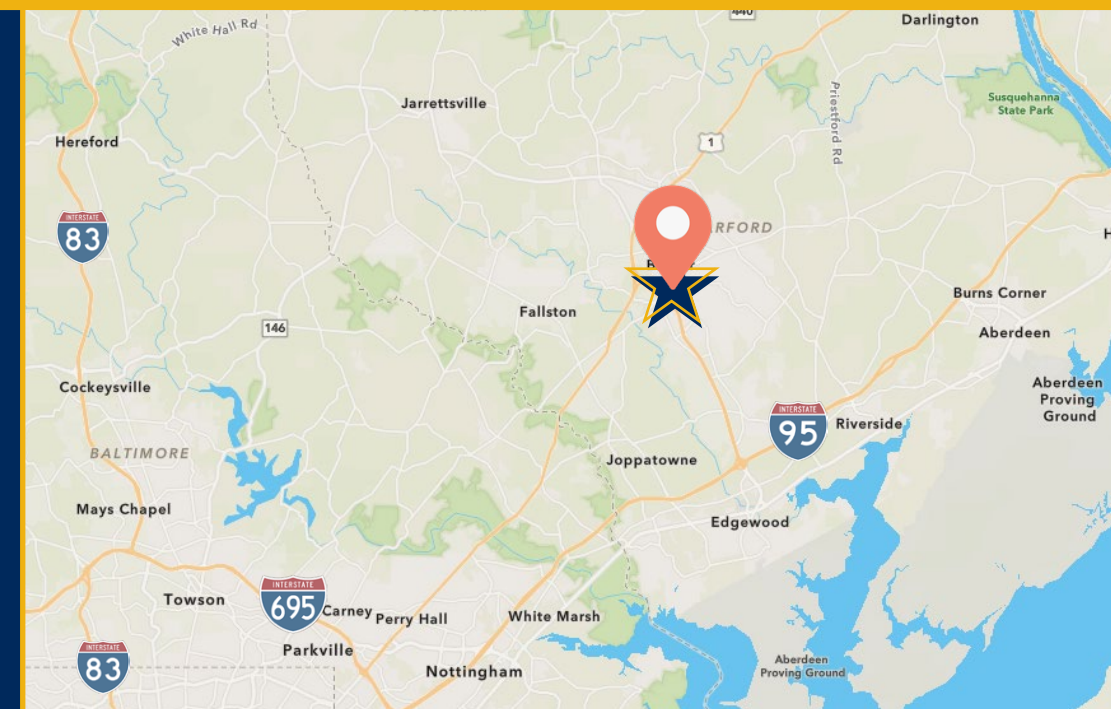


OVERVIEW:

- » Directly across from **Tollgate Marketplace**, a busy power center located at the intersection of Rt. 24 and Rt. 1 in Downtown Bel Air
- » Located in the heart of **Bel Air's retail/commercial epicenter**, including Harford Mall, Bel Air Plaza and Bel Air Town Center
- » Surrounded by dense, affluent, **residential neighborhoods**
- » Nearby **retailers** include Target, Amazon Fresh (coming soon), Home Depot, Aldi, Barnes & Noble, Weis, Dick's Sporting Goods, T.J. Maxx, Michaels, Ulta, Joann, Staples, Sprouts and more!
- » Within walking distance to **UMD Upper Chesapeake Health**

AVAILABLE:	RETAIL AND PAD SITES
TOTAL LOT SIZE:	7.34 ACRES ±
ZONING:	B2 (COMMUNITY BUSINESS DISTRICT)
TRAFFIC COUNT:	14,142 AADT (S. TOLLGATE RD)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



BONEFISH GRILL

HARFORD MALL

OUTBACK STEAKHOUSE

verizon

THE VITAMIN SHOPPE

Bank of America

TOLLGATE MARKETPLACE

New! DICK'S SPORTING GOODS

Michaels



BALTIMORE PIKE 37,950 AADT

S TOLLGATE RD 14,142 AADT

AZALEA DR

TERRACE DR

LAM'S PIZZERIA

Firestone COMPLETE AUTO CARE

SILVER SPRING Mining Co.



7.34 ACRES ±

Wawa

SALVO AUTO PARTS

BMW

SITE PLAN: CONCEPTUAL



TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,753

66,142

120,271

DAYTIME POPULATION



18,662

70,722

112,855

AVERAGE HOUSEHOLD INCOME



\$119,084

\$140,038

\$140,096

NUMBER OF HOUSEHOLDS



3,363

25,362

45,533

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES:
3 MILE RADIUS

20%

SAVVY
SUBURBANITES



[CLICK FOR MORE INFO](#)

14%

OLD AND
NEWCOMERS



[CLICK FOR MORE INFO](#)

11%

GOLDEN
YEARS



[CLICK FOR MORE INFO](#)

FOR LEASE



MACKENZIE

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