



.73 ACRE RETAIL PAD SITE

783 W. BEL AIR AVENUE | ABERDEEN, MARYLAND 21001

FOR
**LEASE/
SALE**



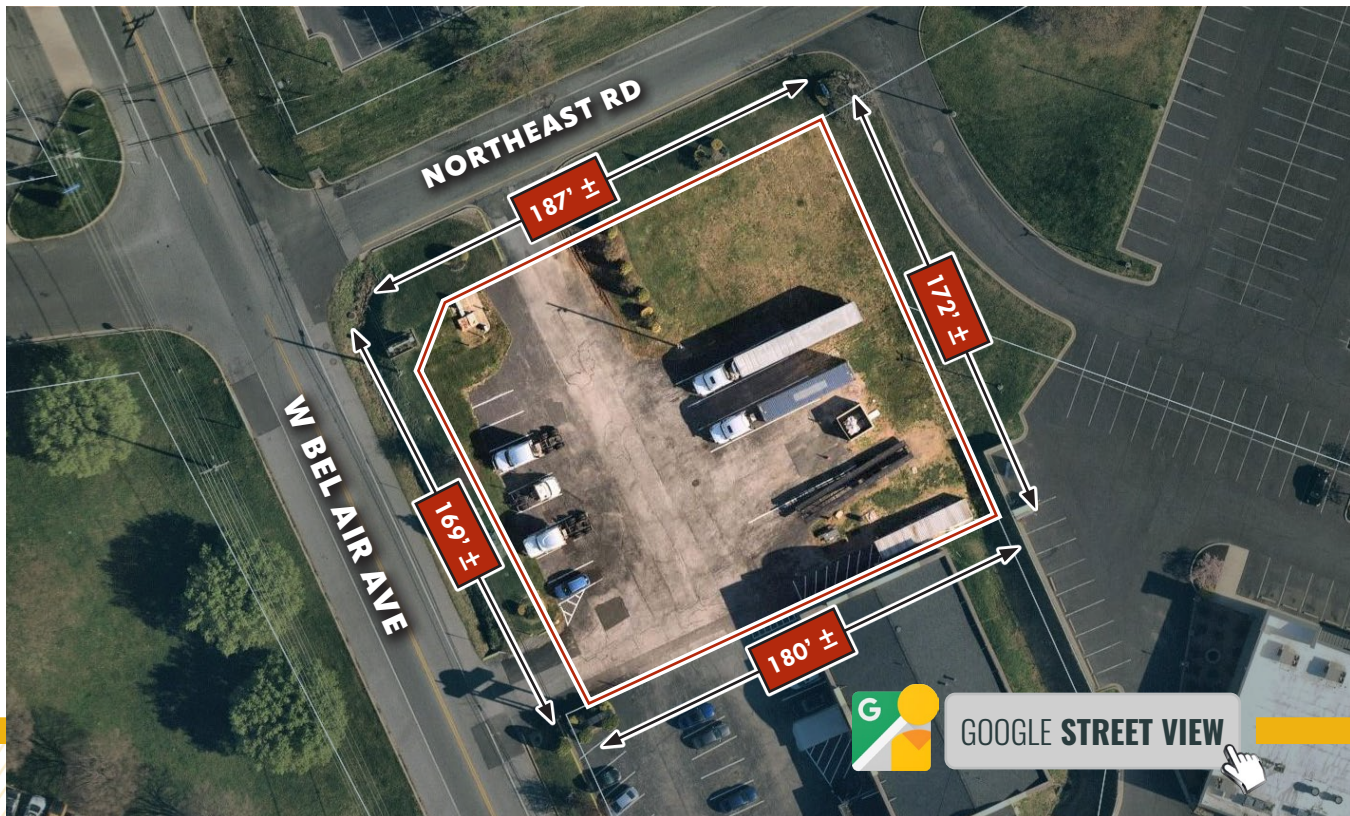
MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- .73 Acre ± corner pad site opportunity in the heart of Aberdeen's retail/commercial district
- Pad-ready site with utilities
- Across from Aberdeen Plaza (anchored by Ollie's Bargain Outlet & Goodwill)
- Adjacent to Days Inn by Wyndham
- Easy/convenient access to/from I-95 and Rt. 22
- Visibility from Route 22 (26,021 vehicles per day)
- Within walking distance of 7 hotels (Days Inn, La Quinta, Travelodge, Holiday Inn Express, Hampton Inn, Hilton Garden Inn, Red Roof Inn)
- Minutes from the new UM Upper Chesapeake Health and Wellness Center off of Route 22
- Over 500 apartments constructed in Aberdeen in the last ~2 years

LOT SIZE:	.73 ACRES ±
ZONING:	B-3 (HIGHWAY COMMERCIAL)
TRAFFIC COUNT:	13,141 (W. BEL AIR AVE)



LOCAL BIRDSEYE



MARKET AERIAL



EXIT 85

INTERSTATE 95

22

EXIT 85

ABERDEEN THRUWAY

BEARDS HILL RD

MIDDLETON RD

SITE

WEL AIR AVE

BEARDS HILL RD

22

Aberdeen Plaza

- OLLIE'S BARGAIN OUTLET
- Goodwill
- boost mobile
- DOLLAR GENERAL

The Plaza at Beards Hill

- THE HOME DEPOT
- ShopRite
- Wendy's
- MAMIE'S CAFE
- DOLLAR TREE
- Applebee's
- Great Clips
- myeyedr
- jiffylube
- DUNKIN'
- MATTRESS Warehouse
- Hallmark

Aberdeen Marketplace

- planet fitness
- HORIZON CINEMAS
- PET SUPPLIES PLUS
- SMOOTHIE KING
- ATI
- Panera BREAD
- TACO BELL
- BURGER KING
- SALLY BEAUTY
- PNC
- Little Caesars
- Bob Evans
- SUBWAY

UNIVERSITY of MARYLAND
UPPER CHESAPEAKE HEALTH



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,337

26,514

53,200

DAYTIME POPULATION



6,198

25,368

50,535

AVERAGE HOUSEHOLD INCOME



\$86,593

\$106,467

\$114,913

NUMBER OF HOUSEHOLDS



2,466

10,582

21,057

MEDIAN AGE

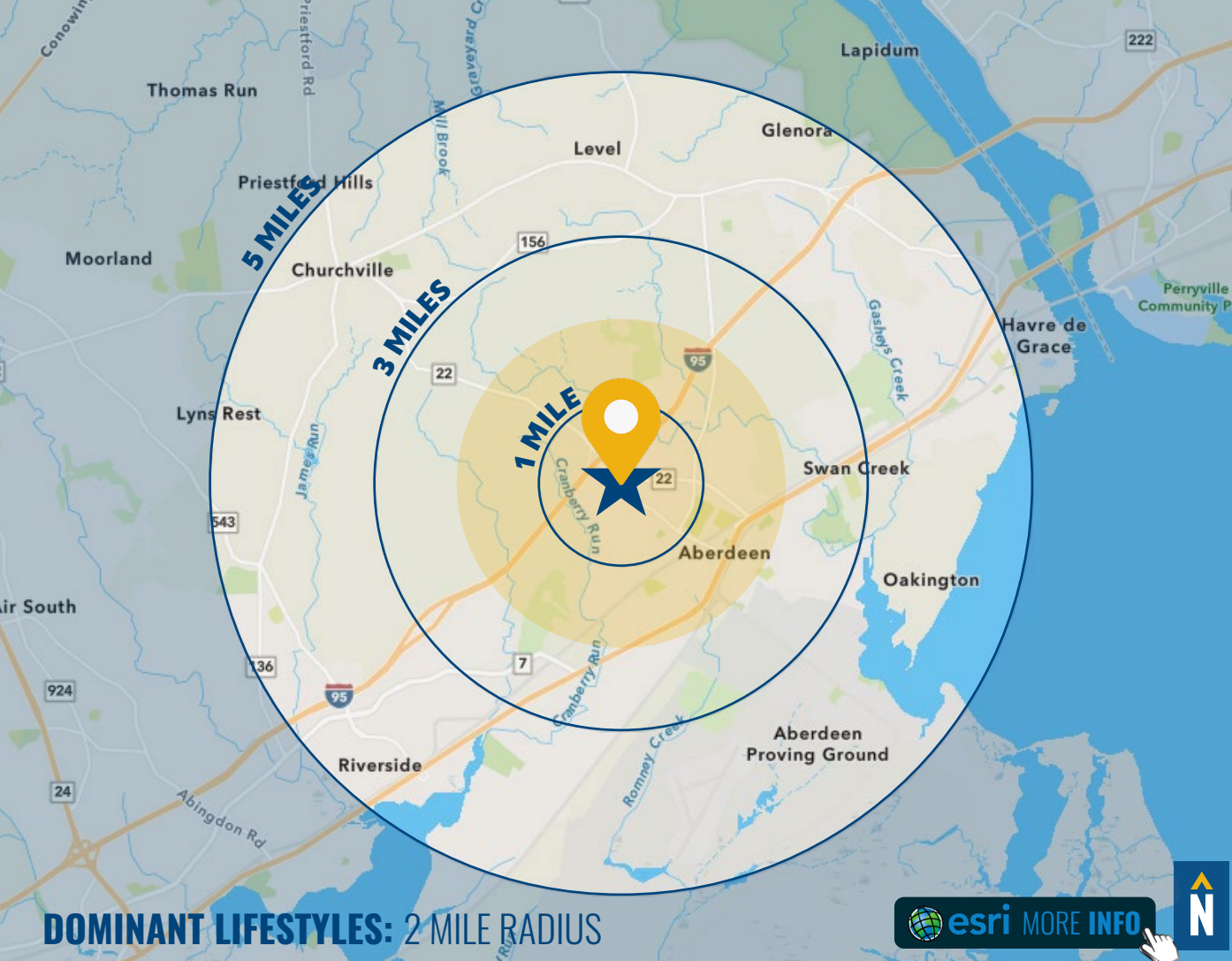


43.3

39.8

40.2

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

32%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**
Median Household Income: **\$60,000**

17%
METRO FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**
Median Household Income: **\$35,700**

13%
COMFORTABLE
EMPTY NESTERS



These Baby Boomers are earning a comfortable living and benefiting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

Median Age: **48.0**
Median Household Income: **\$75,000**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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