

# FOR LEASE



Harford County, Maryland

**FULLY LEASED!**



## GATEWAY BUSINESS CENTER

227 GATEWAY DRIVE | BEL AIR, MD 21014



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# RETAIL/FLEX SPACE

GATEWAY BUSINESS CENTER | 227 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

**FULLY LEASED!**

## STATUS

Fully Leased

## ZONING

B-3 (General Business)

## RENTAL RATE

Negotiable

## HIGHLIGHTS

- ▶ Conveniently located in close proximity to Veterans Memorial Highway (Route 24), Route 1 (Bel Air Bypass) and Bel Air's Main Street District
- ▶ Directly behind Harford Mall, a U.S. Post Office and the Bel Air Athletic Club
- ▶ Ideal location for retail, flex and office tenants alike
- ▶ Recent renovations include new roof, HVAC (for each suite), energy efficient exterior lighting, paint and re-paved parking field (5/1,000 ratio)
- ▶ Each suite is self-contained with its own storefront entrance, private bathrooms, individually metered electric and a rear drive-in door





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## SITE PLAN

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# LOCAL TRADE AREA

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# REGIONAL TRADE AREA

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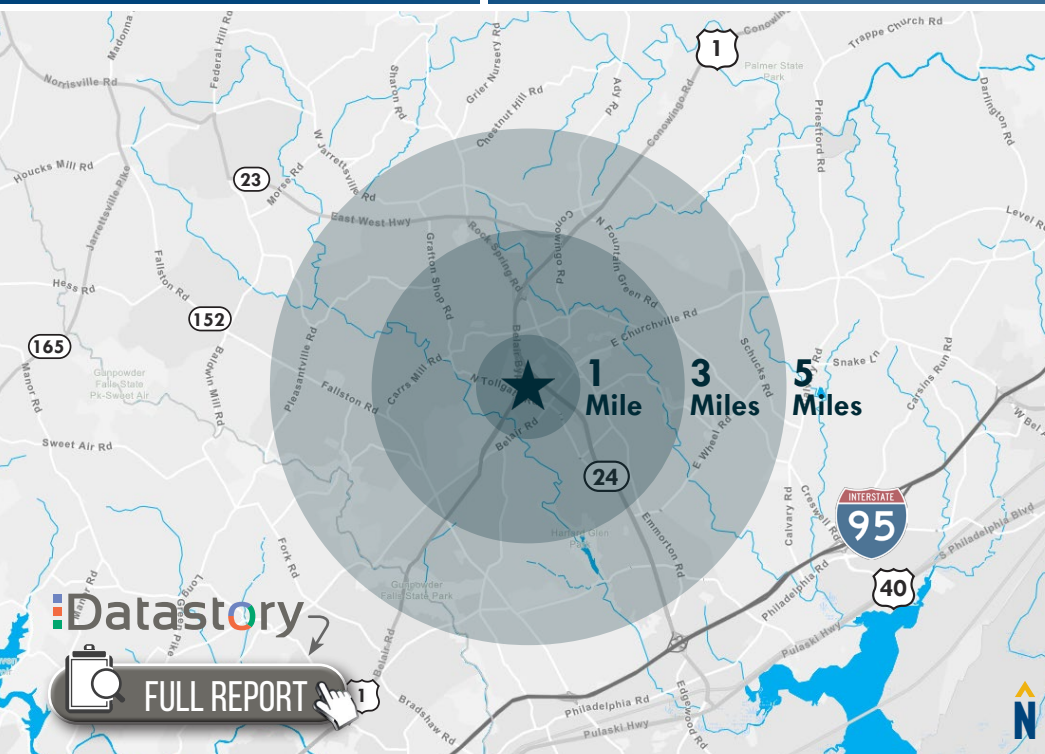
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# LOCATION / DEMOGRAPHICS (2021)

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## RESIDENTIAL POPULATION

5,268  
1 MILE  
61,758  
3 MILES  
115,207  
5 MILES

## NUMBER OF HOUSEHOLDS

2,307  
1 MILE  
23,440  
3 MILES  
42,402  
5 MILES

## AVERAGE HH SIZE

2.26  
1 MILE  
2.59  
3 MILES  
2.69  
5 MILES

## MEDIAN AGE

45.9  
1 MILE  
43.1  
3 MILES  
41.7  
5 MILES

## AVERAGE HH INCOME

\$98,530  
1 MILE  
\$121,161  
3 MILES  
\$127,274  
5 MILES

## EDUCATION (COLLEGE+)

65.9%  
1 MILE  
70.9%  
3 MILES  
70.9%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.7%  
1 MILE  
96.0%  
3 MILES  
96.0%  
5 MILES

## DAYTIME POPULATION

10,159  
1 MILE  
65,319  
3 MILES  
113,211  
5 MILES

**19%**  
**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

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**18%**  
**SAVVY 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

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**14%**  
**OLD AND NEWCOMERS**  
2 MILES

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.

**2.12**  
AVERAGE HH SIZE

**39.4**  
MEDIAN AGE

**\$44,900**  
MEDIAN HH INCOME

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**12%**  
**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

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