



12,600 SF ±
RETAIL SPACE
AVAILABLE AT



JAMES RUN

2901 STRASBAUGH DRIVE | BEL AIR, MARYLAND



PROPERTY OVERVIEW

12,600 SF ±

NOT YET BUILT. CONCEPTUAL ONLY.



4 STORIES | 304 UNITS
BUILT IN 2024



James Run is Harford County's premier, master-planned mixed-use development, strategically positioned at the high-visibility interchange of Route 543 and Interstate 95 in Bel Air, Maryland. Seamlessly combining 40,000+ square feet of modern retail and restaurant space with over 570 residential units and a 160-bed assisted living facility, James Run creates a vibrant, walkable live-work-play ecosystem. Anchored by high-volume brands like Starbucks and Royal Farms, this premier community destination offers retailers and restaurant operators an exceptional opportunity to capture both a captive, built-in residential customer base and high-volume regional corridor traffic.

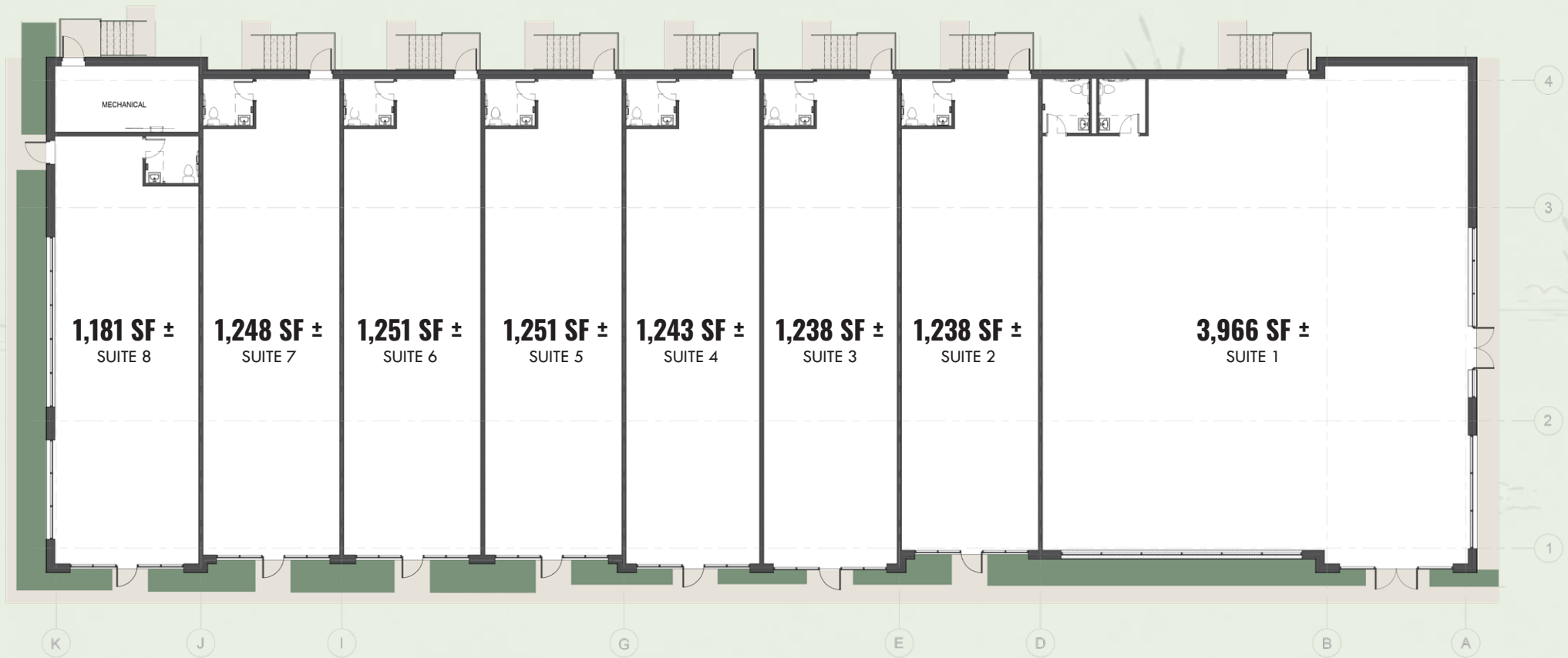
HIGHLIGHTS: ←

- Flexible tenant layouts supporting inline, end cap and/or drive-thru retail opportunities
- Features walkable commercial plazas, abundant surface parking and modern architectural facades
- Built-in residential and customer base featuring 300 luxury apartment units, 270 villas and townhomes, and a future 160-bed assisted living facility
- Prominently positioned at the interchange of Route 543 (Creswell Road) and I-95, delivering high daily traffic counts and regional reach across Harford County
- Surrounded by high-income residential neighborhoods with exceptional median household income levels and a dense workforce population



PROPOSED 12,600 SF ± BUILDING →

PROPOSED FLOOR PLAN





RETAIL COMPONENT

543 CRESWELL RD 21,152 AADT

An aerial photograph of a multi-lane highway. In the upper left corner, there is a black and white shield-shaped sign with the number '543'. Below it, a white rectangular sign with black text reads 'TO U.S. ROUTE 40' with an arrow pointing right. The highway itself is a wide, multi-lane road with a dashed white line down the center. The surrounding area includes some greenery and a red and white striped curb on the left side.

4 STORIES | 304 UNITS
BUILT IN 2024

JAMES RUN
APARTMENTS

12,600 SF ±



CIEL
SENIOR LIVING

160 BEDS
COMING SOON

Ryan
Homes
VILLAS

191 UNITS
BUILT IN 2023-2025

**Ryan
Homes
TOWNHOMES**

79 UNITS
BUILT IN 2022-2025



MARKET AERIAL



21 BLDGS. 332 ACRES 1,000 FACULTY/STAFF
15,000 STUDENTS/YR.



5 MILES

BEL AIR

Bel Air South Station



Constant Friendship Shopping Center



Constant Friendship Business Park



ABINGDON



Maryland House Service Area



Riverside Shopping Center



BELCAMP



BUSH RIVER

Aberdeen Plaza



The Plaza at Beards Hill



ABERDEEN

Aberdeen Marketplace



amazon



The Container Store

WebstaurantStore

PRIME SOURCE



Plastipak Gordon FOOD SERVICE

wayfair

SEPHORA

BOB'S FURNITURE

Electrolux



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,793

34,602

104,146

DAYTIME POPULATION



4,763

25,595

88,705

AVERAGE HOUSEHOLD INCOME



\$110,948

\$133,319

\$131,868

NUMBER OF HOUSEHOLDS



2,376

13,048

39,951

MEDIAN AGE



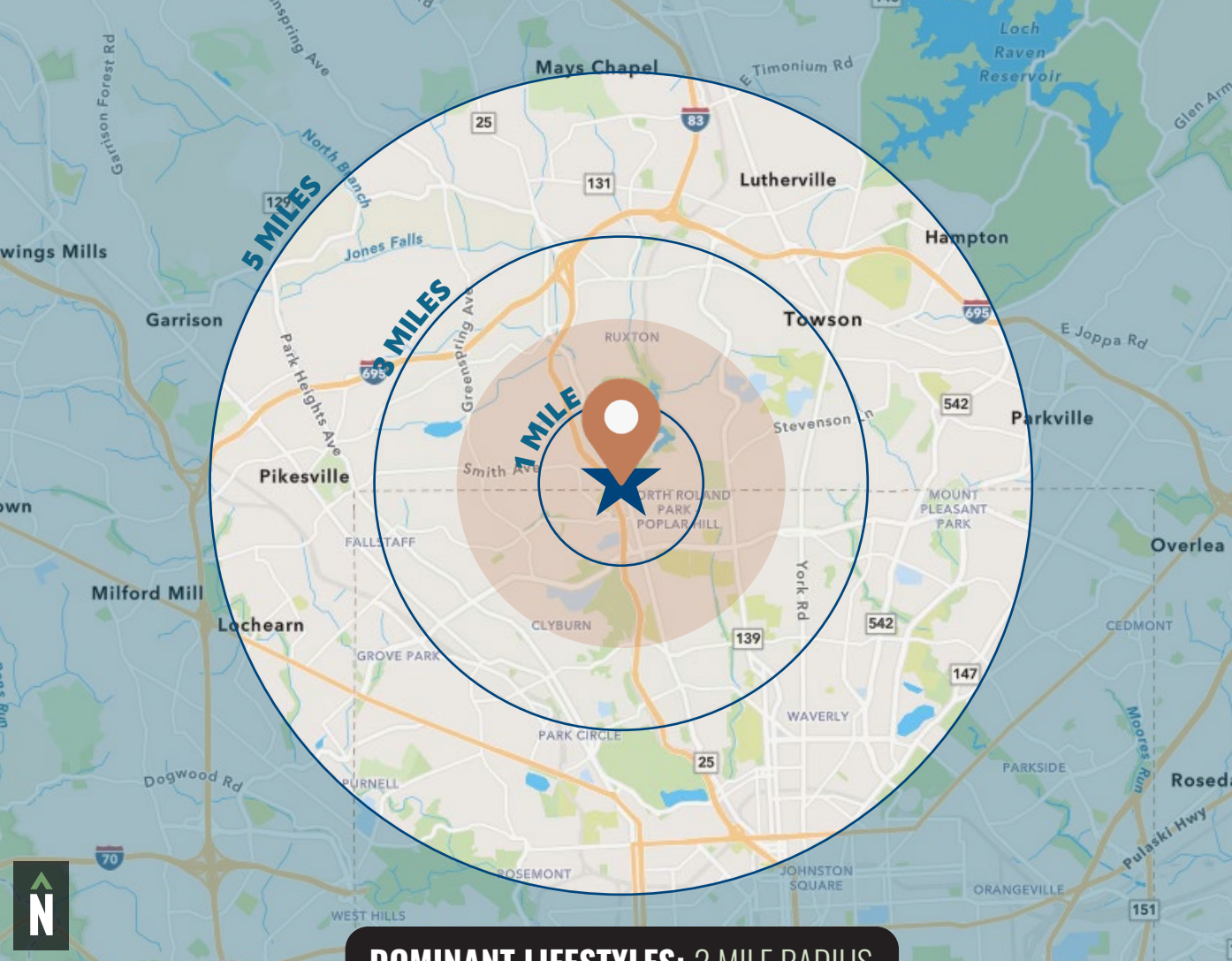
37.5

39.7

40.1

FULL DEMOS REPORT

 **MORE INFO**



DOMINANT LIFESTYLES: 2 MILE RADIUS

42%

MODERN MINDS

MEDIAN

AGE: 34.6

HH INCOME: \$91,039



Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

15%

FLOURISHING FAMILIES

MEDIAN

AGE: 39.0

HH INCOME: \$111,751



Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

12%

PROFESSIONAL PRIDE

MEDIAN

AGE: 38.6

HH INCOME: \$187,750



Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.



VISIT **PROPERTY PAGE**
FOR MORE INFORMATION.



FOR MORE INFO **CONTACT:**



SEAN LANGFORD

SENIOR VICE PRESIDENT

443.573.3218

SLANGFORD@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS, MD

BALTIMORE, MD

BEL AIR, MD

COLUMBIA, MD

LUTHERVILLE, MD

CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

While the information contained herein is treated as accurate, no warranty or representation, express or implied, is made as to its accuracy. This submission is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or withdrawal without notice, and any specific listing conditions imposed by our principals. Marketing materials for this property may feature enhanced or altered imagery generated by Artificial Intelligence (AI).

While we strive to portray all properties as accurately as possible, these images are for illustrative purposes only, and we accept no liability for any discrepancies between the renderings and the actual physical property."