

FOR
LEASE

110K SF ± FITNESS CENTER

658 BOULTON STREET • BEL AIR, MD 21014



THE
RMR
GROUP

LEASING BY:



MACKENZIE
RETAIL



HARRINGTON
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS:

- » Purpose-built athletic facility
- » Existing club amenities included (see pg. 3)
- » Abundant on-site parking (327 ± dedicated spaces plus 150 ± additional spaces via easement)
- » Adjacent to Harford Mall (region's first Amazon Fresh grocery store coming soon!)
- » Easy access to I-95, Route 1 and Route 24 (all major feeders to the Harford Co. community)

BUILDING SIZE:

110,000 SF ±

LOT SIZE:

7.68 ACRES ±

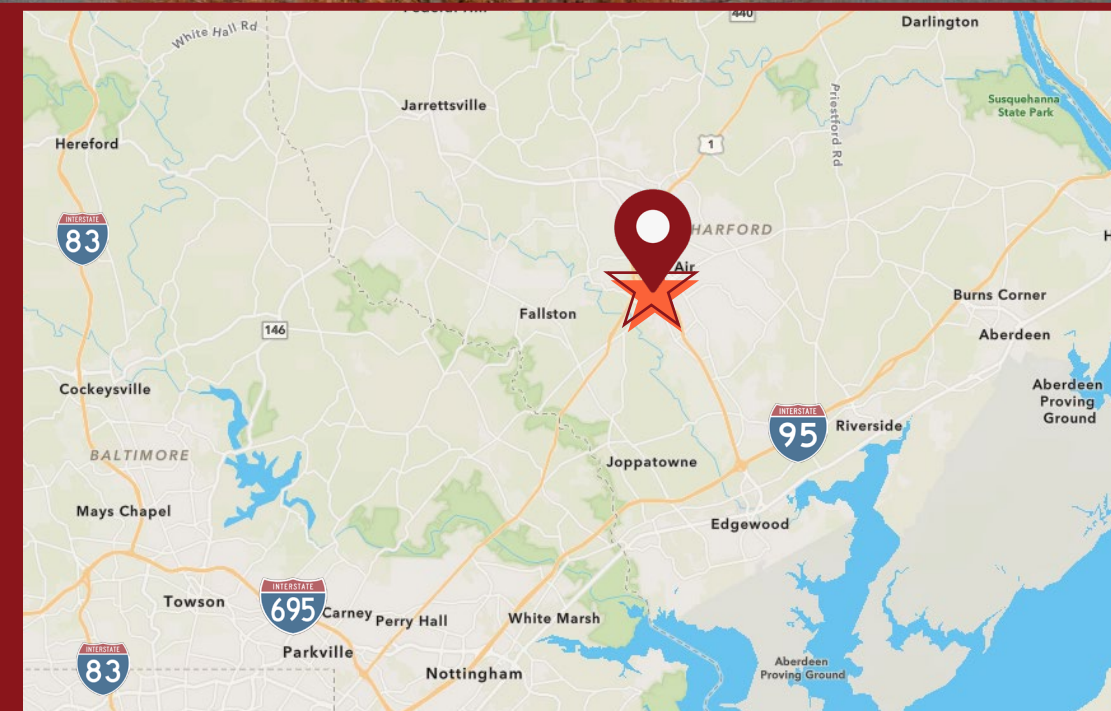
ZONING:

B-3

RENTAL RATE:

NEGOTIABLE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.





AERIAL

ENGLISH MANOR LN

GATEWAY DR

BOULTON ST

327 ±
DEDICATED
PARKING
SPACES

150 ±
ADDITIONAL
SPACES VIA
EASEMENT

amazon
fresh →
Coming Soon!

N TOLLGATE RD



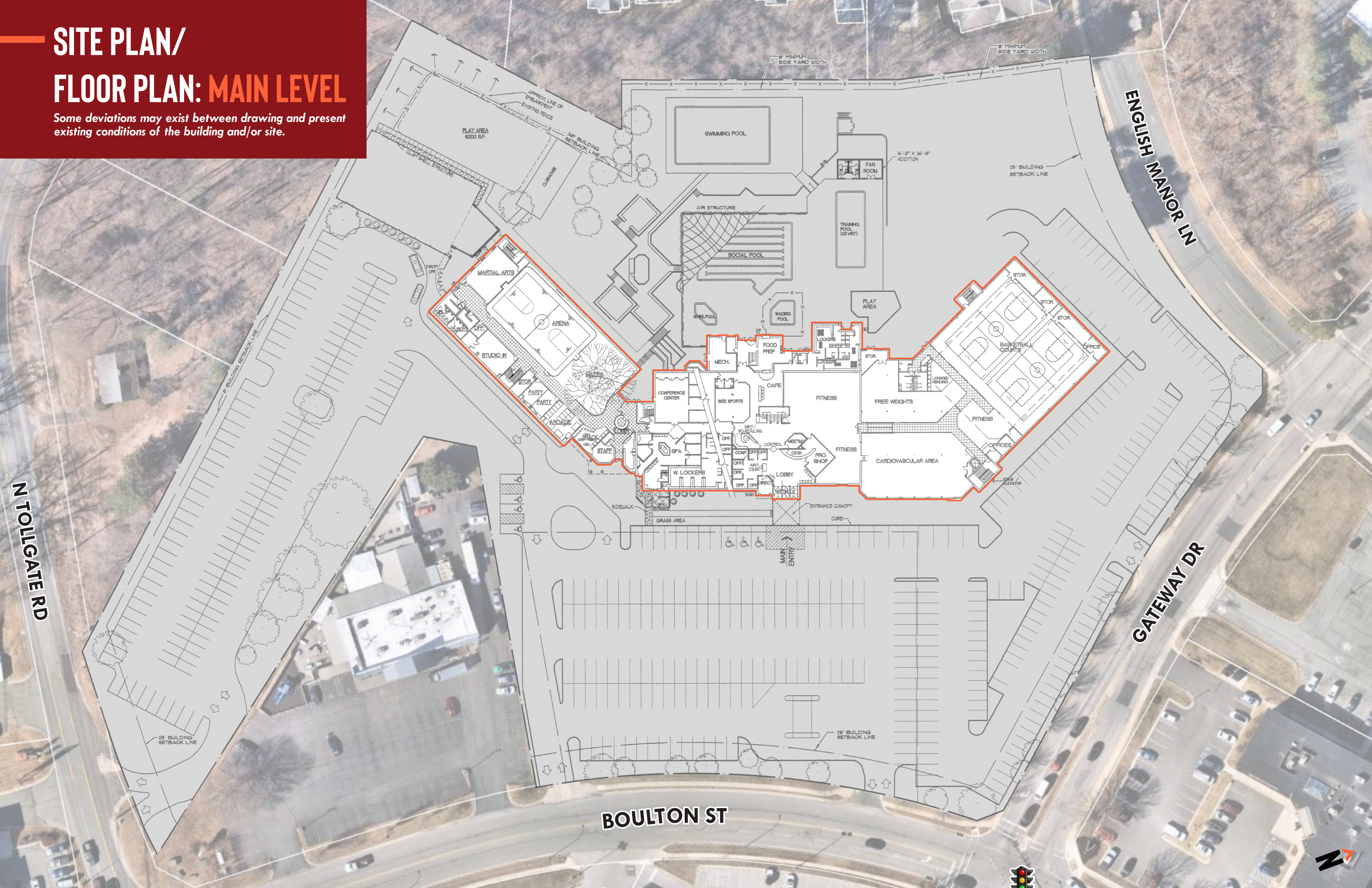
EXISTING FACILITIES:

- » Full-size Basketball Court
- » Indoor Volleyball Courts
- » Racquetball & Handball Courts
- » Heated Indoor & Outdoor Pools (w/ Kiddie Pool & Splash Pad)
- » Multiple Studios/Classrooms



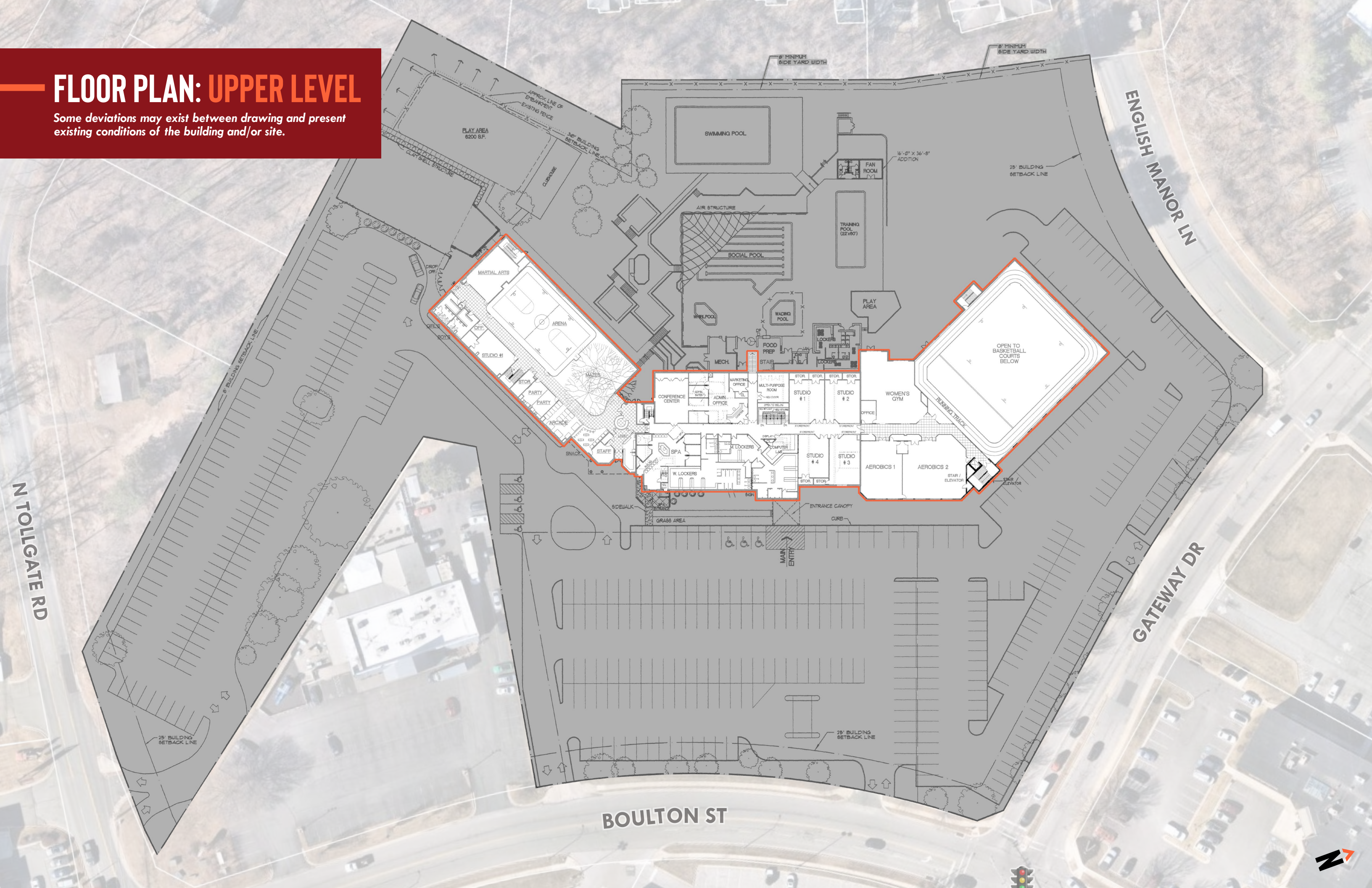
SITE PLAN/ FLOOR PLAN: MAIN LEVEL

Some deviations may exist between drawing and present existing conditions of the building and/or site.



FLOOR PLAN: UPPER LEVEL

Some deviations may exist between drawing and present existing conditions of the building and/or site.



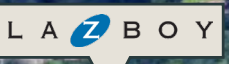
N TOLLGATE RD

ENGLISH MANOR LN

GATEWAY DR

BOULTON ST





amazon COMING SOON! fresh

macys VICTORIA'S SECRET

AMERICAN EAGLE Bath & Body Works

Hallmark Friendly's Red Robin claire's FIVE GUYS

francesca's LANE BRYANT

finish line PURE RAW JUICE the Greene Turtle BONEFISH GRILL SportClips SHOE DEPT.

BYE QDOBA MEXICAN EATS



BOULTON ST

BALTIMORE PIKE

N TOLLGATE RD

GATEWAY DR



LOCAL BIRDSEYE

NOTE: RECENT DEVELOPMENT OF REAR OF PROPERTY NOT REFLECTED





TRADE AREA

SITE

3 MILES

5 MILES

REDNER'S

BURGER KING
LODGE RESTAURANTS & BAR

KOHL'S

DUNKIN' Donuts
Chick-fil-A

Rock Spring Commons

ChoiceOne URGENT CARE
ROYAL FARM
SMOOTHIE KING
CHIPOTLE
Starbucks

Bel Air North Village

Garigan's FURNITURE
Great Clips
Celebree SCHOOL
CHOPSTIX GOURMET - SUSHI BAR
CVS pharmacy
BB&T

Campus Hills Shopping Center

FOOD LION
AMC
LA TOLLIERA
Gardiner WOLF
the Arena club

HARFORD COMMUNITY COLLEGE

Amyclae Center

RITE AID
BURGER KING
Starbucks
ROYAL FARM
Advance Auto Parts
Wawa

Rock Spring Center

Giant
Tutti Fresh
planet fitness
Tuesday Morning

Bel Air Town Center

LIBERATORE'S RESTAURANTE & CATERING
LESIE'S SWIMMING POOL SUPPLIES
FedEx Office
ATHNASIUM
chji's
BARRETT'S on the pike
OFF THE CHAIN
MY SALON
POPEYES
weightwatchers

Bel Air Plaza

ALDI
TARGET
ROSS
BED BATH & BEYOND
KIRKLAND'S
Jersey Mike's
McDonald's
IHOP
Starbucks

Greenbrier Shopping Center

SAFEWAY
Hallmark
CVS pharmacy
SMOOTHIE KING
ITALIAN SALSATION
ATI
DOLLAR TREE
verizon

Harford Mall Annex

BEST BUY
Office DEPOT
PETSMART
DOLLAR TREE

Macphail Crossing

weis
DICK'S SPORTING GOODS
Patient First

Harford Mall

macy's
LANE BRYANT
amazon fresh
EYE QDOBA MEXICAN EATS
Friendly's
BONEFISH GRILL
the Greene Turtle
Red Robin

UNIVERSITY of MARYLAND UPPER CHESAPEAKE HEALTH

Festival at Bel Air

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

Aumar Village Center

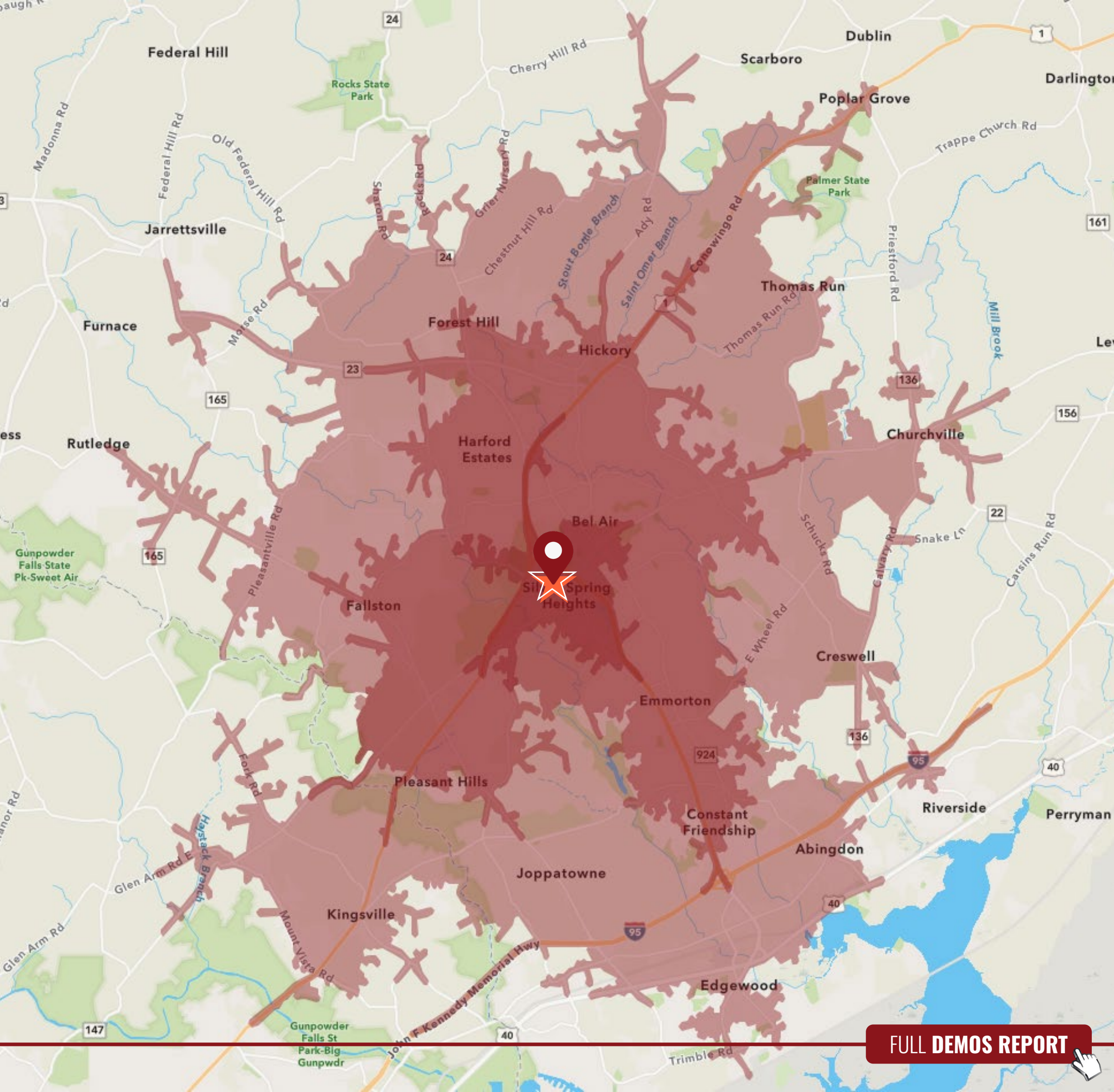
TSC TRACTOR SUPPLY CO
Advance Auto Parts
TEXAS MOTORCYCLES
CVS pharmacy
McDonald's

Walmart

Tollgate Marketplace

SPROUTS FARMERS MARKET
BARNES & NOBLE
JOANN
Michaels
MISSION BBQ
Ashley HOMESTORE
SALADWORKS
Staples
TJ-MAXX
Red Lobster
OUTBACK STEAKHOUSE
SALLY BEAUTY
SAKURA
MILLER'S ALE-HOUSE
FRIDAYS
noodles company
Boston Market





DEMOGRAPHICS (2022)

DRIVE TIME: **5 MIN.** **10 MIN.** **15 MIN.**

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



GYM MEMBERSHIP MPI*



[FULL DEMOS REPORT](#)

* An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. an MPI of 100 represents the U.S. average.



SITE

amazon
fresh
Coming Soon!

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