



331 BALTIMORE PIKE

BEL AIR, MARYLAND 21014

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,434 SF \pm and 3,829 SF \pm inline retail suites available (former boutique gym/axe throwing)
- Highly trafficked shopping center with modern industrial finishes
- Direct visibility from Baltimore Pike (Route 1)
- 37,950 vehicles per day (Baltimore Pike)
- Pylon and building signage available
- Join Ledo Pizza, Tropical Smoothie Cafe, Orangetheory Fitness, Jurassic Golf, With Love Beauty Studios and Armed Forces Career Center

AVAILABLE:

3,434 SF \pm (SUITE 4)

3,829 SF \pm (SUITE 6)

TRAFFIC COUNT:

37,950 AADT (BALTIMORE PIKE)

PARKING:

120 SURFACE SPACES

ZONING:

B-3A (GENERAL BUSINESS GATEWAY)

RENTAL RATE:

NEGOTIABLE



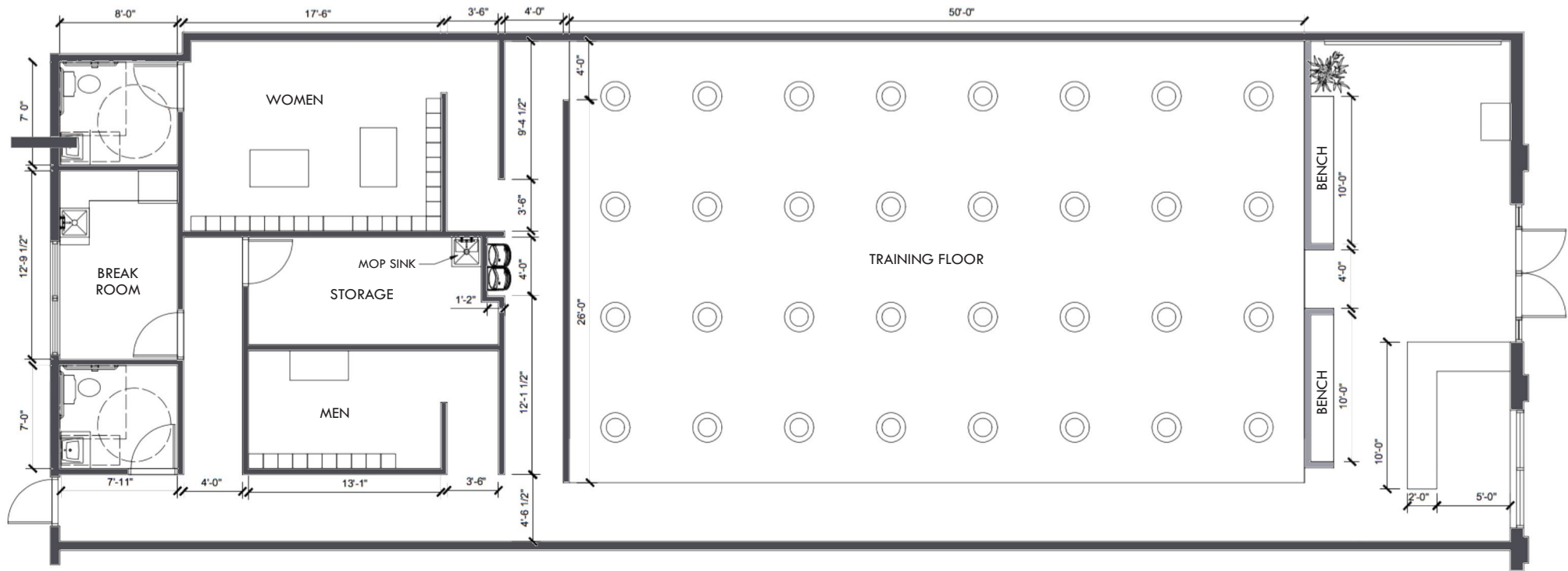
SITE PLAN



TENANT LIST	
SUITE #1: TROPICAL SMOOTHIE CAFE	1,665 SF
SUITE #2: ORANGE THEORY FITNESS	3,239 SF
SUITE #3: LEDO PIZZA	2,195 SF
SUITE #4: AVAILABLE	3,434 SF
SUITE #5: ARMED FORCES CAREER CENTER	2,901 SF
SUITE #6: AVAILABLE	3,829 SF
SUITE #7: WITH LOVE BEAUTY BAR & STUDIOS	3,969 SF
SUITE #8: JURASSIC GOLF & ARCADE	9,607 SF

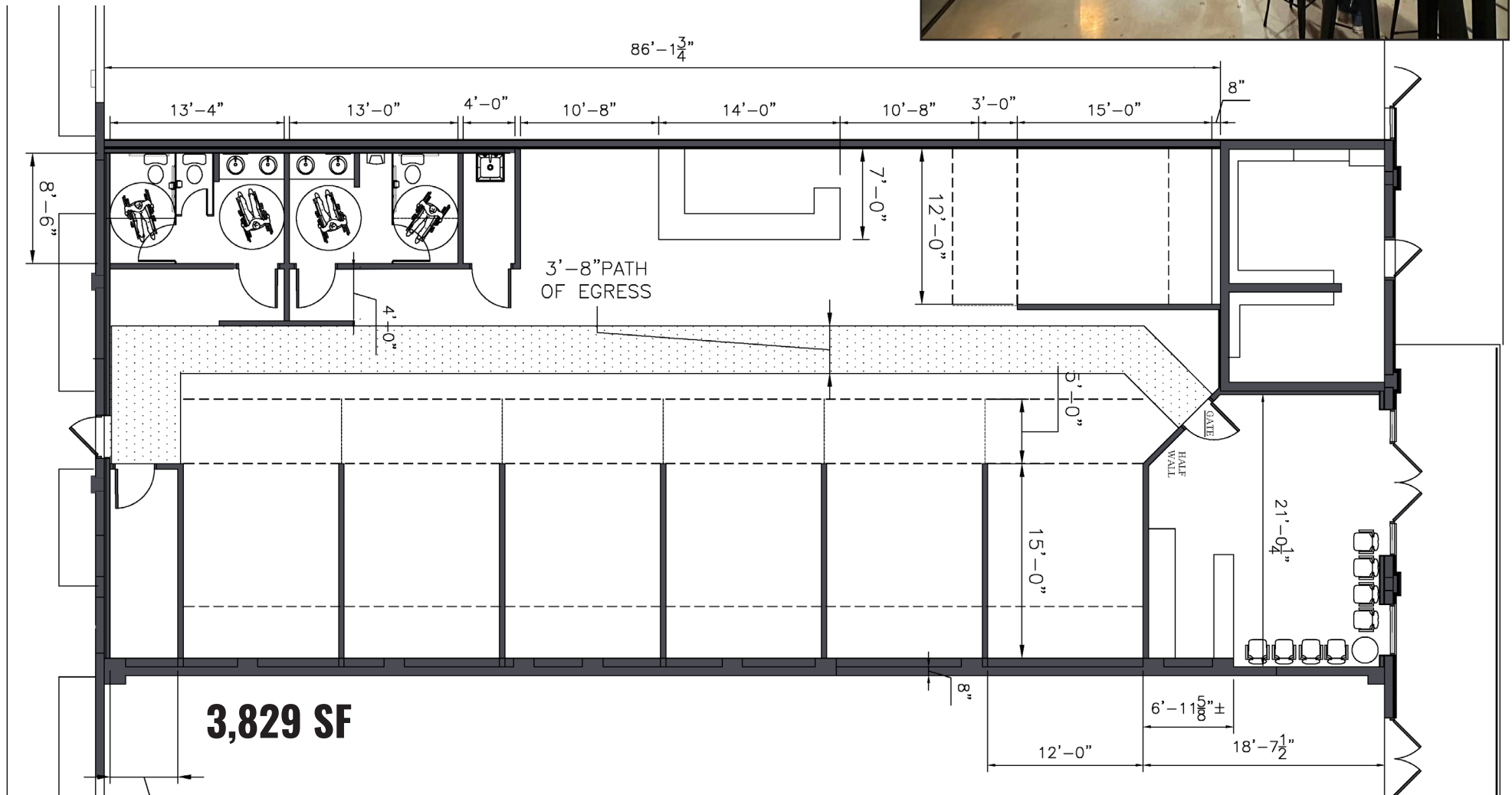


SUITE 4: EXISTING FLOOR PLAN

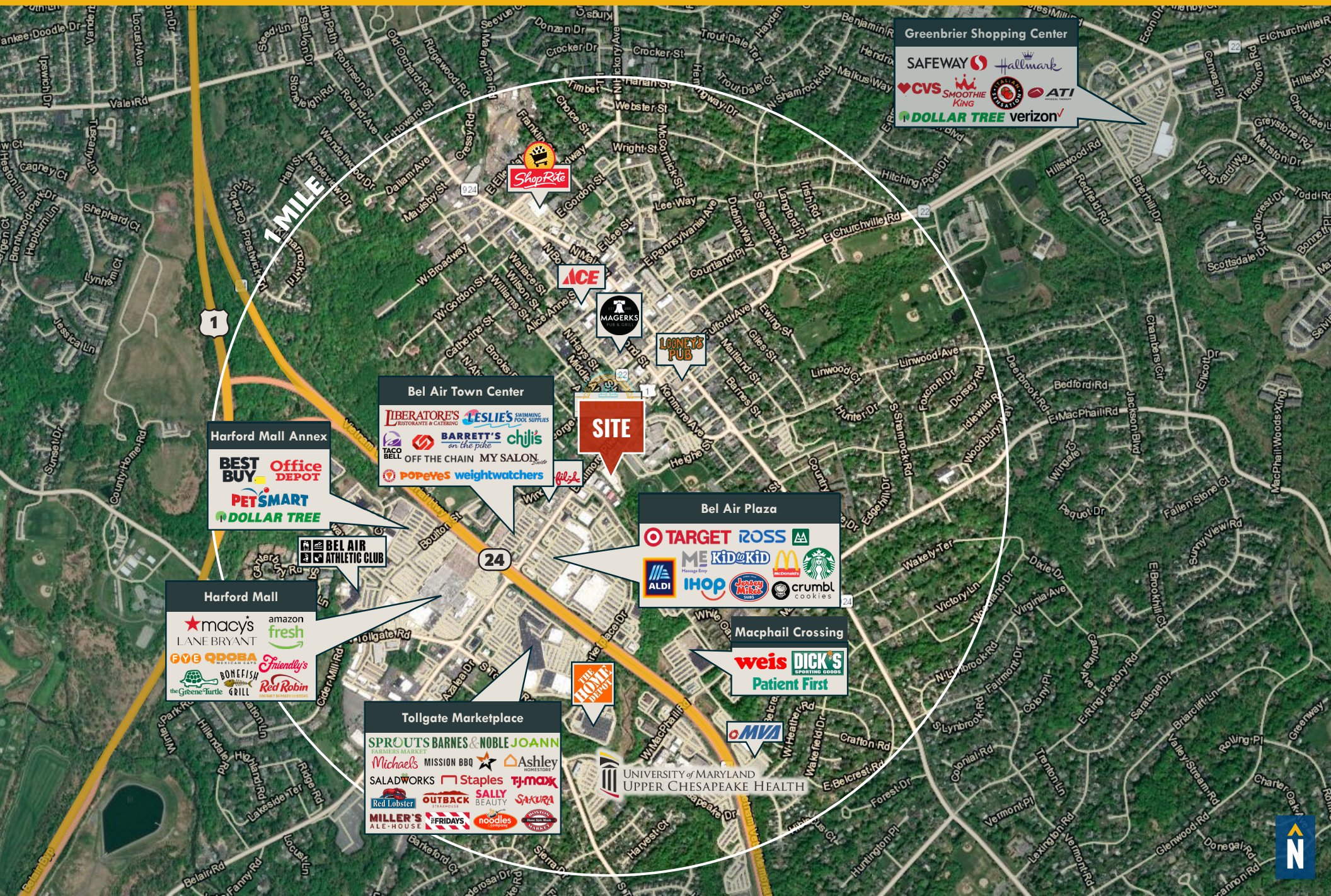


3,434 SF

SUITE 6: EXISTING FLOOR PLAN



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,213

70,298

117,125

DAYTIME POPULATION



20,830

71,246

108,708

AVERAGE HOUSEHOLD INCOME



\$113,228

\$140,950

\$141,507

NUMBER OF HOUSEHOLDS



3,701

26,713

43,938

MEDIAN AGE

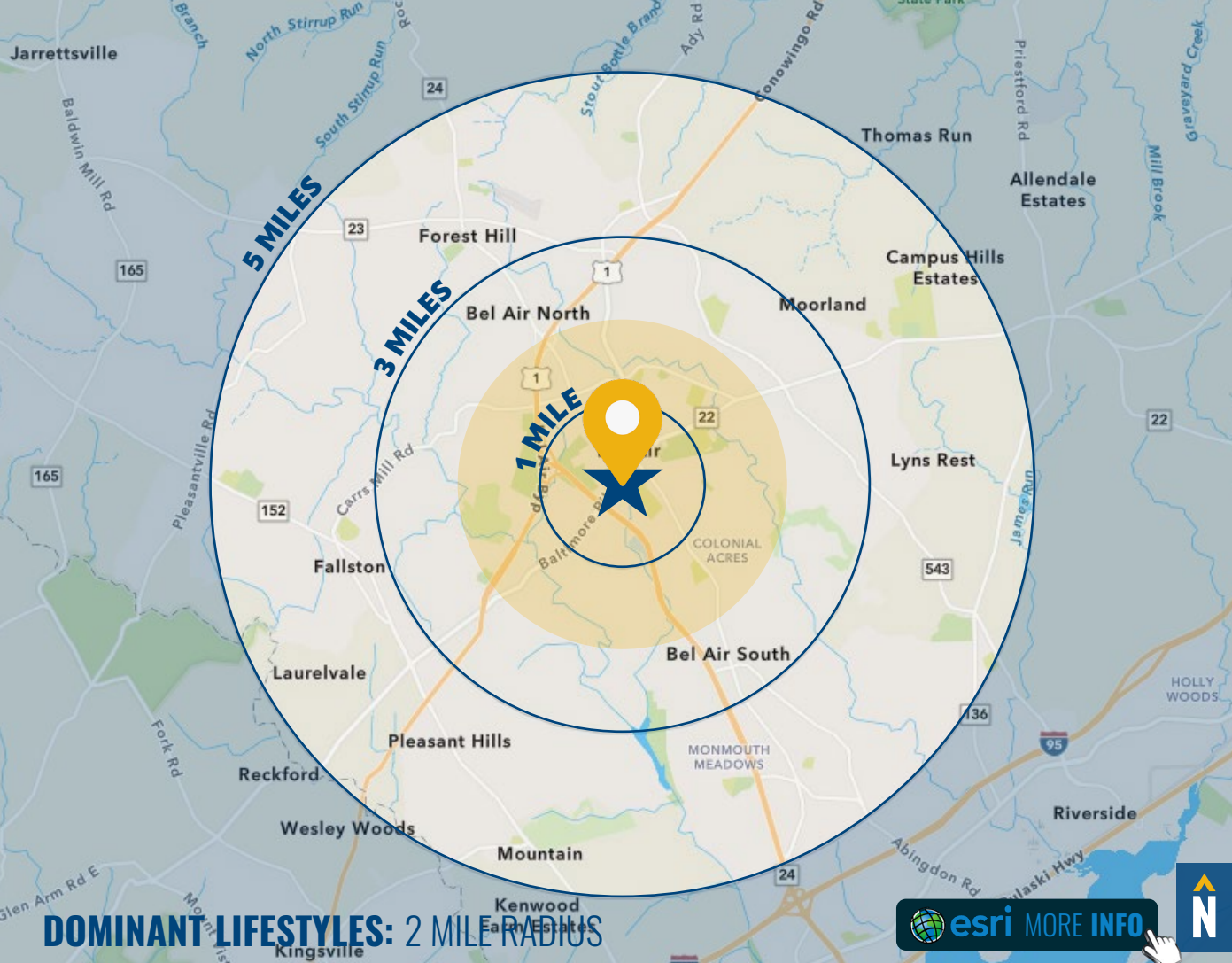


46.1

42.6

41.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

24%
OLD AND
NEWCOMERS



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.

Median Age: **39.4**

Median Household Income: **\$44,900**

17%
GOLDEN YEARS



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.

Median Age: **52.3**

Median Household Income: **\$71,700**

15%
EXURBANITES



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.

Median Age: **51.0**

Median Household Income: **\$103,400**

FOR MORE INFO CONTACT:



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DISCLAIMER:

As a licensed real estate agent in the State of Maryland, I hereby disclose that I am a part-owner of this property located at 331 Baltimore Pike. This disclosure is being made in accordance with all local applicable real estate laws and regulations to ensure full transparency in this transaction.



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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