5,000 SF RETAIL EXPANSION

200 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,000 SF building with an additional 5,000 SF to be built
- Adjacent to the Harford Mall
- Located off of Boulton Street (8,421 AADT) and N. Tollgate Road (7,232 AADT)
- Access to Veterans Memorial Highway and the Bel Air Bypass
- Ample parking

AVAILABLE:	5,000 SF ±
BUILDING SIZE:	8,000 SF ±
LOT SIZE:	1.70 ACRES ±
PARKING:	45 SURFACE SPACES
ZONING:	M1 (INDUSTRIAL DISTRICT)
RENTAL RATE:	**NEGOTIABLE**





LOCAL **BIRDSEYE**



RETAIL TRADE AREA





DOMINANT LIFESTYLES: 2 MILE RADIUS

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42% SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages position them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

16% CITY GREENS



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

16% RETIREMENT COMMUNITIES



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	5,631	63,395	116,182
DAYTIME POPULATION	16,426	70,206	111,277
AVERAGE HOUSEHOLD INCOME	$115,914	$145,485	$150,565
NUMBER OF HOUSEHOLDS	2,563	24,545	43,917
MEDIAN AGE	46.7	42.4	41.6

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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