

SALE/LEASE

Harford County, Maryland

Crossroads @ Bel Air: Retail Pad Sites

Route 543 & Route 1 Bypass | Bel Air, Maryland 21015

Available:

Lot 1 - Royal Farms / Gas

Lot 2 - 1.1379 Ac ±

Lot 3 - 1.2461 Ac ±

Lot 4 - 0.8142 Ac ±

Lot 5 - 0.9312 Ac ±

Lot 6 - 1.2349 Ac ±

Lot 7 - 3.1454 Ac ±

Lot 8 - 0.6130 Ac ±

Lot 9 - 1.0642 Ac ±

Zoning:

CI (Commercial Industrial)

Traffic Count:

22,000+ AADT (Hickory Bypass)

18,000+ AADT (N Fountain Green Rd)

Highlights:

Situated at a signalized intersection with excellent frontage and visibility

Graded lots with all public utilities to the site

Available for immediate development



NEARBY RETAILERS:



Tom Fidler

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FOR LEASE

Harford County, Maryland

Nearby Retail Development

Crossroads @ Bel Air | Route 543 & Route 1 Bypass | Bel Air, Maryland 21015



Drive-By Visibility

22,411 vehicles per day

18,480 vehicles per day



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Trade Area

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Dominant Lifestyles

2 mile radius



32% Professional Pride



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

These consumers are well-educated career professionals with incomes at more than twice the U.S. level. These mostly married couples take pride in their newer homes and spend valuable time and energy upgrading.

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15% Comfortable Empty Nesters



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

Most of these people are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving.

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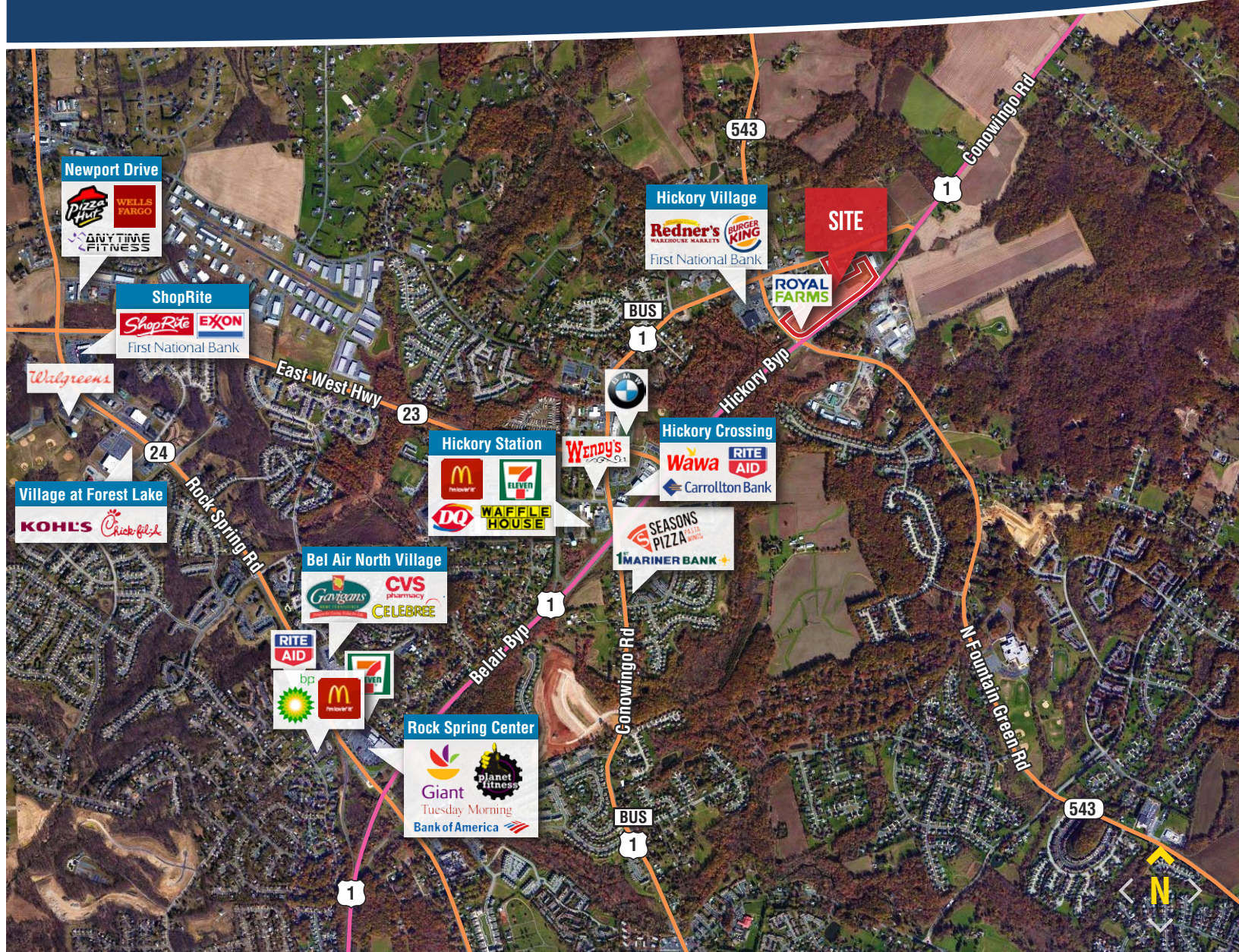
11% Enterprising Professionals



Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. They strive to stay youthful and healthy, and buy name brands and trendy clothes online.

[LEARN MORE](#)



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Location / Demographics

Crossroads @ Bel Air | Route 543 & Route 1 Bypass | Bel Air, Maryland 21015

Demographics

1 mile	3 miles	5 miles
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Population

2,678	40,228	78,568
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No. Households

912	14,758	28,831
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Avg. HH Income

\$137,626	\$105,209	\$111,246
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Daytime Employees

1,370	16,968	31,095
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Retail Expenditures

1 mile	3 miles	5 miles
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Furniture + Home

\$1.9M	\$22.7M	\$46.7M
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Entertainment + Recreation

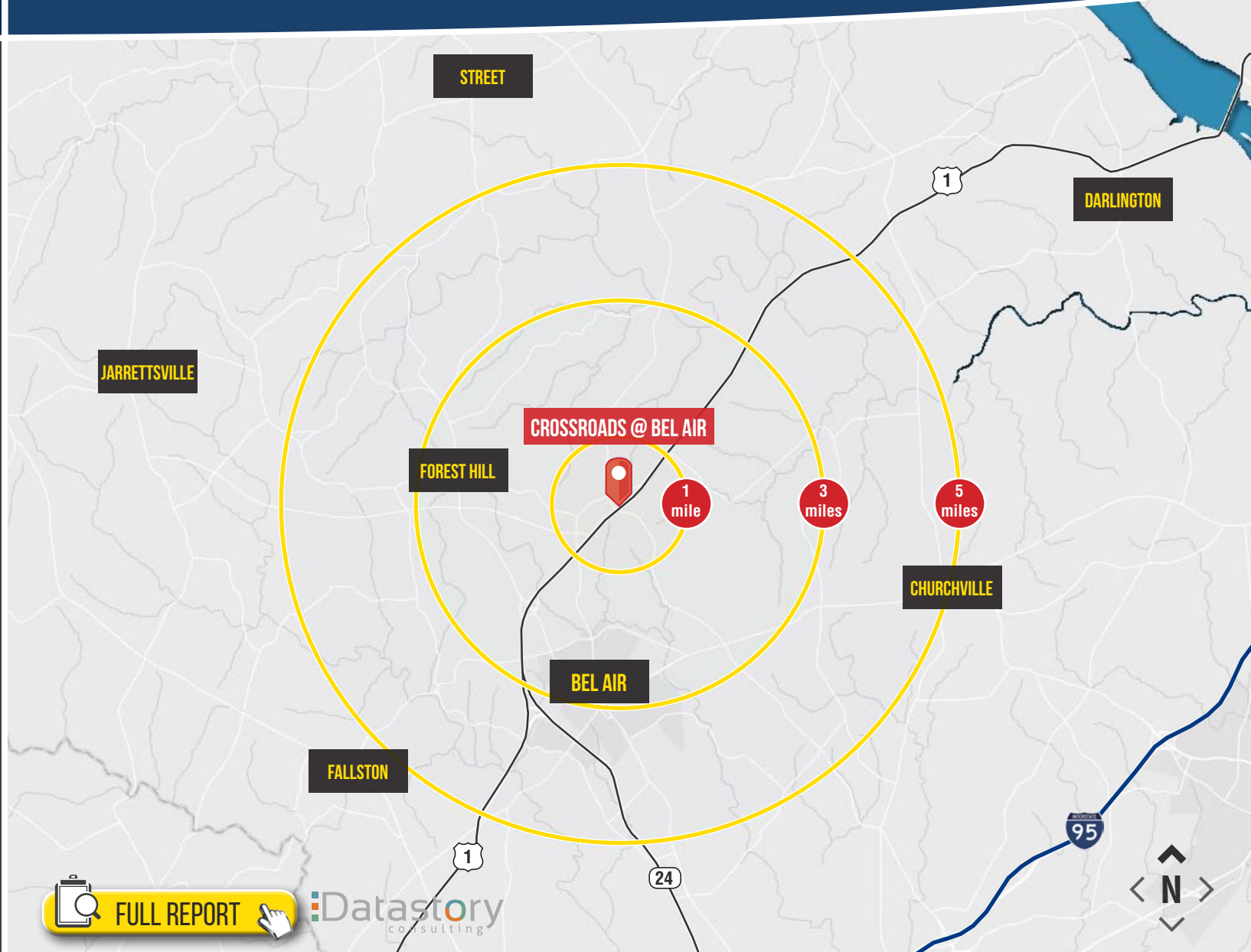
\$5.6M	\$68.8M	\$142.2M
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Fashion + Clothing

\$3.8M	\$47.2M	\$97.0M
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Food + Drink

\$5.4M	\$67.5M	\$138.7M
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FULL REPORT

Datastory consulting