FOR LEASE

Harford County, Maryland

BEL AIR CROSSING

ROUTE 1 BYPASS & ROUTE 543 | BEL AIR, MARYLAND, 21015

MACKENZIE RETAIL

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SITE PLAN

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AVAILABLE
1,500 - 16,250 sf ± (vanilla shell)

SITE SIZE
10.307 Acres ±

LEASE TERM
Retail Space - 5-10 years
Ground Rent - 10-20 years

PARKING RATIO
4 : 1,000 sf (273 spaces)

TRAFFIC COUNT
22,090 AADT (Rt. 1 / Hickory Byp)
18,372 AADT (Fountain Green Rd)

HIGHLIGHTS

- Signalized intersection with tremendous visibility to both arterial roads (Rt. 1 & Rt. 543)
- New construction provides flexible design options of potential suites
- Pylon signage available

STREET VIEW

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NEARBY RETAIL DEVELOPMENT

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius

28% Professional Pride

Average HH Size: 3.11
Median Age: 40.5
Median HH Income: $127,000

11% Old and Newcomers

Average HH Size: 2.11
Median Age: 38.5
Median HH Income: $39,000

11% Comfortable Empty Nesters

Average HH Size: 2.50
Median Age: 46.8
Median HH Income: $68,000

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LOCATION / DEMOGRAPHICS

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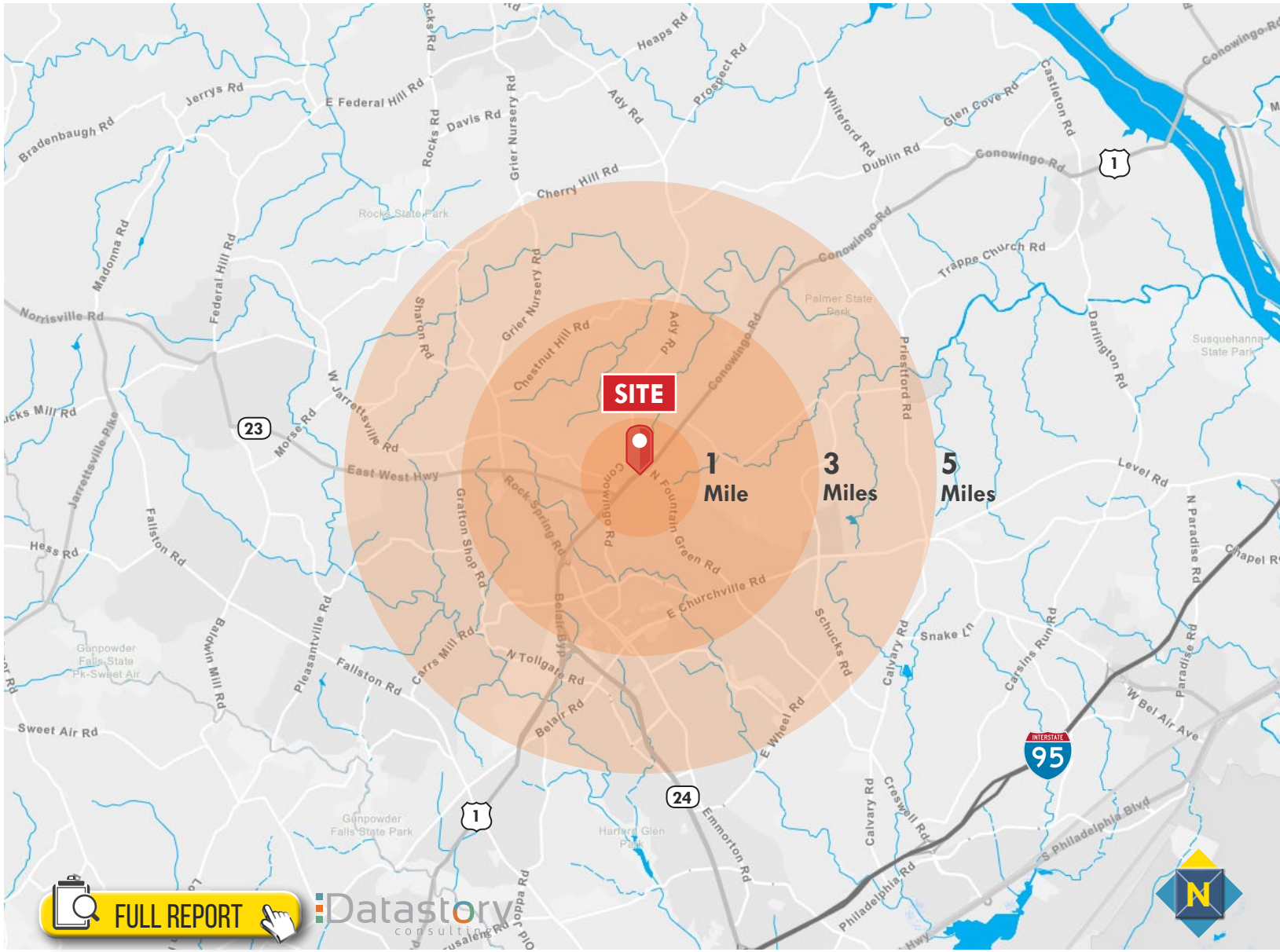
DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	3,028	44,170	81,113
Number of Households	1,015	16,138	29,510
Average Household Income	$135,858	$104,671	$109,331
Daytime Employees	1,405	19,359	32,297

RETAIL EXPENDITURES

	1 mile	3 miles	5 miles
Furniture & Home	$1.9M	$23.9M	$45.5M
Entertainment & Recreation	$5.1M	$62.9M	$120.0M
Fashion & Clothing	$3.5M	$43.1M	$81.8M
Food & Drink	$5.3M	$65.8M	$124.5M



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