

FOR LEASE



Harford County, Maryland



PROPOSED OFFICE

2210 OLD EMMORTON ROAD
BEL AIR, MARYLAND 21015



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NEW OFFICE DEVELOPMENT

2210 OLD EMMORTON ROAD | BEL AIR, MARYLAND 21015

PROPOSED BUILDING SIZE

11,500 sf (5,750 sf on 2 levels)

LOT SIZE

.45 Acres

ZONING

B2 (Commercial Business District)

TRAFFIC COUNT

20,371 AADT (Old Emmorton Rd)

HIGHLIGHTS

- ▶ Office/medical opportunity
- ▶ Retail permitted with zoning
- ▶ Direct frontage and visibility on heavily trafficked Emmorton Rd (Rt. 924) - 20,000+ cars/day
- ▶ Located adjacent to Festival at Bel Air (ShopRite, Kohl's, Marshalls, Petco, Five Below, Panera Bread, Chipotle & more)
- ▶ Easy access to I-96, Route 1 and Pulaski Highway (Route 40)
- ▶ Less than 10 min. drive to the University of Maryland Upper Chesapeake Hospital
- ▶ Pylon signage available



EXISTING SITE

FOR LEASE

Harford County, Maryland

BIRDSEYE

2210 OLD EMMORTON ROAD | BEL AIR, MARYLAND 21015



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BIRDSEYE

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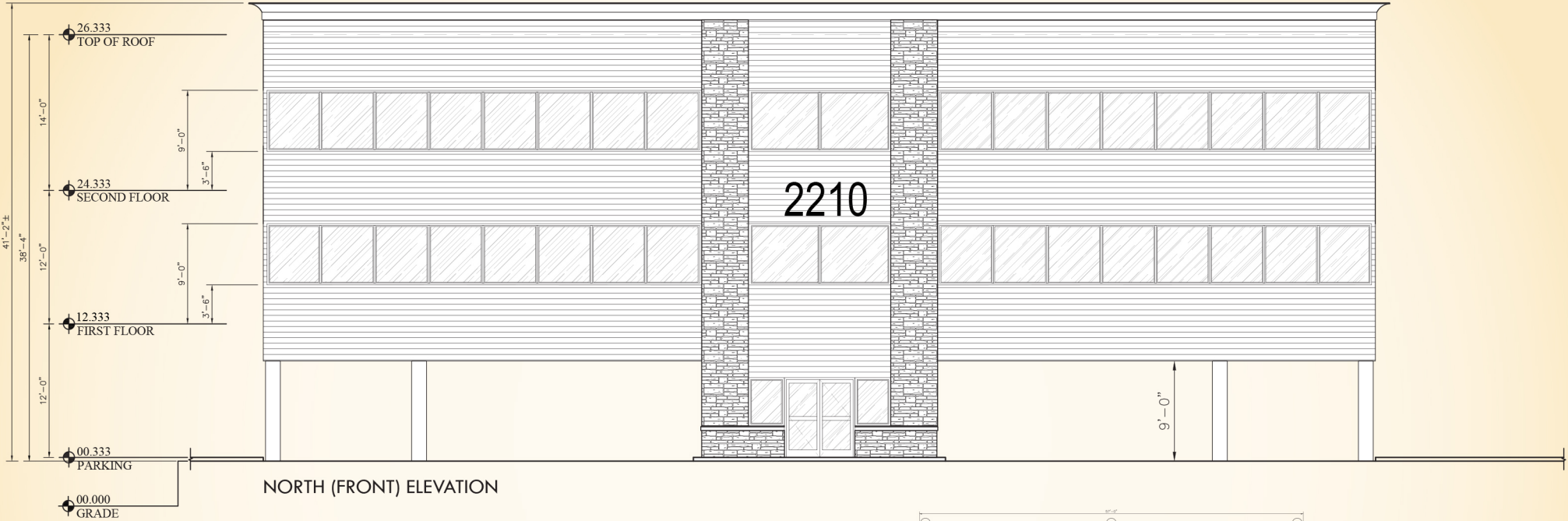


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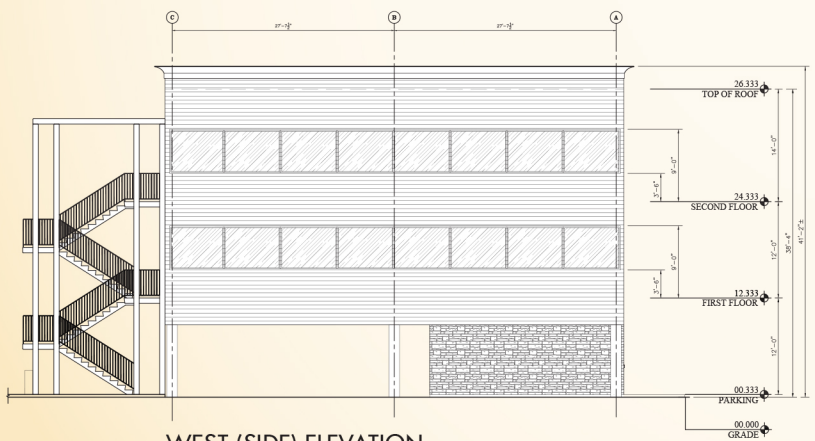
Harford County, Maryland

PROPOSED CONSTRUCTION

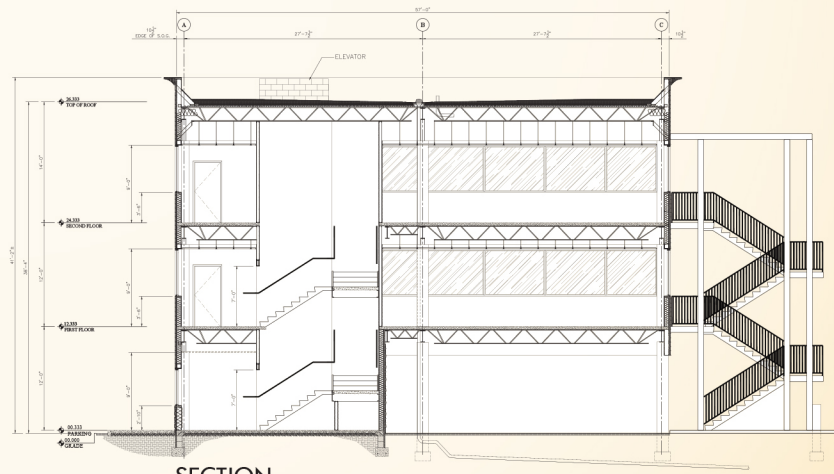
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NORTH (FRONT) ELEVATION



WEST (SIDE) ELEVATION



SECTION

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TRADE AREA

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Greenbrier Shopping Center
SAFEWAY, Hallmark, DOLLAR TREE, Applebee's, CVS pharmacy, SMOOTHIE KINGS, Walgreens, verizon, STARBUCKS

Bel Air Town Center
TIBERATORS, LESLIE'S, BARRETT'S, chilis, IHOP, STARBUCKS

Harford Plaza
ALDI, TARGET, ROSS, BED BATH & BEYOND, KIRKLAND'S, IHOP, McDonald's

Harford Mall Annex
BEST BUY, Office DEPOT, PETS MARY, DOLLAR TREE

Harford Mall
macy's, K.A.Y., LANE BRYANT, QDOBA, GYE SHOE DEPT., Friendly's, BONEFISH GRILL, Red Robin

Macphail Crossing
weis, DICK'S, Patient First

Tollgate Marketplace
JONES JUNCTION, SPROUTS, BARNES & NOBLE, JOANN, Ashley, Michaels, TJ-MAXX, Red Lobster, SALLY BEAUTY, MILLER'S ALE-HOUSE, FRIDAYS, noodles

Bel Air South Station
UNIVERSITY of MARYLAND UPPER CHESAPEAKE HEALTH, TALBOTS, HUMAGALAS, PAPA JOHN'S, Bob Evans, DUNKIN', baskin tobkins

Festival at Bel Air
ShopRite, Marshalls, ANYTIME FITNESS, at&t, KIDS FIRST Swim Schools, BUFFALO WILD WINGS, RITE AID, MR.TIRE five BEL'W AUTO SERVICE CENTERS, petco, Panera BREAD, CHUCK E. CHEESE'S, Arby's, BURGER KING, SUBWAY, WAYBACK BURGERS, Bertucci's

Walmart

Aumar Village Center
TRACTOR SUPPLY CO, Advance! Auto Parts!, TEXAS, CVS pharmacy, McDonald's

Fallston Village Center
UNIVERSITY PARK Supermarkets, HORIZON CINEMAS, ACE, ANYTIME FITNESS, UNCLES, ATI

Constant Friendship Shopping Center
HomeGoods, Caba's, planet fitness, SHERWIN-WILLIAMS, DSW, GNC, DOLLAR TREE

Boulevard at Box Hill
Wegmans, Lemon N Ginger ASIAN GRILLE, LOFT, Panera BREAD, OLD NAVY, SUBWAY, merchie's, JACQUES TOUSSAINT

Constant Friendship Business Park
Walmart, TARGET, BJ's, REGAL CINEMAS, LOWE'S

Belcamp Shopping Center
Riverside Shopping Center, ShopRite, MAFEL HOUSE, Burger King, Arby's

Belcamp Shopping Center
Springhill Suites Marriott, Ruby Tuesday, Pizza Hut, CANDLEWOOD SUITES, Country Inns & Suites, extended stay AMERICA, Rocker Target, HOMEWOOD SUITES BY HILTON

3 MILES

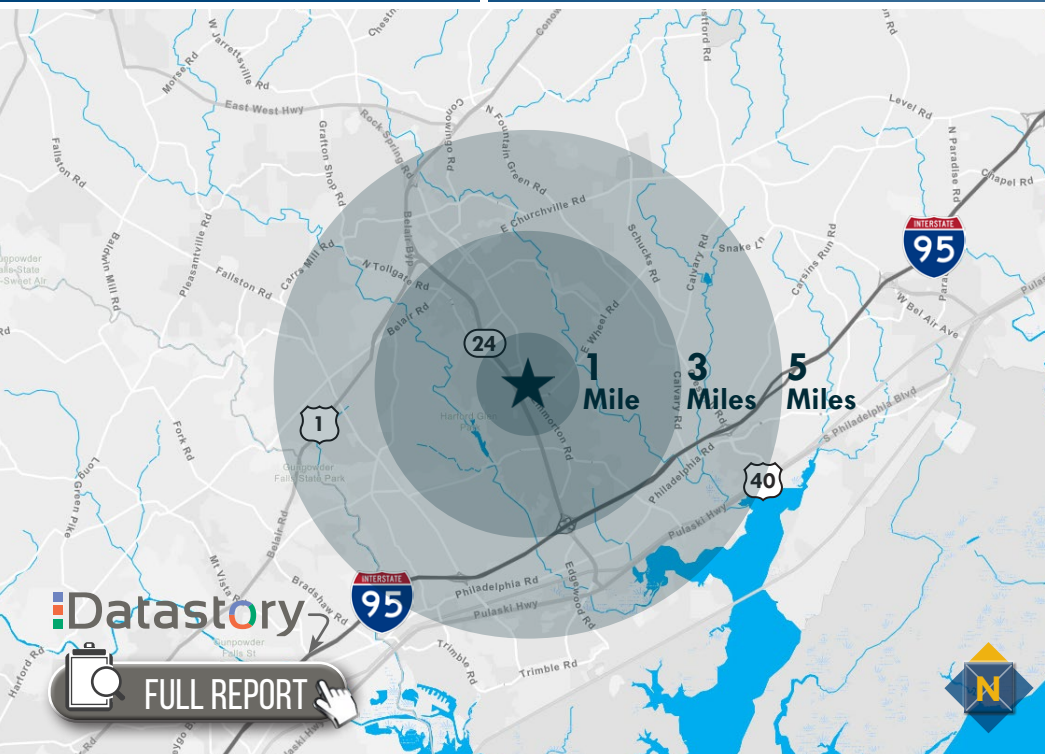
5 MILES

FOR LEASE

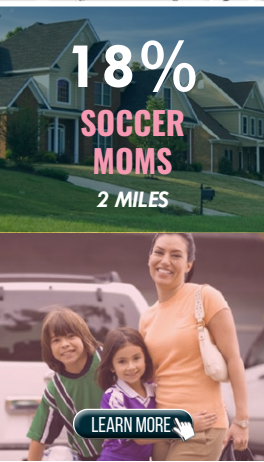
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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION 9,820 1 MILE 61,039 3 MILES 127,759 5 MILES	NUMBER OF HOUSEHOLDS 3,765 1 MILE 23,386 3 MILES 47,436 5 MILES	AVERAGE HH SIZE 2.59 1 MILE 2.59 3 MILES 2.67 5 MILES	MEDIAN AGE 39.3 1 MILE 40.0 3 MILES 39.6 5 MILES
AVERAGE HH INCOME \$135,134 1 MILE \$120,766 3 MILES \$114,426 5 MILES	EDUCATION (COLLEGE+) 77.2% 1 MILE 73.0% 3 MILES 70.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 90.4% 1 MILE 90.3% 3 MILES 90.2% 5 MILES	DAYTIME POPULATION 10,145 1 MILE 61,647 3 MILES 124,952 5 MILES



18% SOCCER MOMS
2 MILES

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.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

[LEARN MORE](#)



15% EXURBANITES
2 MILES

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.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

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14% SAVVY SUBURBANITES
2 MILES

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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10% GOLDEN YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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