



HEALTHCARE
REALTY



UNIVERSITY of MARYLAND
UPPER CHESAPEAKE MEDICAL CENTER
BEL AIR, MARYLAND (HARFORD COUNTY)

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

Tom Fidler | *Executive Vice President & Principal*
☎ 410.494.4860 ✉ tfidler@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Tom Mottley | *Senior Vice President & Principal*
☎ 443.573.3217 ✉ tmottley@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Harford County, Maryland

UM UPPER CHESAPEAKE MEDICAL CENTER

500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014

AVAILABLE

Pavilion II:

- ▶ Suite 416: 8,261 RSF
- ▶ Suite 418: 3,213 RSF

HIGHLIGHTS

- ▶ 43-acre medical campus that includes hospital, medical office buildings, parking garage, off-site parking lots and assisted living facility
- ▶ Hospital includes 195 beds
- ▶ Contains the only pediatric unit in Harford Co. and a pediatric emergency department
- ▶ Contains the only labor and delivery unit in Harford County
- ▶ General patient admissions exceed 13,000 annually
- ▶ More than 54,000 emergency department visits annually
- ▶ Recent additions include an expanded emergency department, family birth place, intensive care unit, additional surgical suites and a multi-level parking garage



PAVILION II



PAVILION II



CANCER CENTER



MEDICAL CENTER



PAVILION I



FOR LEASE

Harford County, Maryland

CAMPUS OVERVIEW

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014



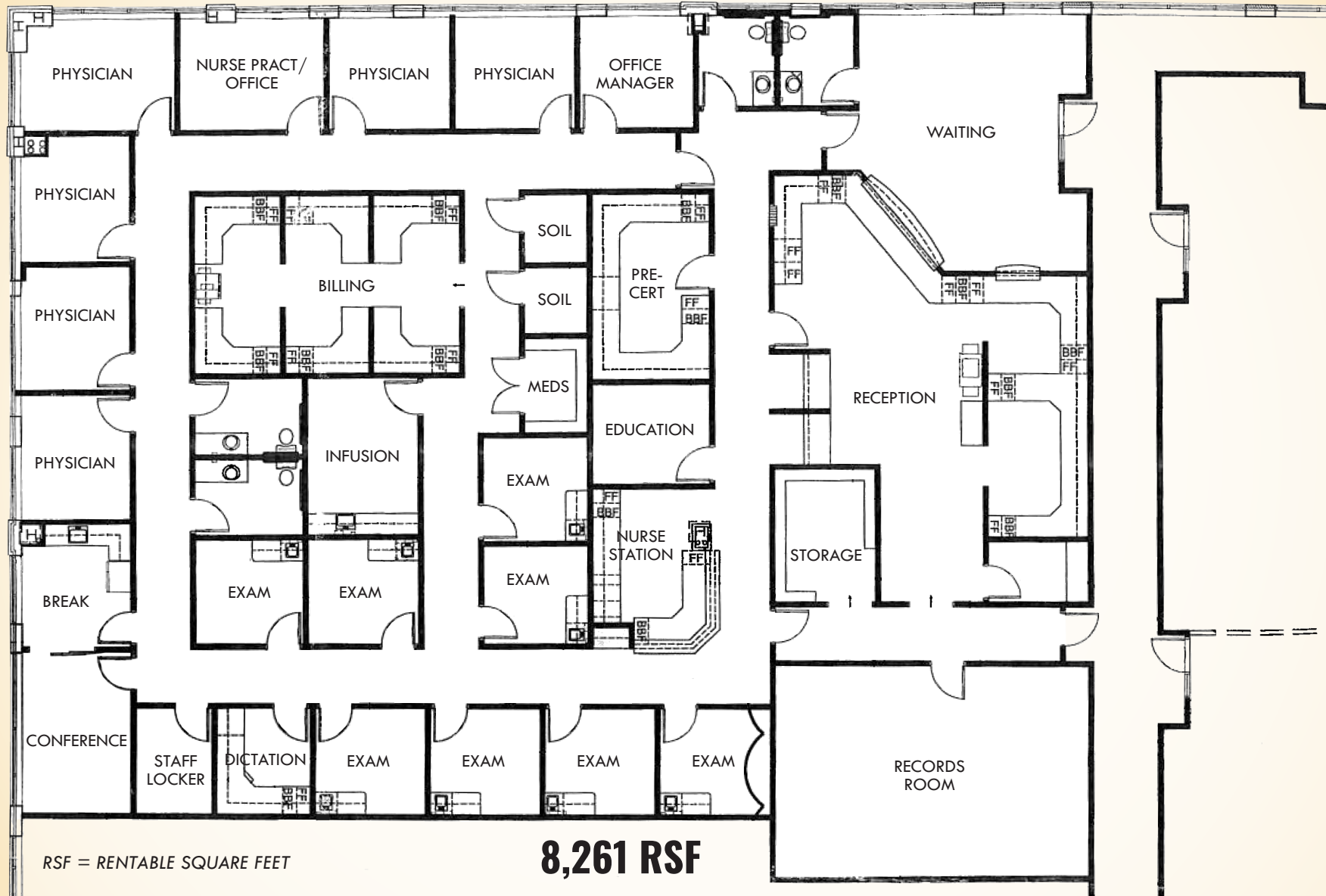
FOR LEASE



Harford County, Maryland

FLOOR PLAN: SUITE 416

UM UPPER CHESAPEAKE MEDICAL CENTER | PAVILION II: 520 UPPER CHESAPEAKE DRIVE



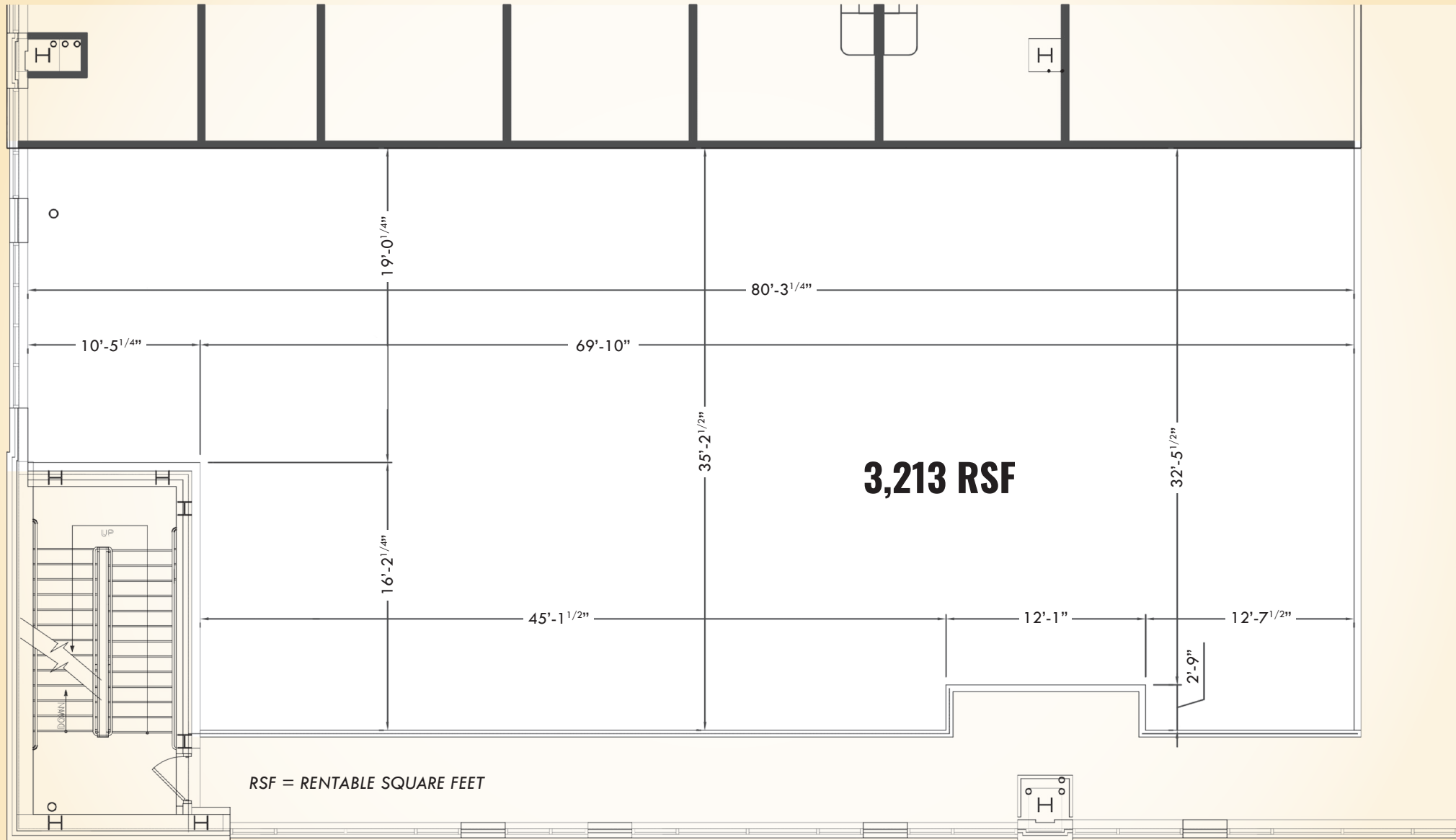
FOR LEASE



Harford County, Maryland

FLOOR PLAN: SUITE 418

UM UPPER CHESAPEAKE MEDICAL CENTER | PAVILION II: 520 UPPER CHESAPEAKE DRIVE



FOR LEASE

Harford County, Maryland

LOCAL TRADE AREA

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014

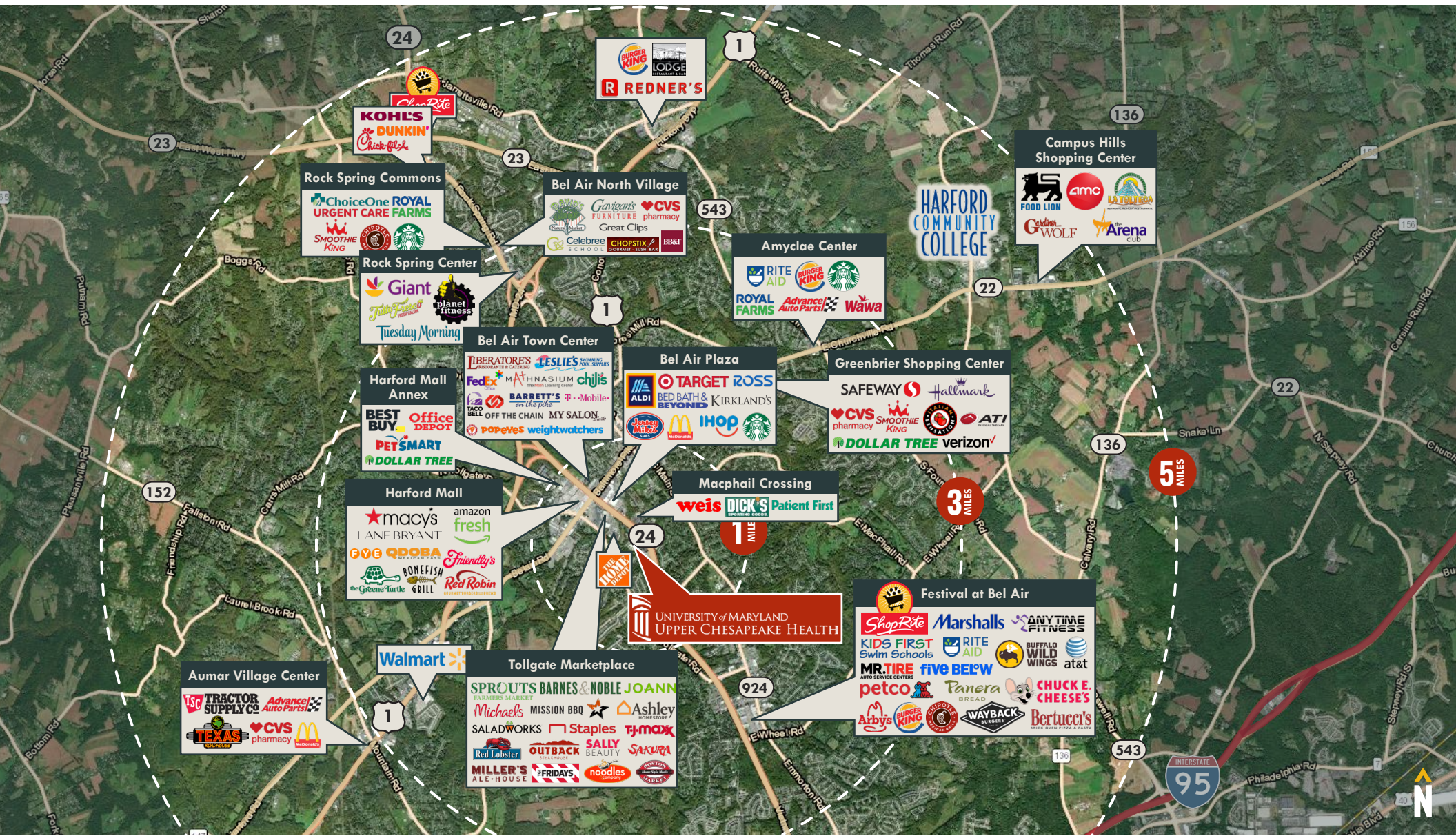


FOR LEASE

Harford County, Maryland

REGIONAL TRADE AREA

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014

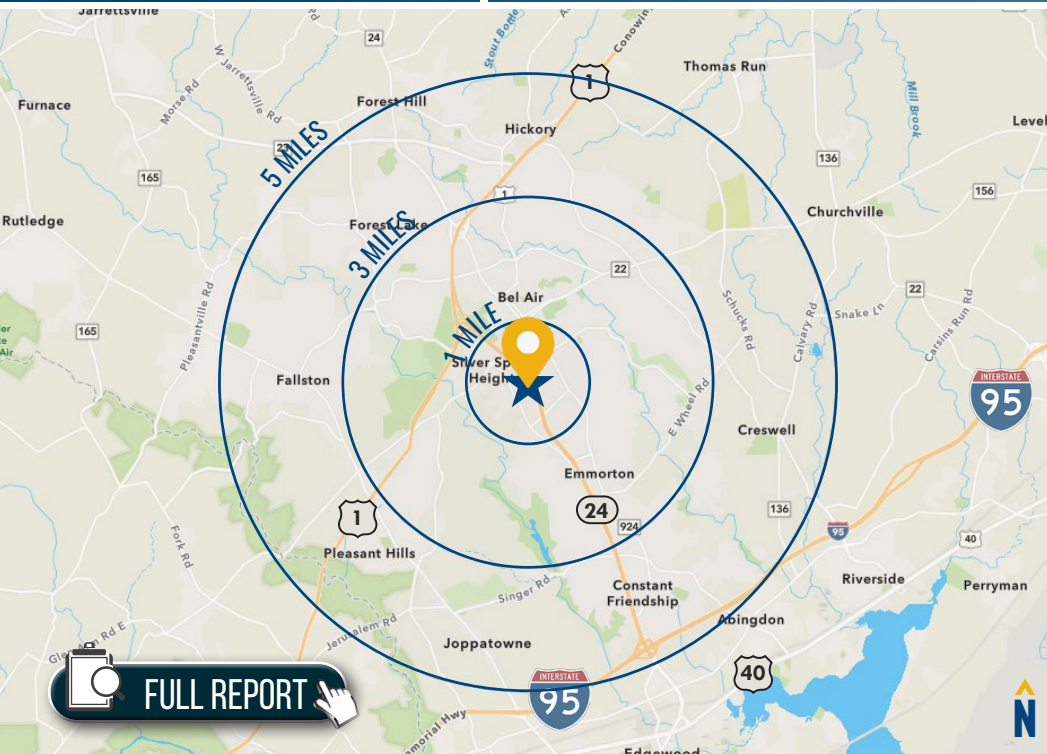


FOR LEASE

Harford County, Maryland

LOCATION / DEMOGRAPHICS (2023)

UM UPPER CHESAPEAKE MEDICAL CENTER | 500 UPPER CHESAPEAKE DRIVE | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION 8,994 1 MILE 69,299 3 MILES 120,263 5 MILES	NUMBER OF HOUSEHOLDS 3,578 1 MILE 26,423 3 MILES 45,515 5 MILES	AVERAGE HH SIZE 2.45 1 MILE 2.59 3 MILES 2.62 5 MILES	MEDIAN AGE 47.9 1 MILE 42.3 3 MILES 41.6 5 MILES
AVERAGE HH INCOME \$132,423 1 MILE \$141,428 3 MILES \$139,832 5 MILES	EDUCATION (COLLEGE+) 68.6% 1 MILE 74.2% 3 MILES 72.8% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.8% 1 MILE 96.7% 3 MILES 97.1% 5 MILES	DAYTIME POPULATION 15,614 1 MILE 71,283 3 MILES 113,326 5 MILES

20% GOLDEN YEARS
2 MILES

[LEARN MORE](#)

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

19% EXURBANITES
2 MILES

[LEARN MORE](#)

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

19% 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

12% IN STYLE
2 MILES

[LEARN MORE](#)

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



TOM FIDLER

EXECUTIVE VICE PRESIDENT & PRINCIPAL
MACKENZIE RETAIL, LLC

410.494.4960

TFIDLER@MACKENZIECOMMERCIAL.COM



TOM MOTTLEY

SENIOR VICE PRESIDENT & PRINCIPAL
MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

443.573.3217

TMOTTLEY@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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.