

# FOR LEASE



Harford County, Maryland



## BEL AIR SOUTH STATION

14-18 BEL AIR S. PARKWAY  
BEL AIR, MARYLAND 21015



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# BEL AIR SOUTH STATION

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**FULLY LEASED!**

## AVAILABLE

Fully Leased

## CENTER SIZE

5.34 Acres

## ZONING

B2 (Community Business District)

## TRAFFIC COUNT

43,263 AADT (Route 24)

## HIGHLIGHTS

- ▶ Located just off of Veterans Memorial Highway/Route 24 (41,512 cars per day)
- ▶ Catty corner from Festival at Bel Air (ShopRite, Marshalls, Kohl's, Petco, Five Below)
- ▶ Easy access to I-95 and Route 1
- ▶ Center is located between thriving Bel Air (to the north) and Abingdon (to the south)
- ▶ Tenants include Talbots, Papa John's, Dunkin', Humagalas, Baskin Robbins, Capriotti's Sandwich Shop, Jordan Thomas Salon & Spa, Bob Evans & more



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# SITE PLAN

BEL AIR SOUTH STATION | 14-18 BEL AIR S. PARKWAY | BEL AIR, MARYLAND 21015



AVANTI  
luxury apartments  
198 UNITS

MACKENZIE  
RETAIL

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# BIRDSEYE

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# IMMEDIATE VICINITY

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# TRADE AREA

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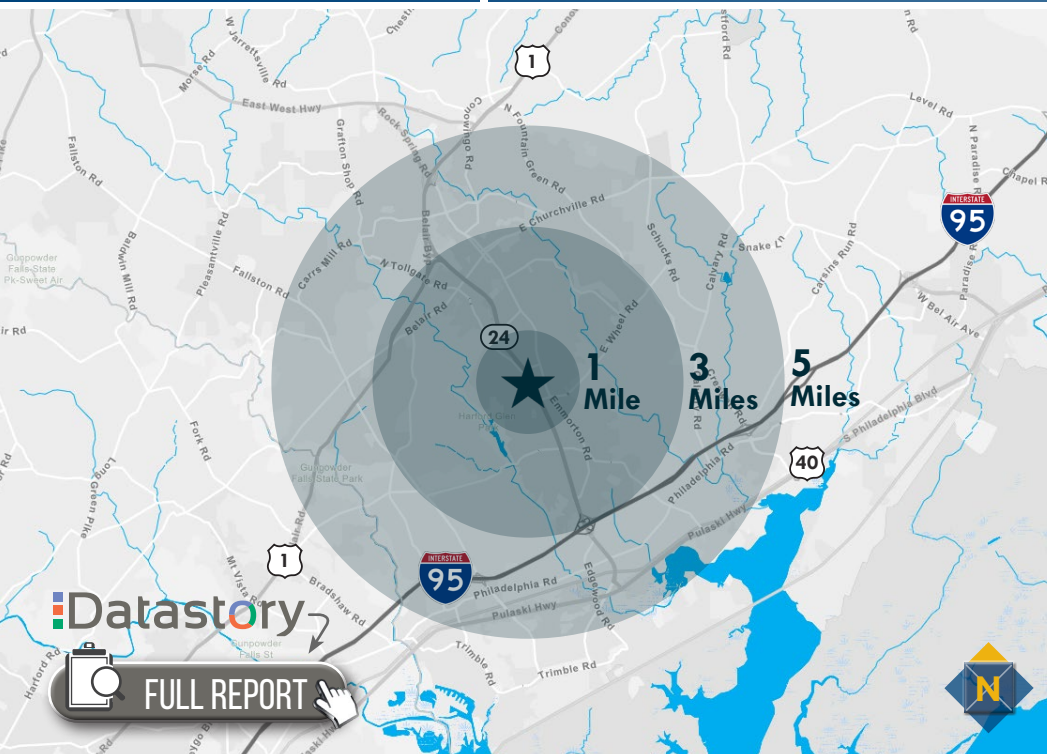
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# LOCATION / DEMOGRAPHICS (2020)

BEL AIR SOUTH STATION | 14-18 BEL AIR S. PARKWAY | BEL AIR, MARYLAND 21015



<b>RESIDENTIAL POPULATION</b> 10,605 (1 MILE) 62,199 (3 MILES) 128,337 (5 MILES)	<b>NUMBER OF HOUSEHOLDS</b> 3,958 (1 MILE) 23,819 (3 MILES) 47,604 (5 MILES)	<b>AVERAGE HH SIZE</b> 2.65 (1 MILE) 2.59 (3 MILES) 2.67 (5 MILES)	<b>MEDIAN AGE</b> 39.7 (1 MILE) 40.2 (3 MILES) 39.7 (5 MILES)
<b>AVERAGE HH INCOME</b> \$133,991 (1 MILE) \$120,254 (3 MILES) \$115,309 (5 MILES)	<b>EDUCATION (COLLEGE+)</b> 76.0% (1 MILE) 72.9% (3 MILES) 70.7% (5 MILES)	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 90.4% (1 MILE) 90.3% (3 MILES) 90.2% (5 MILES)	<b>DAYTIME POPULATION</b> 10,898 (1 MILE) 64,143 (3 MILES) 124,240 (5 MILES)

**19% SOCCER MOMS**  
2 MILES

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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

**18% EXURBANITES**  
2 MILES

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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

**13% SAVVY SUBURBANITES**  
2 MILES

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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

**10% GOLDEN YEARS**  
2 MILES

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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