

FOR LEASE

Harford County, Maryland

AVAILABLE

1,326 sf (Suite 102)

BUILDING SIZE

5,327 sf (on .9 Acres)

YEAR BUILT

1989

PARKING

21 surface spaces

ZONING

B2 (Community Business District)

TRAFFIC COUNT

20,371 AADT (Emmorton Rd/Rt. 924)

RENTAL RATE

\$22.00 psf, NNN

HIGHLIGHTS

- ▶ 1,326 sf end cap space available (Former physical therapy office)
- ▶ Ideal for office OR retail use
- ▶ Great visibility on Emmorton Rd (Rt. 924): 20,371 cars/day
- ▶ Across from Festival at Bel Air



CROSSROADS VILLAGE

2208 OLD EMMORTON ROAD | BEL AIR, MARYLAND 21015



Beetle Smith | Senior Vice President

☎ 443.573.3219 ✉ bsmith@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Tom Mottley | Senior Vice President

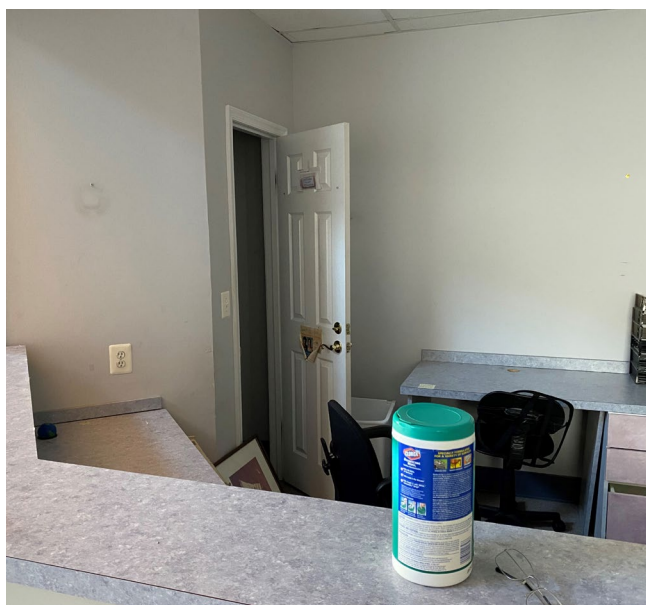
☎ 443.573.3217 ✉ tmottley@mackenziecommercial.com

FOR LEASE

 Harford County, Maryland

PHOTOS: SUITE 102

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 **MACKENZIE**
RETAIL

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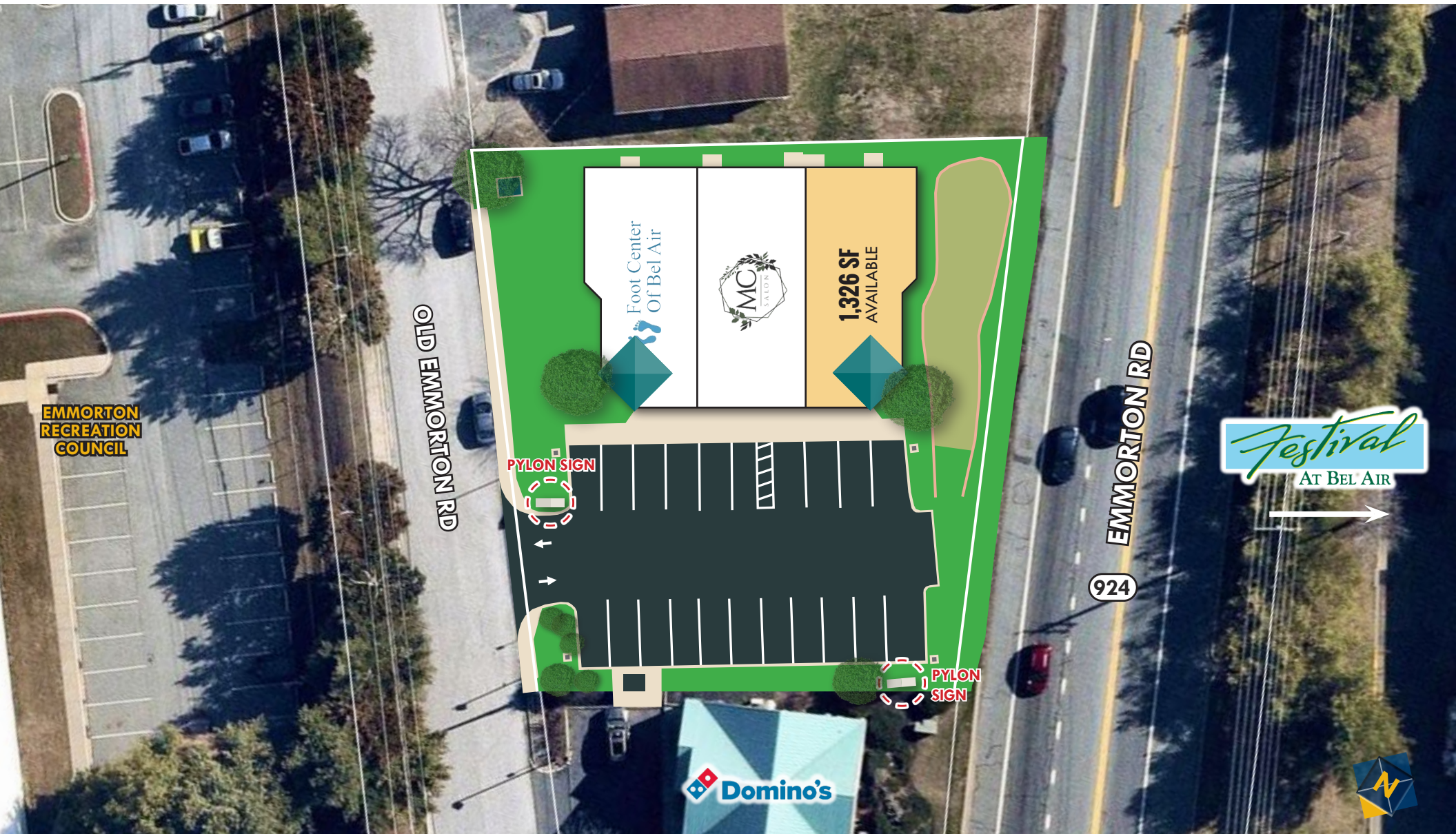
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Harford County, Maryland

SITE PLAN

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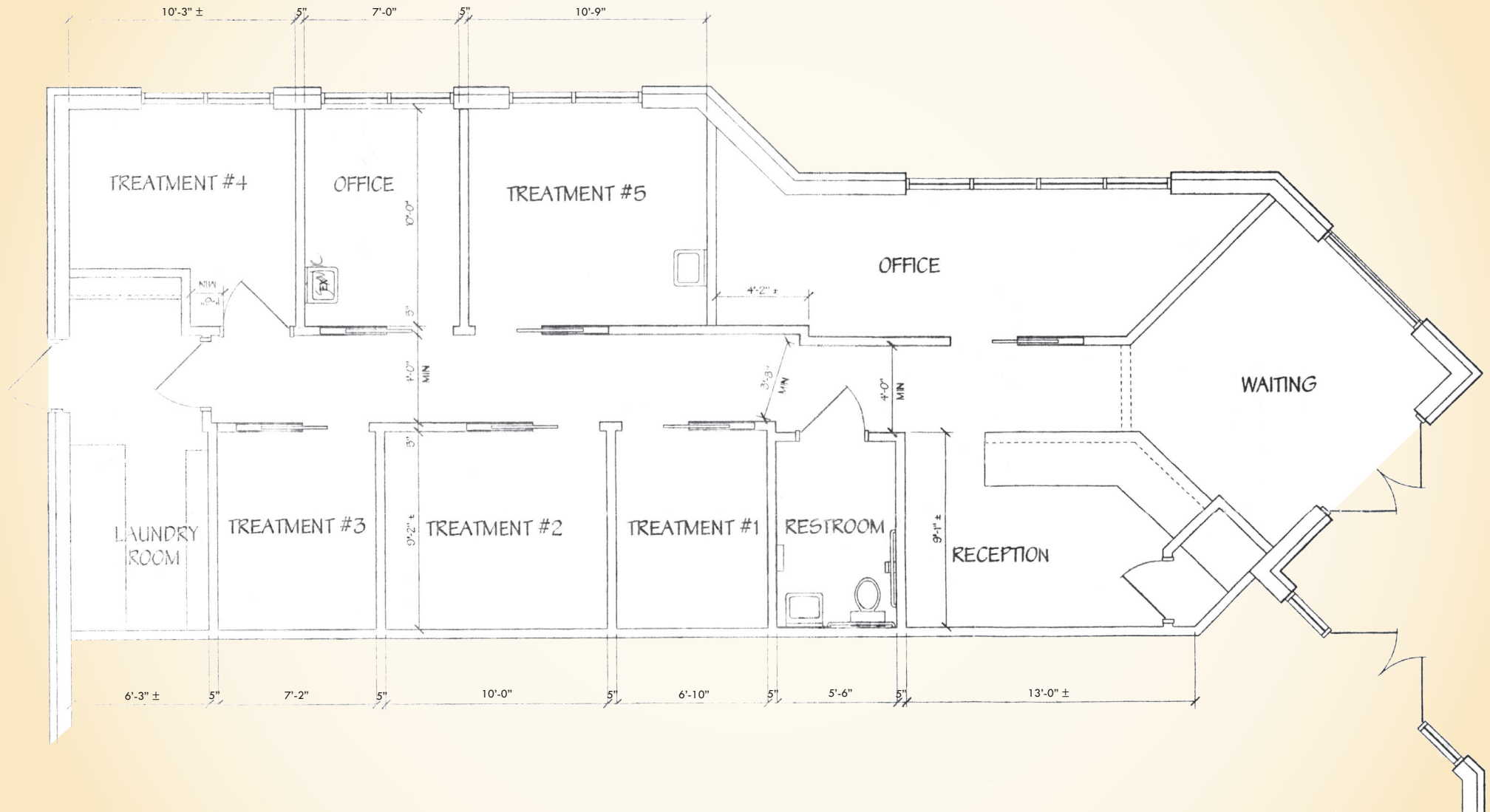
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EXISTING FLOOR PLAN: SUITE 102

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FOR LEASE

Harford County, Maryland

BIRDSEYE

CROSSROADS VILLAGE | 2208 OLD EMMORTON ROAD | BEL AIR, MARYLAND 21015



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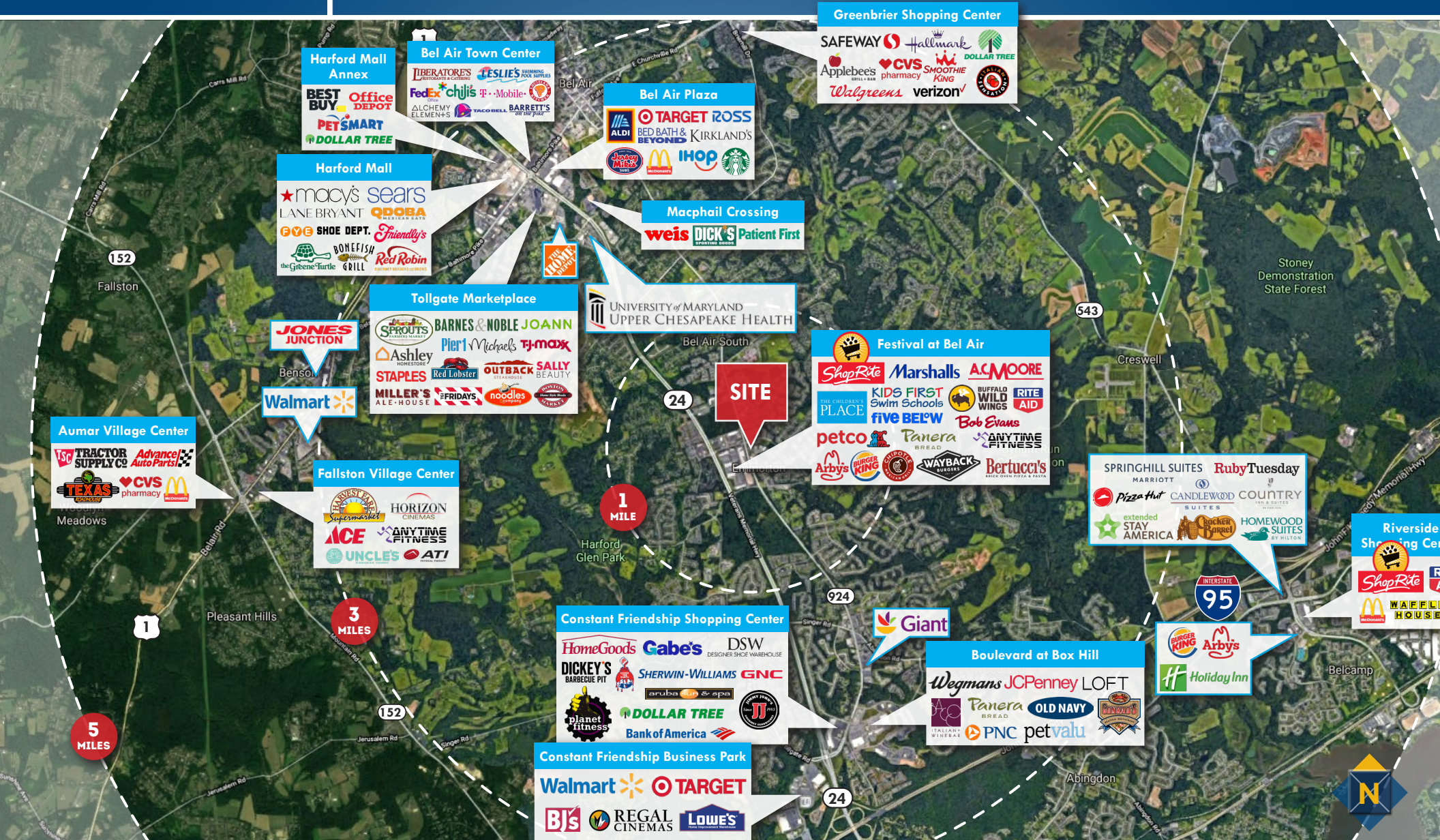
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TRADE AREA

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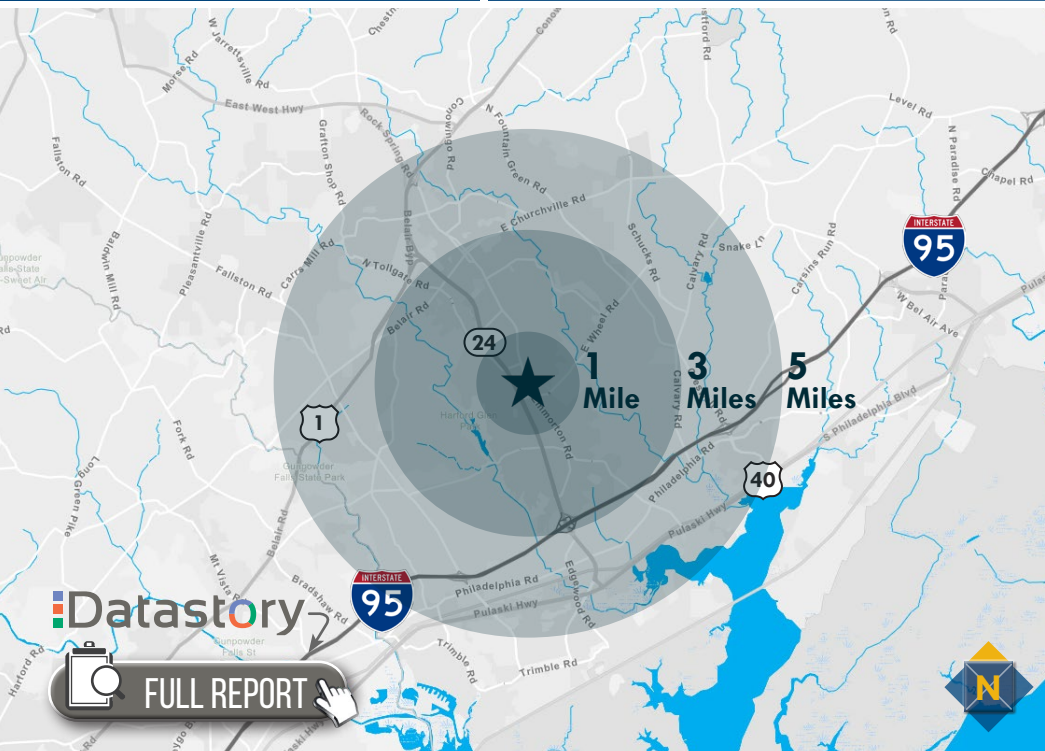
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Harford County, Maryland

LOCATION / DEMOGRAPHICS

CROSSROADS VILLAGE | 2208 OLD EMMORTON ROAD | BEL AIR, MARYLAND 21015



RESIDENTIAL POPULATION

9,820
1 MILE
61,039
3 MILES
127,759
5 MILES

NUMBER OF HOUSEHOLDS

3,765
1 MILE
23,386
3 MILES
47,436
5 MILES

AVERAGE HH SIZE

2.59
1 MILE
2.59
3 MILES
2.67
5 MILES

MEDIAN AGE

39.3
1 MILE
40.0
3 MILES
39.6
5 MILES

AVERAGE HH INCOME

\$135,134
1 MILE
\$120,766
3 MILES
\$114,426
5 MILES

EDUCATION (COLLEGE+)

77.2%
1 MILE
73.0%
3 MILES
70.5%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

90.4%
1 MILE
90.3%
3 MILES
90.2%
5 MILES

DAYTIME POPULATION

10,145
1 MILE
61,647
3 MILES
124,952
5 MILES

**18%
SOCCER MOMS**
2 MILES

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

LEARN MORE

**15%
EXURBANITES**
2 MILES

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

LEARN MORE

**14%
SAVY SUBURBANITES**
2 MILES

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

LEARN MORE

**10%
GOLDEN YEARS**
2 MILES

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

LEARN MORE