



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. 25,000 students)
- Pylon signage available
- Join Safeway, CVS, Hallmark, Pappas Restaurant, Palm Beach Tan, Rita's, and Italian Sensation

AVAILABLE:

2,400 SF

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 AVAILABLE: 2,400 SF
- 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

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



12,887

61,227

111,929

DAYTIME POPULATION



9,300

62,885

106,141

AVERAGE HOUSEHOLD INCOME



\$128,535

\$151,610

\$149,727

NUMBER OF HOUSEHOLDS



4,959

23,328

42,103

MEDIAN AGE

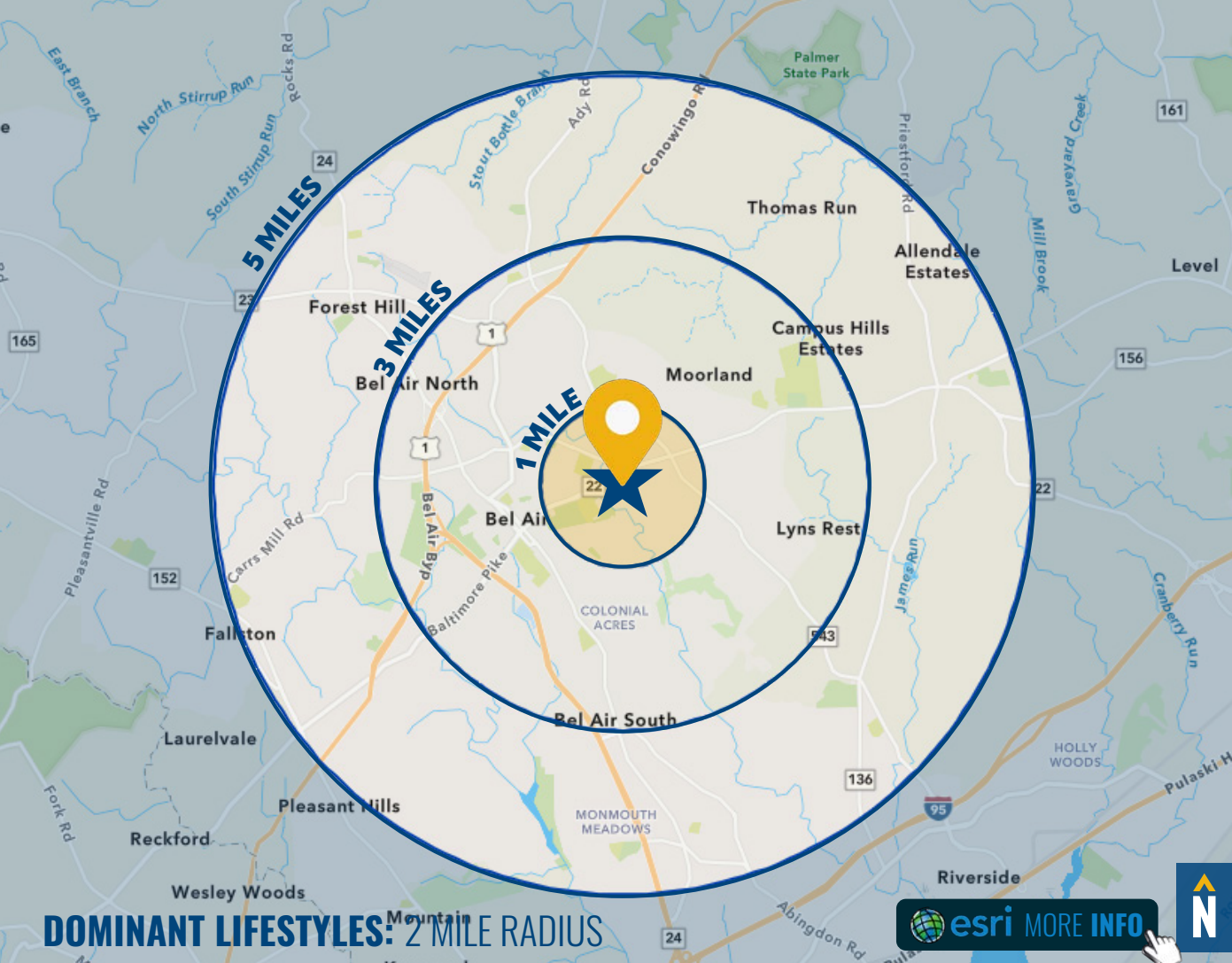


41.2

42.1

41.3

FULL DEMOS REPORT



esri MORE INFO



23%
OLD AND
NEWCOMERS



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.

Median Age: **39.4**

Median Household Income: **\$44,900**

19%
PROFESSIONAL
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**

Median Household Income: **\$138,100**

9%
GOLDEN YEARS



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.

Median Age: **52.3**

Median Household Income: **\$71,700**

FOR MORE INFO **CONTACT:**



LAURA WILLIAMS

VICE PRESIDENT

410.494.4864

LWILLIAMS@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-879-1900
3465 Box Hill Corporate Center Drive, Suite F
Abingdon, MD 21009

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

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.