



Presenting
**HARFORD COUNTY'S
NEWEST MIXED-USE PROJECT...**



JAMES RUN

ROUTE 543 & INTERSTATE 95 | BEL AIR, MD 21015



CONTACT:



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JOIN:

ROYAL FARMS



tropical CAFE
SMOOTHIE

Olive Garden
ITALIAN KITCHEN

LONGHORN
STEAKHOUSE

**CURRENTLY DELIVERING.
CONSTRUCTION UNDERWAY!**

APARTMENT BUILDINGS (6)
300 UNITS



40,000+ SF RETAIL/RESTAURANTS
INLINE, END CAP, DRIVE-THRU



MEDICAL/OFFICE BUILDING
PROPOSED: 2 STORIES



ROYAL FARMS
GAS / CONVENIENCE



KIDDIE ACADEMY
10,000 SF / 1 STORY



TOWNHOUSE VILLAS
191 UNITS / 26' x 60'



TOWNHOMES
79 UNITS / 20' WIDE



CIEL SENIOR LIVING
160 BEDS



Opening Soon!

PROPOSED W

VERA LEE DAVIS T.M. 51 P. 332 LOT #3 1737.104' 4.201 AC 2020 EP. AG

BUILDING KEY

	SF
A AVAILABLE: RETAIL/RESTAURANT	4,300 SF
B ROYAL FARMS GAS/CONVENIENCE	6,200 SF
C AVAILABLE: RETAIL PAD SITE	
D WINE WORLD CONCEPT	14,400 SF
E KIDDIE ACADEMY	10,000 SF
F LONGHORN STEAKHOUSE	5,600 SF
G OLIVE GARDEN	7,800 SF
H PROPOSED HOTEL/CONFERENCE CENTER	50,000 SF



INTERSTATE 95
126,284 AADT

COMMERCIAL COMPONENT



CRESWELL ROAD

21,152 AADT

TO CHURCHVILLE

MD ROUTE 543

RIVERSIDE PKWY

TO U.S. ROUTE 40

543

CRESWELL RD

543

LOT 6

GAS PUMPS

LOT 5

LOT 4a

LOT 3

LOT 2

ROYAL FARMS

LONGHORN STEAKHOUSE

Olive Garden

tropical CAFE

CHIPOTLE

RETAIL PAD SITE

LOT 4c

LOT 4b

14,400 SF WINE WORLD CONCEPT

KIDDIE ACADEMY

50,000 SF PROPOSED HOTEL/CONFERENCE CENTER

STRASBAUGH DRIVE

LOT 10

PARK

LOT 8

CIEL SENIOR LIVING 160 BEDS

Ryan Homes VILLAS 191 UNITS

NVR TOWNHOMES 79 UNITS?

CHESSIE WAY

STEAMBOAT WAY





FREESTANDING RETAIL/RESTAURANTS (5)
40,000+ SF TOTAL

CONSTRUCTION: **APRIL 2023**



TOWNHOMES
79 UNITS / 20' WIDE



MEDICAL/OFFICE BUILDING
PROPOSED: 2 STORIES



APARTMENT BUILDINGS (6)
300 UNITS

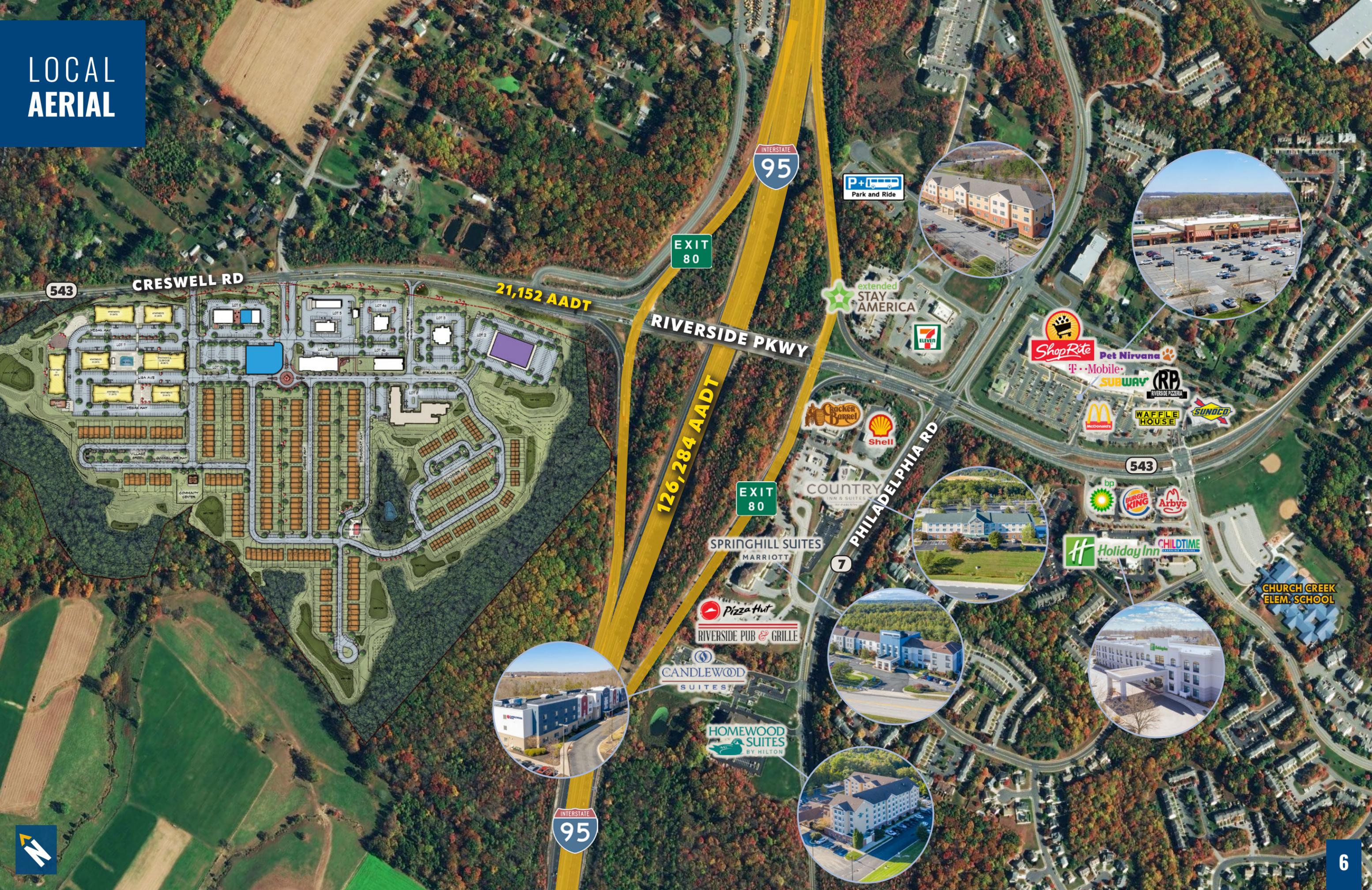


CIEL SENIOR LIVING
160 BEDS



TOWNHOUSE VILLAS
191 UNITS / 26' x 60'

LOCAL AERIAL



543

CRESWELL RD

21,152 AADT

EXIT 80

RIVERSIDE PKWY

126,284 AADT

INTERSTATE 95

EXIT 80

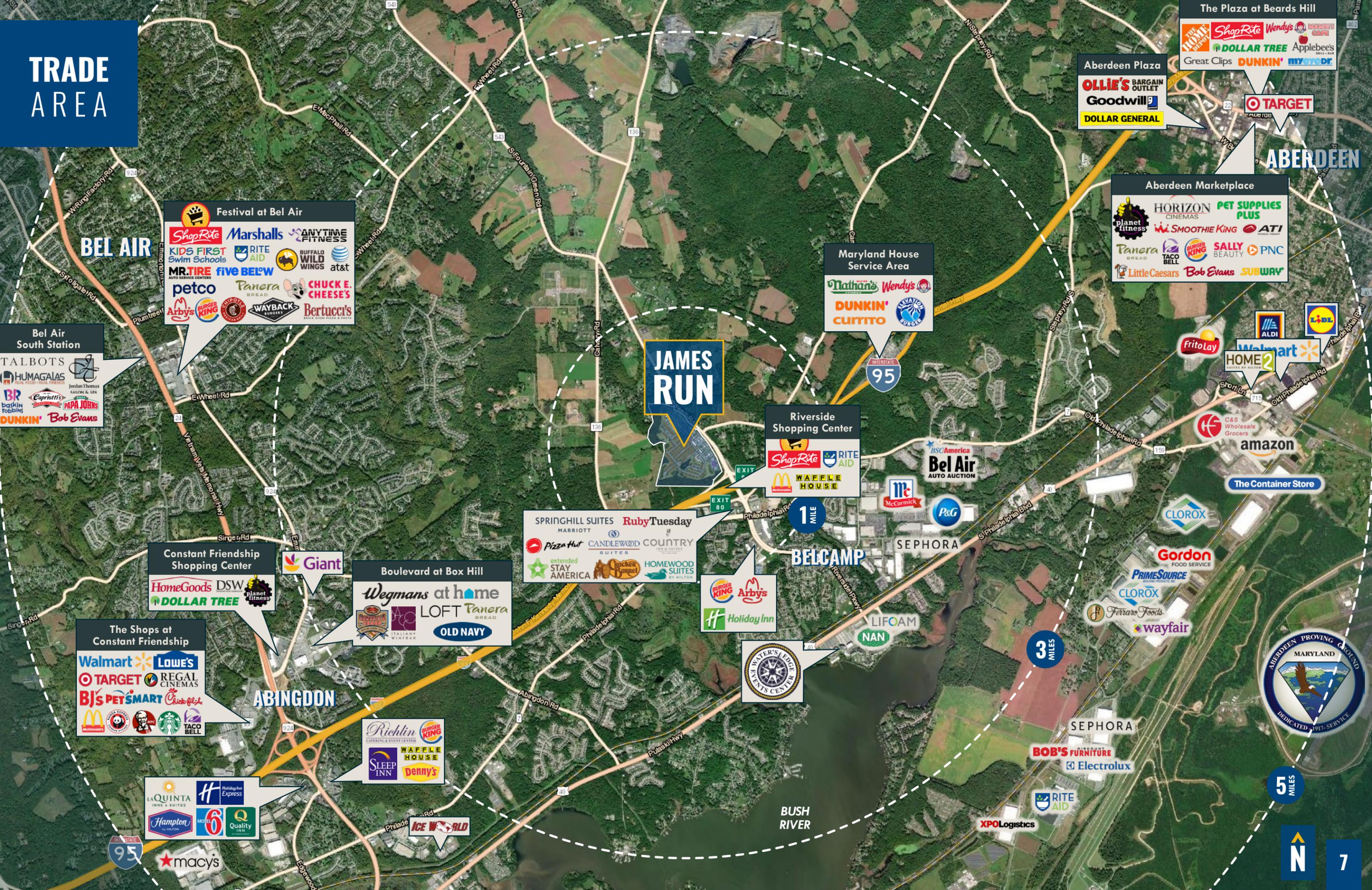
PHILADELPHIA RD

543

CHURCH CREEK ELEM. SCHOOL



TRADE AREA



BEL AIR

Festival at Bel Air

- ShopRite
- Marshalls
- ANYTIME FITNESS
- KIDS FIRST Swim Schools
- RITE AID
- BUFFALO WILD WINGS
- at&t
- MR. TIRE FIVE BEL'W
- petco
- Panera BREAD
- CHUCK E. CHEESE'S
- Arby's
- BURGER KING
- CHIPOTLE
- WAYBACK BURGERS
- Bertucci's

Bel Air South Station

- TALBOTS
- HUMAGALAS
- Jordan Thomas SALEN & SPA
- BR baskin tobbling
- Capriotti's
- PAPA JOHN'S
- DUNKIN' Bob Evans

Constant Friendship Shopping Center

- HomeGoods
- DSW
- DOLLAR TREE
- planet fitness

The Shops at Constant Friendship

- Walmart
- LOWE'S
- TARGET
- REGAL CINEMAS
- BJ'S PET SMART
- Chick-fil-A
- McDonald's
- Starbucks
- TACO BELL

- LA QUINTA INNS & SUITES
- Holiday Inn Express
- Hampton by Hilton
- MOTEL 6
- Quality Inn
- macys

Boulevard at Box Hill

- Wegmans
- at home
- LOFT Panera BREAD
- OLD NAVY

Richlin EATING & EVENT CENTER

- BURGER KING
- Waffle House
- SLEEP INN
- penny's

ICE WORLD

JAMES RUN

Maryland House Service Area

- Nathan's
- Wendy's
- DUNKIN' CURRITO
- LEVANTIN BURGER

Riverside Shopping Center

- ShopRite
- RITE AID
- McDonald's
- Waffle House

SPRINGHILL SUITES MARRIOTT

- Ruby Tuesday
- Pizza Hut
- CANDLEWOOD SUITES INN & SUITES
- Country
- extended STAY AMERICA
- Chick-fil-A
- HOMEWOOD SUITES BY MILTON

- BURGER KING
- Arby's
- Holiday Inn



BELCAMP

Bel Air AUTO AUCTION

SEPHORA

LIFOAM NAN

McCormick

P&G

1 MILE

Aberdeen Plaza

- OLLIE'S BARGAIN OUTLET
- Goodwill
- DOLLAR GENERAL

The Plaza at Beards Hill

- ShopRite
- Wendy's
- MARKETS GARDEN
- DOLLAR TREE
- Applebee's
- Great Clips
- DUNKIN'
- MYEYEDE

TARGET

Aberdeen Marketplace

- planet fitness
- HORIZON CINEMAS
- PET SUPPLIES PLUS
- SMOOTHIE KING
- ATI
- Panera BREAD
- TACO BELL
- BURGER KING
- SALLY BEAUTY
- PNC
- Little Caesars
- Bob Evans
- SUBWAY

Frito Lay

Walmart

HOME2 SUITES BY HILTON

C&S Wholesale Grocers

amazon

The Container Store

CLOROX

Gordon FOOD SERVICE

PRIME SOURCE

CLOROX

Ferraro Foods

wayfair



3 MILES

SEPHORA

BOB'S FURNITURE

Electrolux

RITE AID

XPO Logistics



BOULEVARD @ BOX HILL

 4.7 miles / 5 min.

Situated at the crossroads of I-95 and MD Route 24, Boulevard at Box Hill is a premier shopping and dining destination in Bel Air anchored by Wegmans. Other tenants include JC Penney, Old Navy, Loft, Avenue, Ocean City Brewing Co. and Panera Bread. On the opposite side of RT 24 sits Constant Friendship Business Park, featuring Walmart, Target and Lowe's Home Improvement.



MARYLAND GOLF & COUNTRY CLUB

 4.8 miles / 8 min.

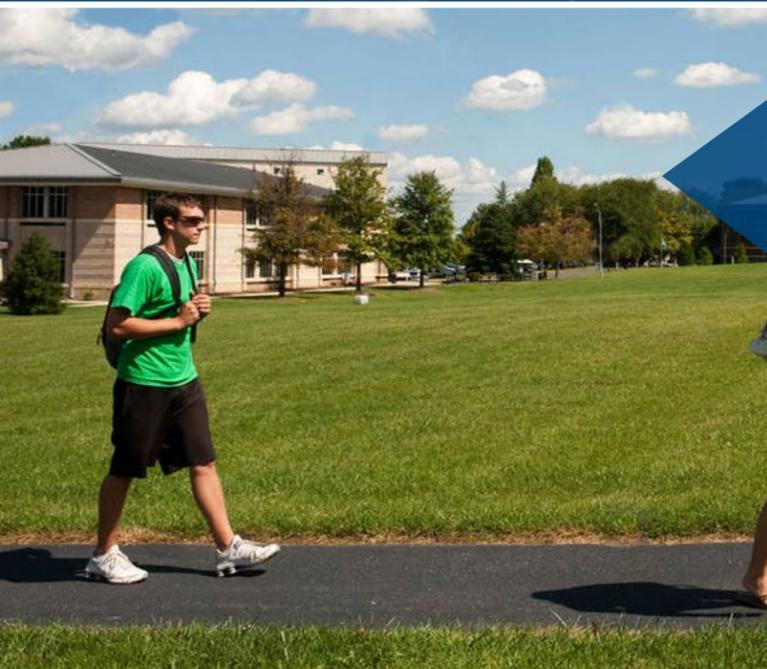
This private, full-service country club in Bel Air, MD, offers a variety of meeting/seminar rooms, dining rooms and banquet space to accommodate up to 300 guests. Many weddings and receptions are celebrated here, in addition to the many members and guests that come for its golf course and tennis courts.



HARFORD COMMUNITY COLLEGE

 5.8 miles / 11 min.

Founded in 1957, Harford Community College now occupies 332 acres and comprises 21 buildings, totaling over 287,000 square feet, and is home to 20,000+ students and an academic staff of 106.



ABERDEEN PROVING GROUND

 6.6 miles / 13 min.

Aberdeen Proving Ground employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of the state's largest employers. APG is also home to the U.S. Army Ordnance Museum.

HAVRE DE GRACE, MD

 12.4 miles / 16 min.

Situated at the mouth of the Susquehanna River and the head of the Chesapeake Bay, Havre de Grace was named one of America's 20 best small towns to visit by *Smithsonian* magazine. The area is popular for its recreation and tourism, with a restored promenade and boardwalk that run along its shore from the Concord Point Lighthouse to the yacht basin, and also boasts numerous museums.



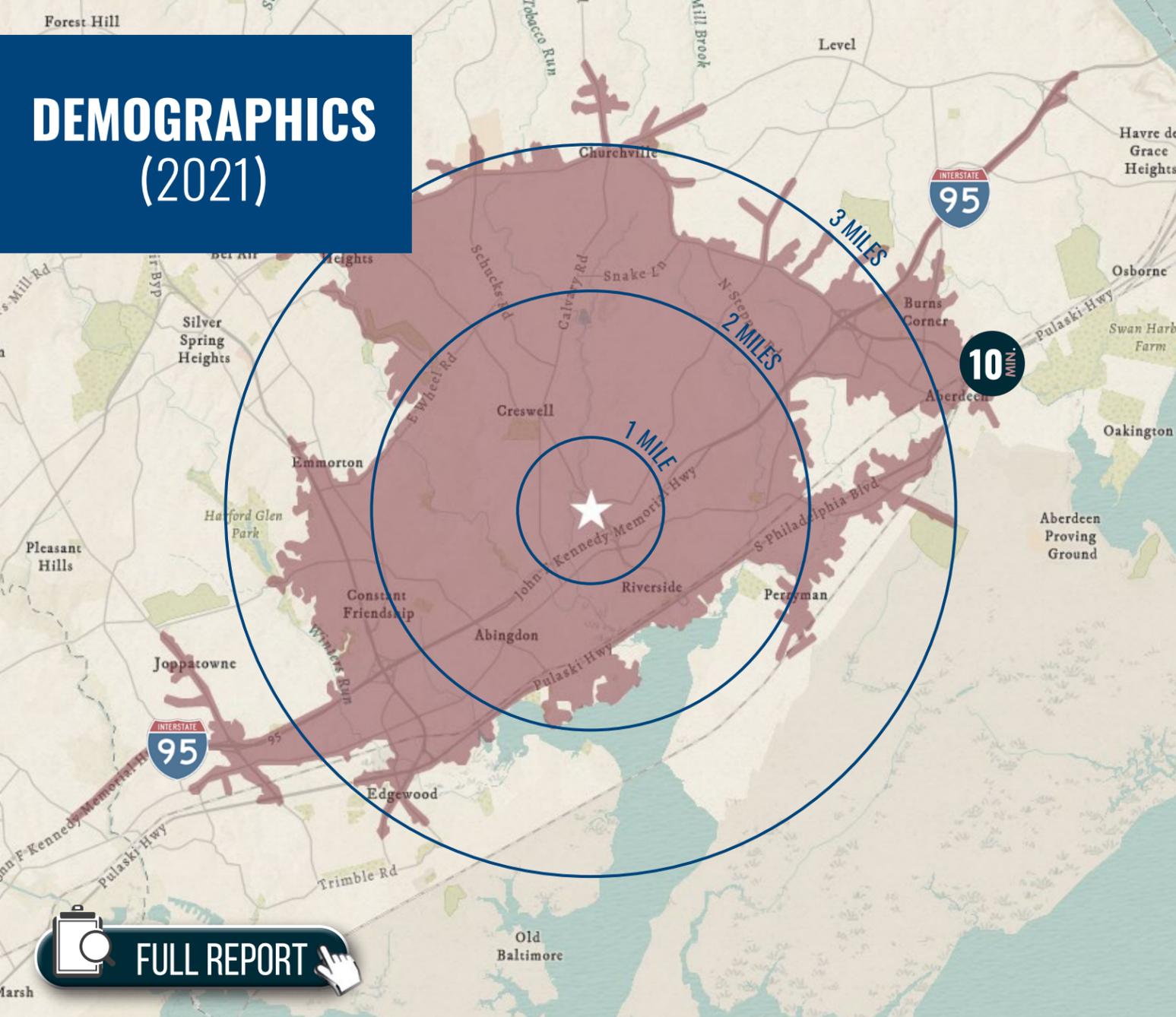
DELAWARE BEACHES

 120 miles / 2 hours

Each of the Delaware beaches has its own personality, from fun-and-friendly Rehoboth to young-and-lively Dewey. Up and down the coast, two distinct lifestyles beckon at the Delaware beaches – the breezy oceanside action and the quieter bayside charm. The Delaware beaches also include Bethany, South Bethany, Lewes, Fenwick Island and Cape Henlopen State Park.



DEMOGRAPHICS (2021)



FULL REPORT

RESIDENTIAL POPULATION

3,133
1 MILE
32,280
3 MILES
99,230
5 MILES

NUMBER OF HOUSEHOLDS

1,280
1 MILE
11,762
3 MILES
37,046
5 MILES

AVERAGE HOUSEHOLD SIZE

2.44
1 MILE
2.73
3 MILES
2.67
5 MILES

MEDIAN AGE

35.8
1 MILE
38.0
3 MILES
39.0
5 MILES

AVERAGE HOUSEHOLD INCOME

\$100,318
1 MILE
\$119,518
3 MILES
\$113,957
5 MILES

EDUCATION (COLLEGE+)

71.5%
1 MILE
69.7%
3 MILES
67.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.3%
1 MILE
95.8%
3 MILES
95.5%
5 MILES

DAYTIME POPULATION

3,162
1 MILE
28,241
3 MILES
91,797
5 MILES

17%
WORKDAY DRIVE
10 MIN. DRIVE

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](#)

14%
ENTERPRISING PROFESSIONALS
10 MIN. DRIVE

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

[LEARN MORE](#)

14%
OLD AND NEWCOMERS
10 MIN. DRIVE

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

[LEARN MORE](#)

9%
PROFESSIONAL PRIDE
10 MIN. DRIVE

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.

3.13
AVERAGE HH SIZE
40.8
MEDIAN AGE
\$138,100
MEDIAN HH INCOME

[LEARN MORE](#)



Presented by:



MACKENZIE
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