



# GREENBRIER SHOPPING CENTER

ROUTE 22 & BRIERHILL DRIVE | BEL AIR, MARYLAND 21015

FOR  
LEASE



**MACKENZIE**  
RETAIL



**KIMCO**  
REALTY



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Situated in high growth area on main road leading to Aberdeen Proving Ground
- Excellent access from controlled intersections
- Close proximity to Harford County's largest high school and Harford Community College (approx. 20,000 students)
- Pylon signage available
- Join Safeway, CVS, Hallmark, Pappas Restaurant, Palm Beach Tan, Rita's, and Italian Sensation

AVAILABLE:

3,431 SF

1,816 SF

1,188 SF (AVAILABLE IN 30 DAYS)

PARKING:

778 SPACES

TRAFFIC COUNT:

34,000 AADT ± (RT. 22/BRIERHILL DR)

RENTAL RATE:

NEGOTIABLE, NNN





# SITE PLAN

- 1 DOLLAR TREE
- 2 BANNER'S HALLMARK SHOP
- 3 SAFEWAY (55,032 SF)
- 4 PHILLY PRETZEL FACTORY
- 5 MAW MAW'S CREATIVE KITCHEN
- 6 GREAT CLIPS
- 7 GREENBRIER WINE & SPIRITS
- 8 STAR NAILS
- 9 AVAILABLE IN 30 DAYS: 1,188 SF
- 10 H&R BLOCK
- 11 LOCAL INFUSION
- 12 PALM BEACH TAN
- 13 ITALIAN SENATION
- 14 JIMMY JOHN'S
- 15 BAMBOO GARDEN
- 16 ATI PHYSICAL THERAPY
- 17 GREENBRIER VETERINARY CLINIC
- 18 LEVIN EYECARE
- 19 AVAILABLE: 3,431 SF
- 20 VERIZON WIRELESS (VICTRA)
- 21 RITA'S ITALIAN ICE
- 22 PET NIRVANA
- 23 AVAILABLE: 1,816 SF
- 24 CVS
- 25 SAFEWAY GAS
- 26 PAPPAS RESTAURANT





# LOCAL BIRDSEYE





# MARKET AERIAL





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



12,108

61,057

111,598

## DAYTIME POPULATION



8,655

63,952

107,763

## AVERAGE HOUSEHOLD INCOME



\$115,257

\$143,571

\$143,254

## NUMBER OF HOUSEHOLDS



4,696

23,267

41,996

## MEDIAN AGE

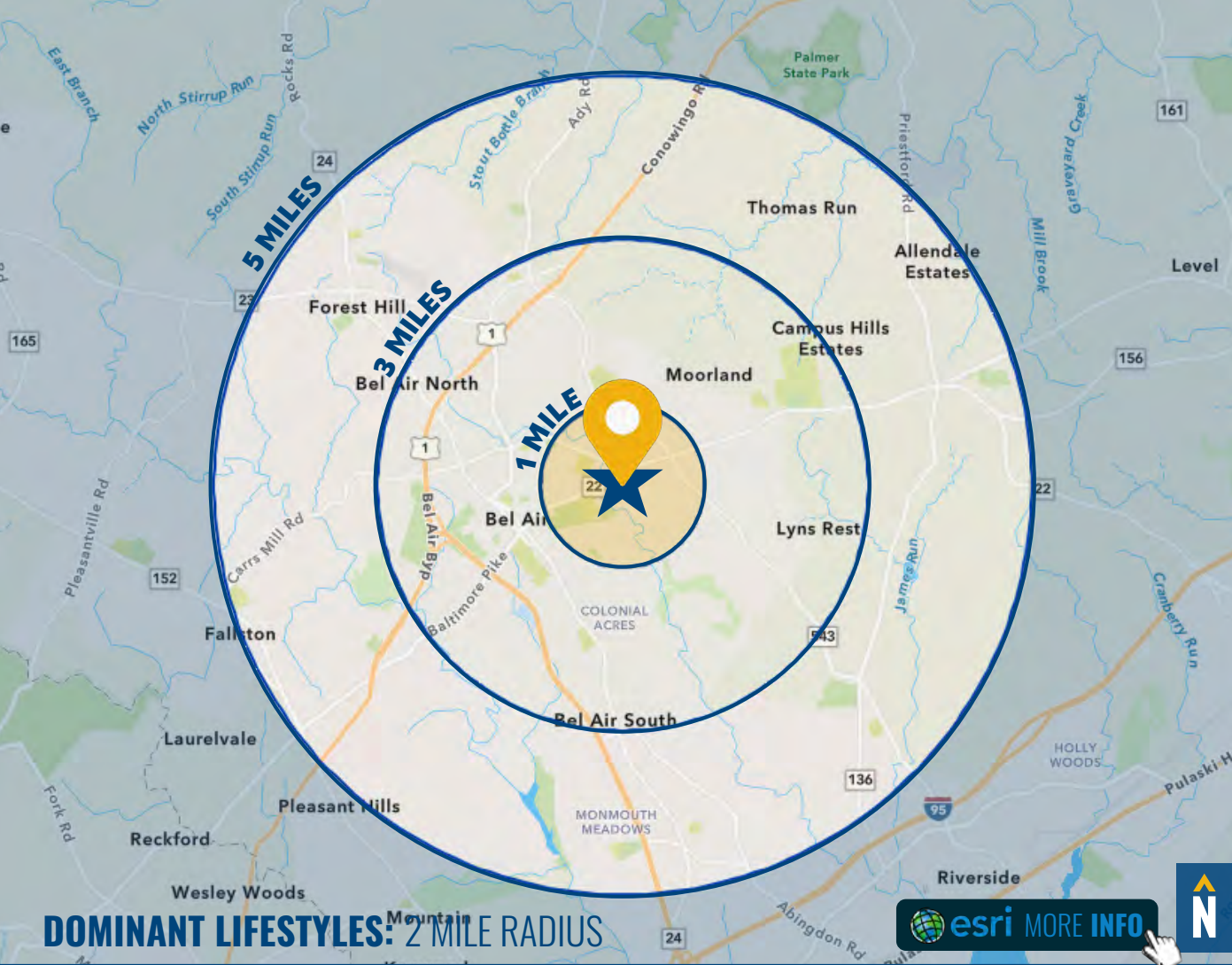


41.4

42.2

41.4

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**27%**  
SAVY  
SUBURBANITES



These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home.

Median Age: **44.0**  
Median Household Income: **\$139,696**

**16%**  
RETIREMENT  
COMMUNITIES



These neighborhoods are spread across metropolitan areas, both large and small, nationwide. Most residents have settled in the suburbs. A quarter of the population consists of people aged 75 years and above.

Median Age: **55.0**  
Median Household Income: **\$80,402**

**12%**  
PROFESSIONAL  
PRIDE



While these neighborhoods can be found nationwide, they are most prevalent in the South and West. Over three-quarters of all residents are married, and many households have multiple children enrolled in K-12 schools.

Median Age: **38.6**  
Median Household Income: **\$187,750**



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.





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