



FOR **LEASE**

# PATTERSON MILL PROFESSIONAL BLDG.

2 PATTERSON MILL ROAD | BEL AIR, MARYLAND 21014

**BREAKING  
GROUND  
FALL '24!**



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Proposed 36,800 SF ± medical office building
- New construction with controlled access
- Multiple suite sizes available
- Centrally located in Bel Air's core office market
- Within close proximity to various supporting medical service providers/institutions
- Surrounded by numerous shops, restaurants, banking and service establishments
- Immediate access to Route 924 (Emmorton Rd) and easy access to Route 24 and I-95
- Breaking ground Fall 2024

AVAILABLE: 36,800 SF ± (18,400 SF ± ON 2 LEVELS)

LOT SIZE: 1.47 ACRES ±

ZONING: RO (RESIDENTIAL OFFICE)

PARKING: 133 SURFACE SPACES

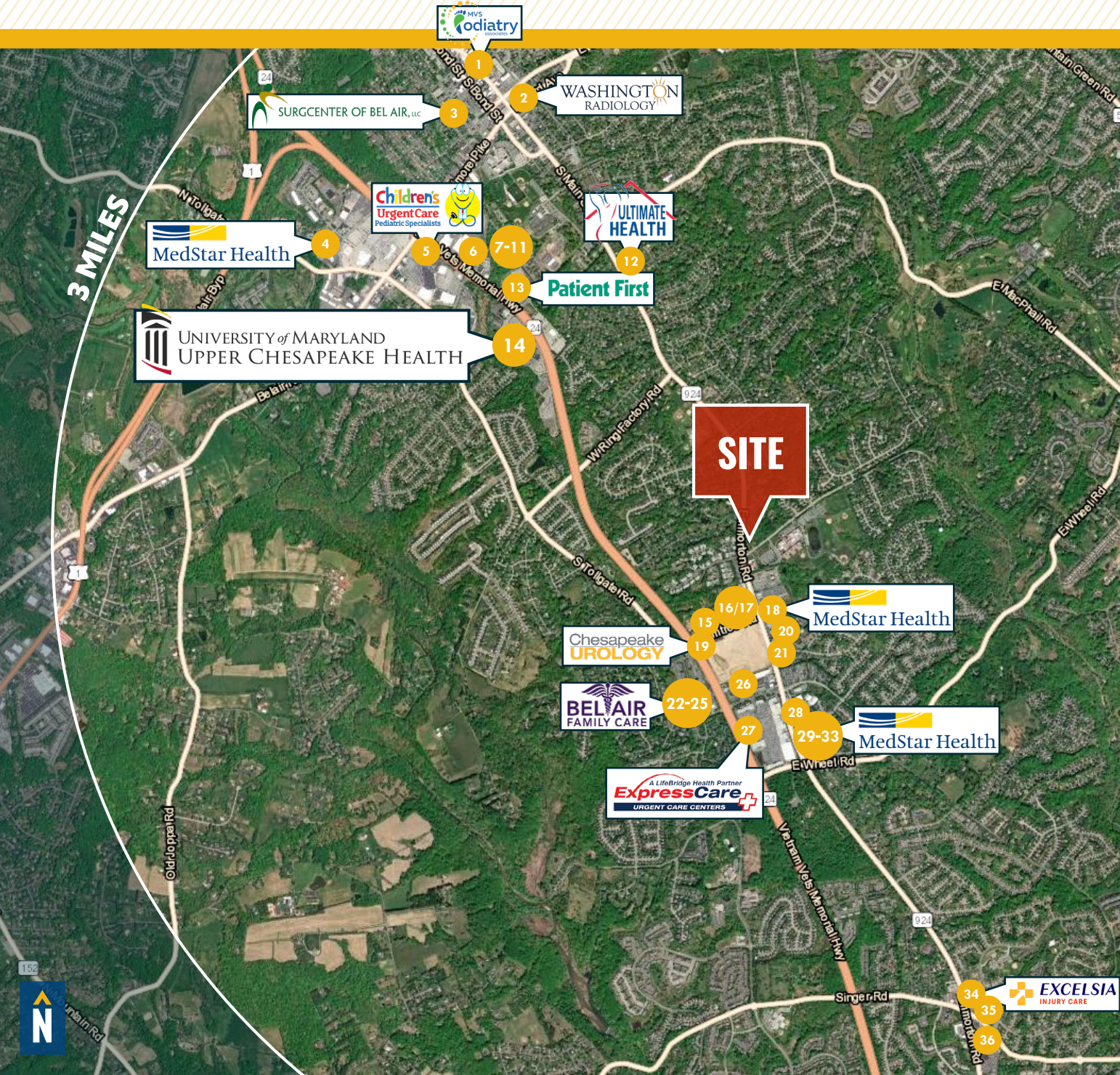
DELIVERY: FALL 2024 (BREAKING GROUND)

RENTAL RATE: \$31.00 PSF, NNN



GOOGLE STREET VIEW

# MEDICAL LANDSCAPE

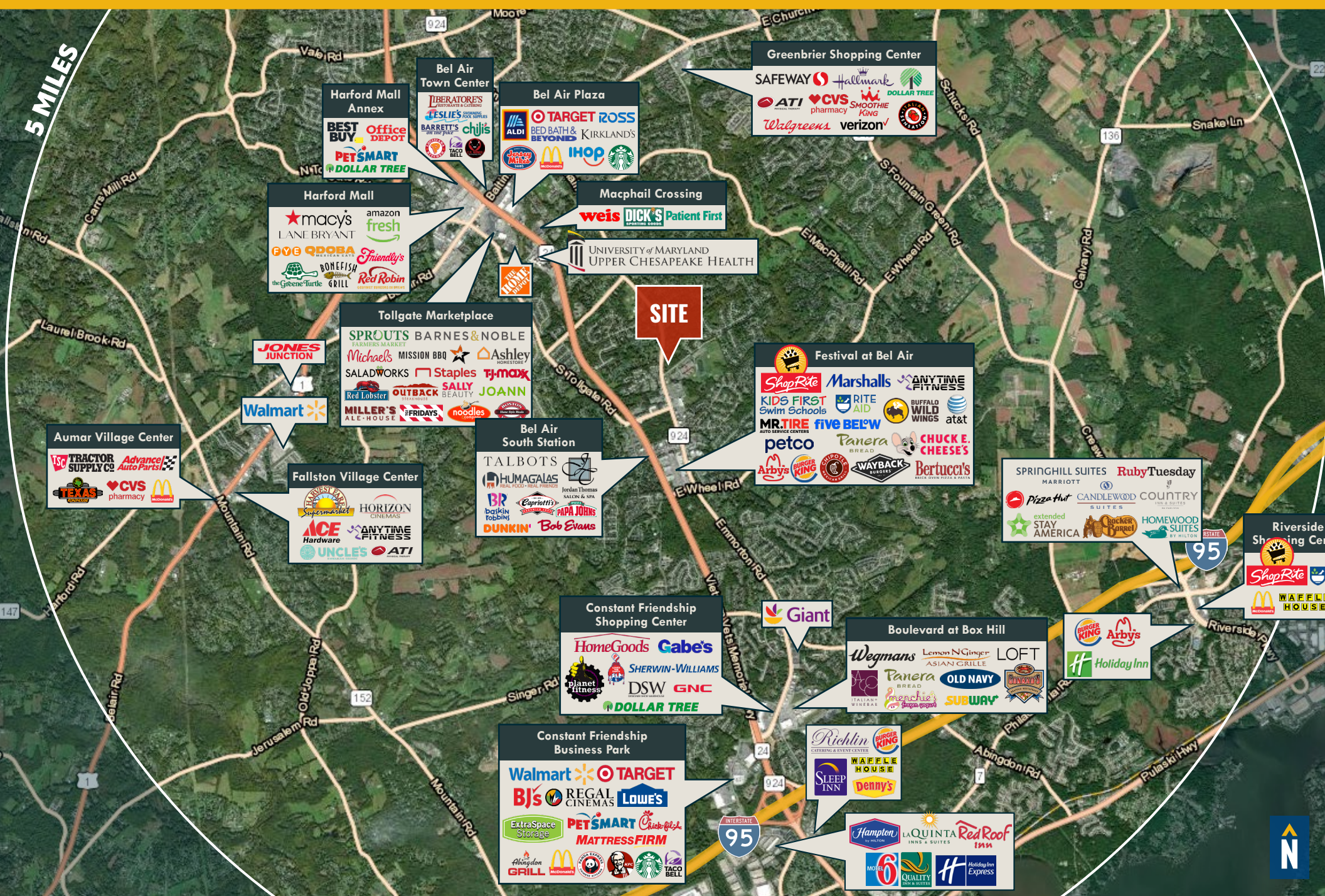


- 1 MVS PODIATRY
- 2 SURGCENTER OF BEL AIR
- 3 WASHINGTON RADIOLOGY
- 4 MEDSTAR HEALTH
- 5 CHILDREN'S URGENT CARE
- 6 TARGET MINUTE CLINIC
- 7 BEL AIR PEDIATRICS CENTER
- 8 LABCORP
- 9 CLEARWAY PAIN SOLUTIONS
- 10 DAVITA DEER CREEK
- 11 COMPASSIONATE PRIMARY CARE
- 12 ULTIMATE HEALTH WELLNESS CENTER
- 13 PATIENT FIRST
- 14 UNIV. OF MD UPPER CHESAPEAKE HEALTH
- 15 BEL AIR HEALTH CENTER
- 16 PLUMTREE FAMILY HEALTH CENTER
- 17 POTOMAC PHYSICIANS
- 18 MEDSTAR HEALTH
- 19 CHESAPEAKE UROLOGY
- 20 BALA FAMILY PRACTICE
- 21 LABCORP
- 22 BEL AIR FAMILY CARE
- 23 WELLSPRING CLINIC
- 24 BEL AIR PERSONAL PHYSICIANS
- 25 LAUREL PEDIATRIC & TEEN MEDICAL CENTER
- 26 NOVACARE REHABILITATION
- 27 EXPRESSCARE URGENT CARE
- 28 HARFORD ENDOSCOPY CENTER
- 29 MEDSTAR HEALTH
- 30 DOCTORS PLUS MEDICAL CENTER
- 31 BEL AIR MEDICAL ASSOCIATES
- 32 QUEST DIAGNOSTICS
- 33 HEARING ASSOCIATES
- 34 EXCELSIA INJURY CARE
- 35 CJC HEALTH SERVICES
- 36 GATEWAY HEALTHCARE CONNECTIONS



# RETAIL TRADE AREA

5 MILES



**SITE**

- Greenbrier Shopping Center**
  - SAFEWAY
  - Hallmark
  - ATI pharmacy
  - CVS pharmacy
  - SMOOTHIE KING
  - DOLLAR TREE
  - Walgreens
  - verizon
- Bel Air Plaza**
  - TARGET
  - ROSS
  - ALDI
  - BED BATH & BEYOND
  - KIRKLAND'S
  - chjlls
  - McDonald's
  - IHOP
  - Starbucks
- Harford Mall Annex**
  - BEST BUY
  - Office DEPOT
  - PETSMART
  - DOLLAR TREE
- Bel Air Town Center**
  - LIBERATORE'S
  - BARRETT'S
  - TACO BELL
- Harford Mall**
  - macy's
  - amazon fresh
  - GYS QDOBA
  - BONEFISH GRILL
  - Friendly's
  - Red Robin
- Macphail Crossing**
  - weis
  - DICK'S
  - Patient First
- University of Maryland Upper Chesapeake Health**
- Tollgate Marketplace**
  - SPROUTS
  - BARNES & NOBLE
  - Michael's
  - MISSION BBQ
  - Ashley
  - SALADWORKS
  - Staples
  - TJ-maxx
  - Red Lobster
  - OUTBACK STEAKHOUSE
  - SALLY BEAUTY
  - JOANN
  - MILLER'S ALE-HOUSE
  - FRIDAYS
  - noodles
- Walmart**
- Walmart**
  - Walmart
- Bel Air South Station**
  - TALBOTS
  - HUMAGALAS
  - BR
  - Capriotti's
  - PAPA JOHN'S
  - DUNKIN'
  - Bob Evans
- Festival at Bel Air**
  - ShopRite
  - Marshalls
  - ANYTIME FITNESS
  - KIDS FIRST Swim Schools
  - RITE AID
  - BUFFALO WILD WINGS
  - MR.TIRE
  - FIVE BEL'W
  - petco
  - Panera
  - CHUCK E. CHEESE'S
  - Arby's
  - BURGER KING
  - WAYBACK BURGERS
  - Bertucci's
- Aumar Village Center**
  - TRACTOR SUPPLY CO.
  - Advance Auto Parts
  - TEXAS
  - CVS pharmacy
  - McDonald's
- Fallston Village Center**
  - Harvest Moon Supermarket
  - HORIZON CINEMAS
  - ACE Hardware
  - ANYTIME FITNESS
  - UNCLES
  - ATI
- Constant Friendship Shopping Center**
  - HomeGoods
  - Gabe's
  - SHERWIN-WILLIAMS
  - planet fitness
  - DSW
  - GNC
  - DOLLAR TREE
- Boulevard at Box Hill**
  - Wegmans
  - Lemon N Ginger
  - LOFT
  - Panera
  - OLD NAVY
  - menchie's
  - SUBWAY
  - Burger King
  - Arby's
  - Holiday Inn
- Constant Friendship Business Park**
  - Walmart
  - TARGET
  - BJ's
  - REGAL CINEMAS
  - LOWE'S
  - ExtraSpace Storage
  - PETSMART
  - Chick-fil-A
  - MATTRESS FIRM
  - Abingdon GRILL
  - McDonald's
  - Starbucks
  - TACO BELL
- Springhill Suites Marriott**
- Ruby Tuesday**
- Pizza Hut**
- Candlewood Suites**
- Country**
- Extended Stay America**
- Rockwell Panel**
- HomeWood Suites**
- Riverside Shopping Center**
  - ShopRite
  - Waffle House
  - McDonald's
- Hampton by Hilton**
- La Quinta Inns & Suites**
- Red Roof Inn**
- Sleep Inn**
- Waffle House**
- Denny's**
- Hampton**
- La Quinta**
- Red Roof**
- Quality Inn**
- Holiday Inn Express**



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



9,192

69,147

125,874

## DAYTIME POPULATION



11,235

70,741

120,273

## AVERAGE HOUSEHOLD INCOME



\$164,049

\$142,848

\$143,246

## NUMBER OF HOUSEHOLDS



3,578

26,781

48,169

## MEDIAN AGE

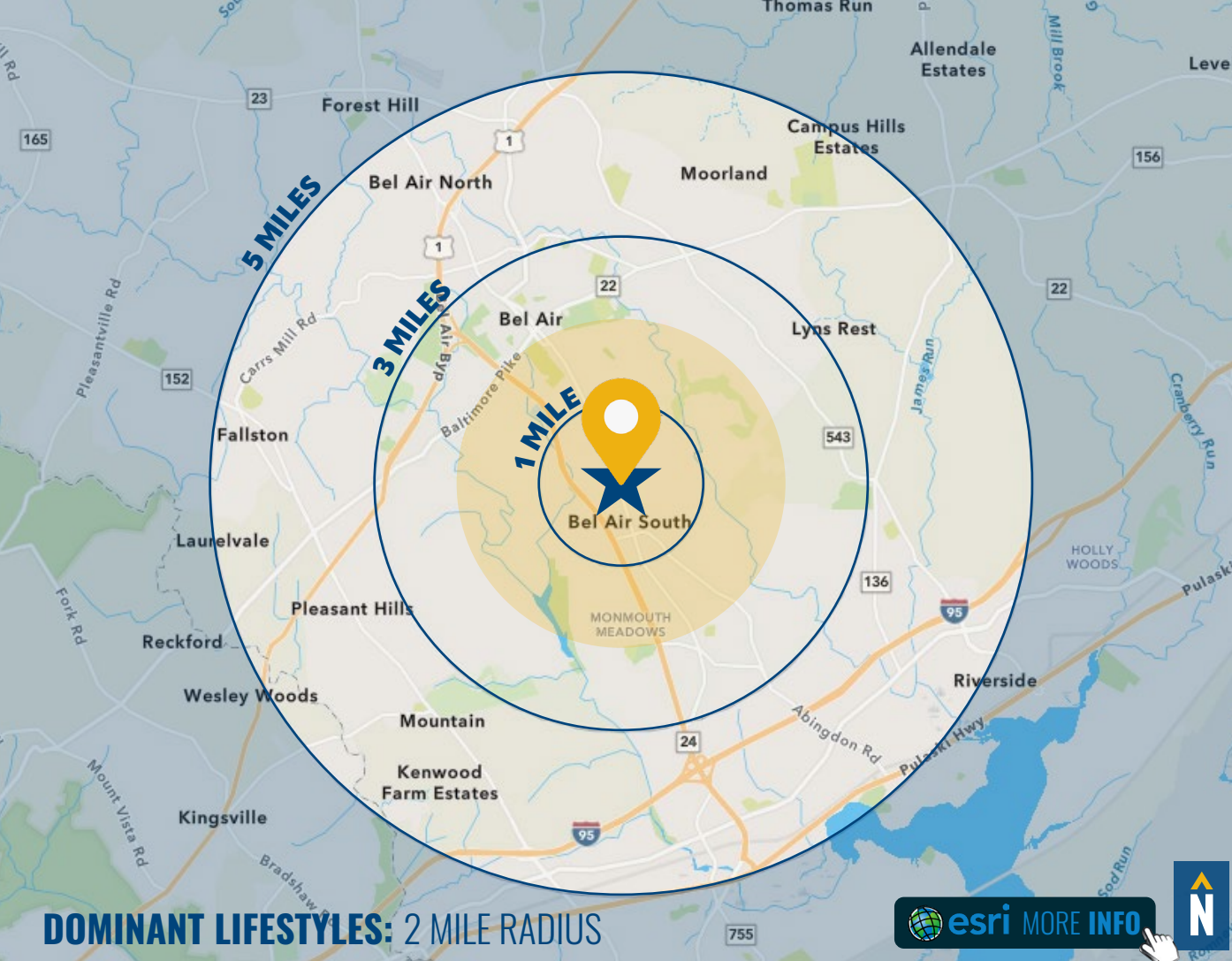


42.8

40.7

40.9

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**18%**  
EXURBANITES



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.

Median Age: **51.0**  
Median Household Income: **\$103,400**

**14%**  
SAVVY  
SUBURBANITES



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.

Median Age: **45.1**  
Median Household Income: **\$108,700**

**14%**  
WORKDAY  
DRIVE



Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**  
Median Household Income: **\$90,500**

# FOR MORE INFO **CONTACT:**



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