

FOR LEASE

Harford County, Maryland

Campus Commons

2215 E. Churchville Road | Bel Air, Maryland 21015



Located across from



HARFORD
COMMUNITY COLLEGE

YEAR BUILT

2020

AVAILABLE

MULTIPLE SUITES AVAILABLE
UP TO 34,800 SF
DRIVE-THRU OPTION

RENTAL RATE

\$25.00 / SF, NNN

ZONING

B2 (COMMUNITY BUSINESS DISTRICT)

TRAFFIC COUNT

25,152 AADT (E. CHURCHVILLE ROAD)

BUILDING CLASS

CLASS B

LOCATED ACROSS FROM HARFORD
COMMUNITY COLLEGE

ACCESS FROM E. CHURCHVILLE ROAD
AND SCHUCKS ROAD

4 MILES FROM MAIN STREET BEL AIR



CHURCHVILLE ROAD (MD RTE 22) 25,152 AADT



CAMPUS
LIQUORS

3,400 SF
EXISTING
RETAIL
AVAILABLE



MAIN STREET
CIGAR

Goodwill

CHILDTIME

10,200 SF
PROPOSED RETAIL
AVAILABLE

10,200 SF
PROPOSED RETAIL
AVAILABLE

ENTRANCE/EXIT TO SCHUCKS ROAD

1
MILE

TOWSON
UNIVERSITY IN
NORTHEASTERN
MARYLAND

HARFORD
COMMUNITY
COLLEGE
JOPPA HALL

HARFORD
COMMUNITY
COLLEGE

HARFORD
TECHNICAL
HIGH SCHOOL

PROSPECT MILL
ELEMENTARY
SCHOOL

JOHN ARCHER
SCHOOL

CAMPUS
COMMONS

the
Arena
club

amc
THEATRES

DOLLAR
GENERAL

FOOD LION

Ashley
HOMESTORE

Wawa

NAUGHTY
DOGS

DUNKIN'

LA TOLTECA

Goodwill

RESTAURANT OF THE WORLD
EDU
BOY SCOUTS OF AMERICA

SCHUCKS
REGIONAL PARK

TRADE AREA

C. MILTON WRIGHT HIGH SCHOOL

HARFORD TECHNICAL HIGH SCHOOL

CAMPUS COMMONS

FOUNTAIN GREEN ELEMENTARY SCHOOL

THE JOHN CARROLL SCHOOL

MARYLAND GOLF & COUNTRY CLUB

James Run

NEW CONSTRUCTION TOWNHOMES, RESTAURANTS AND SHOPPING

JAMES RUN

 **5.6 miles / 13 min.**

Harford County's newest mixed-use project. Set to deliver in Spring of 2022, the project will feature 6 apartment buildings (300 units), townhouse villas (191 units), townhouse apartments (79 units) and an assisted living facility (100 rooms). James Run will include retail (inline, end cap, drive-thru, various sizes), freestanding restaurants (proposed 7,000 square feet each), office/medical space (proposed 14,000-30,000 square feet ea., 1 & 2 stories) and a hotel (proposed 5-story, 125 rooms).



MARYLAND GOLF & COUNTRY CLUB

 **4.1 miles / 8 min.**

This private, full-service country club in Bel Air, MD, offers a variety of meeting/seminar rooms, dining rooms and banquet space to accommodate up to 300 guests. Many weddings and receptions are celebrated here, in addition to the many members and guests that come for its golf course and tennis courts.



HARFORD COMMUNITY COLLEGE

 **.5 miles / 2 min.**

Founded in 1957, Harford Community College now occupies 332 acres and comprises 21 buildings, totaling over 287,000 square feet, and is home to 20,000+ students and an academic staff of 106.



ABERDEEN PROVING GROUND

 **15.3 miles / 31 min.**

Aberdeen Proving Ground employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of the state's largest employers. APG is also home to the U.S. Army Ordnance Museum.



HAVRE DE GRACE, MD

 **11.7 miles / 18 min.**

Situated at the mouth of the Susquehanna River and the head of the Chesapeake Bay, Havre de Grace was named one of America's 20 best small towns to visit by *Smithsonian* magazine. The area is popular for its recreation and tourism, with a restored promenade and boardwalk that run along its shore from the Concord Point Lighthouse to the yacht basin, and also boasts numerous museums.



BEL AIR, MD

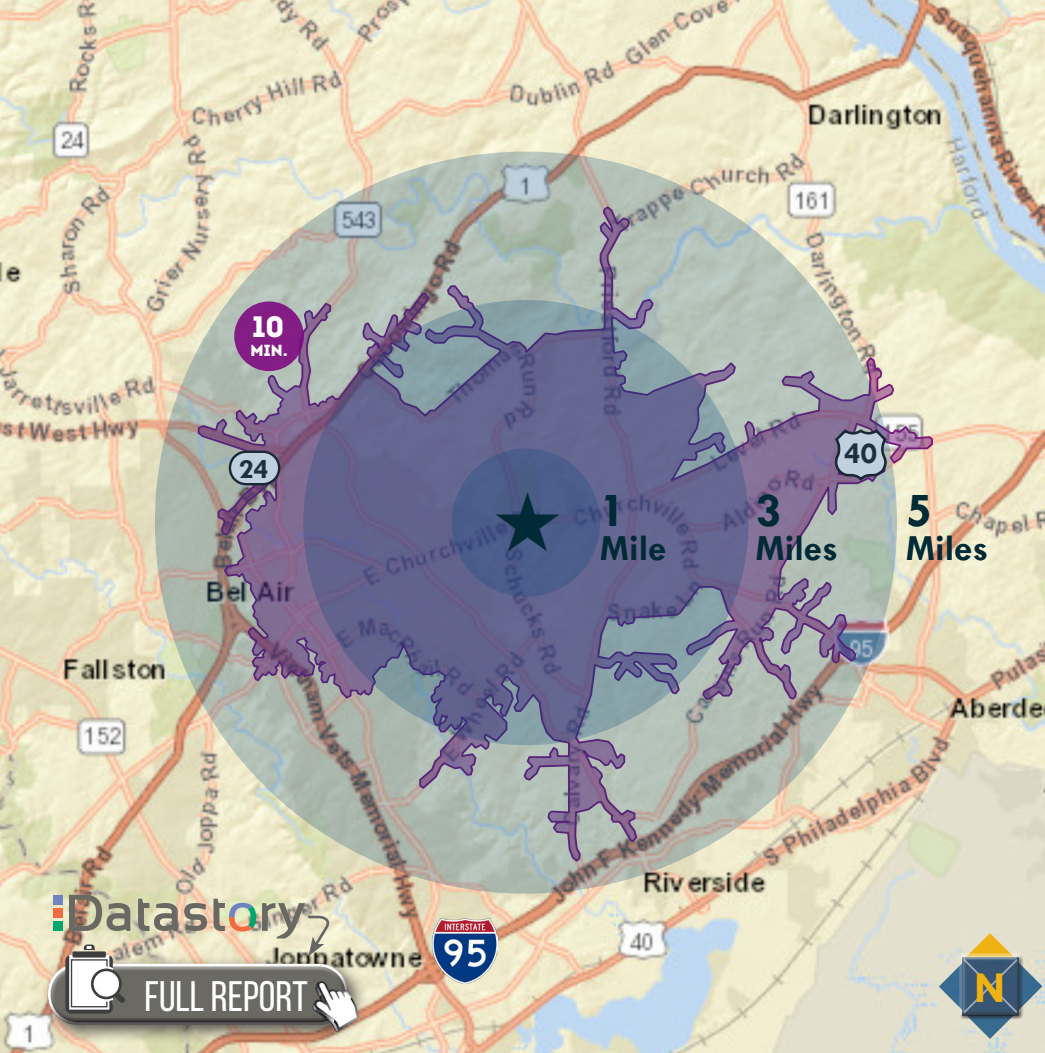
 **4 miles / 11 min.**

Bel Air's central location as the county seat has earned the town the slogan as 'The Heart of Harford', with the various county and state agencies, regional medical facilities, shopping, entertainment, and recreation opportunities conveniently placed within easy access for citizens of Harford County. The town's excellent schools, safe and clean neighborhoods, and historic district add to its appeal for residents and businesses.



DEMOGRAPHICS / TOP LIFESTYLES (2021)

(1, 3, 5 MILE RADIUS)



RESIDENTIAL POPULATION

920

1 MILE

13,871

3 MILES

38,613

5 MILES

NUMBER OF HOUSEHOLDS

599

1 MILE

9,957

3 MILES

29,037

5 MILES

AVERAGE HH SIZE

3.07

1 MILE

2.81

3 MILES

2.66

5 MILES

MEDIAN AGE

47.1

1 MILE

41.7

3 MILES

42.8

5 MILES

AVERAGE HH INCOME

\$147,605

1 MILE

\$133,352

3 MILES

\$128,441

5 MILES

EDUCATION (COLLEGE+)

56.2%

1 MILE

53.8%

3 MILES

52.4%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.3%

1 MILE

96.2%

3 MILES

95.9%

5 MILES

DAYTIME POPULATION

2,238

1 MILE

24,286

3 MILES

80,668

5 MILES

SAVVY SUBURBANITES

13%

These residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

ENTERPRISING PROFESSIONALS

4%

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

LEARN MORE

OLD AND NEWCOMERS

19%

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

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PROFESSIONAL PRIDE

18%

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME

LEARN MORE



SEAN LANGFORD

VICE PRESIDENT
MACKENZIE RETAIL, LLC

443.573.3218

SLANGFORD@MACKENZIECOMMERCIAL.COM

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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