



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



# **JAMES RUN**

*ROUTE 543 & INTERSTATE 95 | BEL AIR, MD 21015*



**SEAN LANGFORD**  
SENIOR VICE PRESIDENT

**443.573.3218**  
[SLANGFORD@mackenziecommercial.com](mailto:SLANGFORD@mackenziecommercial.com)





JOIN:

ROYAL  
FARMS



tropical  
SMOOTHIE CAFE

Olive  
Garden  
ITALIAN KITCHEN

LONGHORN  
STEAKHOUSE

## APARTMENT BUILDINGS (6)

300 UNITS

1

## 40,000+ SF RETAIL/RESTAURANTS

INLINE, END CAP, DRIVE-THRU

2

## ROYAL FARMS GAS / CONVENIENCE

4

## MEDICAL/OFFICE BUILDING PROPOSED: 2 STORIES

3

## KIDDIE ACADEMY 10,000 SF / 1 STORY

5

## TOWNHOUSE VILLAS 191 UNITS / 26' x 60'

6

## TOWNHOMES 79 UNITS / 20' WIDE

7

## CIEL SENIOR LIVING 160 BEDS

8

2





Opening  
Soon!

PROPOSED W

VERA LEE DAVIS  
T.M 51 P 332 LOT #3  
1737104 4.201 AC  
ZONED 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



21,152 AADT

tropicalCafe



RETAIL  
PAD SITE

Ryan  
Homes  
VILLAS  
191 UNITS

CIEL  
SENIOR LIVING  
160 BEDS

NVR  
TOWNHOMES  
79 UNITS?

INTERSTATE  
95

3



# 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

LOT 4c

LOT 4b

LOT 8

LOT 1

LOT 10

PARK

CHESSIE WAY

STEAMBOAT WAY

STRASBAUGH DRIVE

SWM POND

STARBUCKS  
SALON  
tropical CAFE

4,300 SF  
RETAIL/  
RESTAURANT

tropical CAFE  
SMOOTHIE

CHIPOTLE  
MEXICAN GRILL

ROYAL FARMS

ROYAL FARMS

LONGHORN  
STEAKHOUSE

LONGHORN  
STEAKHOUSE

Olive Garden  
ITALIAN KITCHEN

Olive Garden

50,000 SF  
PROPOSED HOTEL/  
CONFERENCE CENTER

14,400 SF  
WINE WORLD CONCEPT

KIDDIE  
ACADEMY

CIEL  
SENIOR LIVING  
160 BEDS

NVR  
TOWNHOMES  
79 UNITS?

Ryan  
Homes  
VILLAS  
191 UNITS







**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



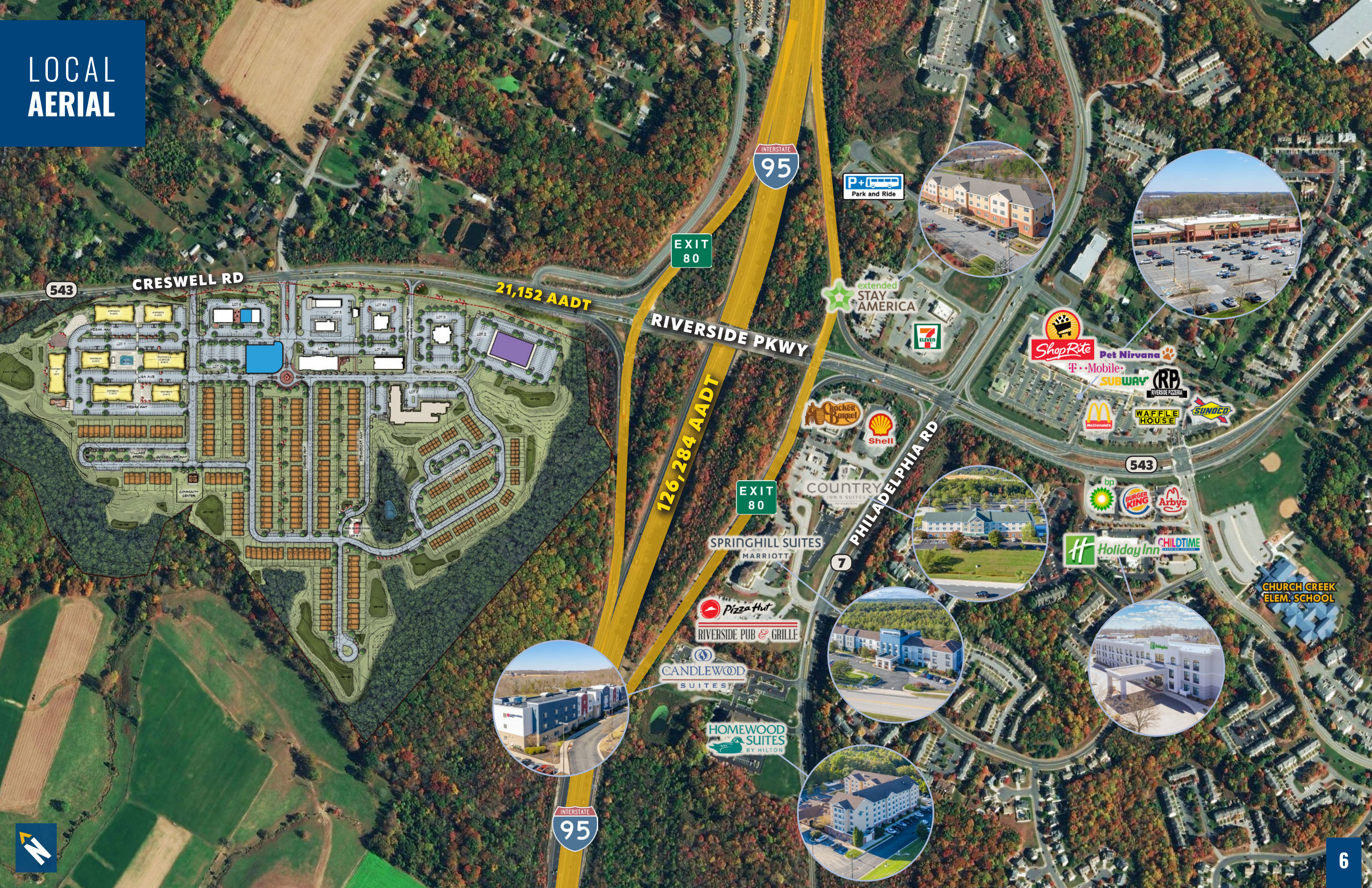
**CIEL SENIOR LIVING**  
160 BEDS



**TOWNHOUSE VILLAS**  
191 UNITS / 26' x 60'



# LOCAL AERIAL





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**TRADE AREA**

**JAMES RUN**

**BEL AIR**

**BELCAMP**

**ABINGDON**

**ABERDEEN**

**BUSH RIVER**

**1 MILE**

**3 MILES**

**5 MILES**

**THE PLAZA AT BEARDS HILL**

**ABERDEEN MARKETPLACE**

**MARYLAND HOUSE SERVICE AREA**

**RIVERSIDE SHOPPING CENTER**

**SPRINGHILL SUITES**

**BOULEVARD AT BOX HILL**

**CONSTANT FRIENDSHIP SHOPPING CENTER**

**THE SHOPS AT CONSTANT FRIENDSHIP**

**LAQUINTA**

**MACY'S**

**WALMART**

**LOWE'S**

**TARGET**

**BJ'S PET SMART**

**REGAL CINEMAS**

**CHICK-FIL-STEAK**

**TACO BELL**

**STARBUCKS**

**KFC**

**McDONALD'S**

**WEGMANS**

**AT HOME**

**LOFT**

**PANERA**

**OLD NAVY**

**WAFLE HOUSE**

**PENNY'S**

**SLEEP INN**

**ICE WORLD**

**SEPHORA**

**BOB'S FURNITURE**

**ELECTROLUX**

**RITE AID**

**XPO LOGISTICS**

**WALMART**

**HOME 2**

**ALDI**

**LIDL**

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**C&S WHOLESALE GROCERS**

**CLOROX**

**GORDON FOOD SERVICE**

**PRIME SOURCE**

**wayfair**

**FERRARO FOODS**

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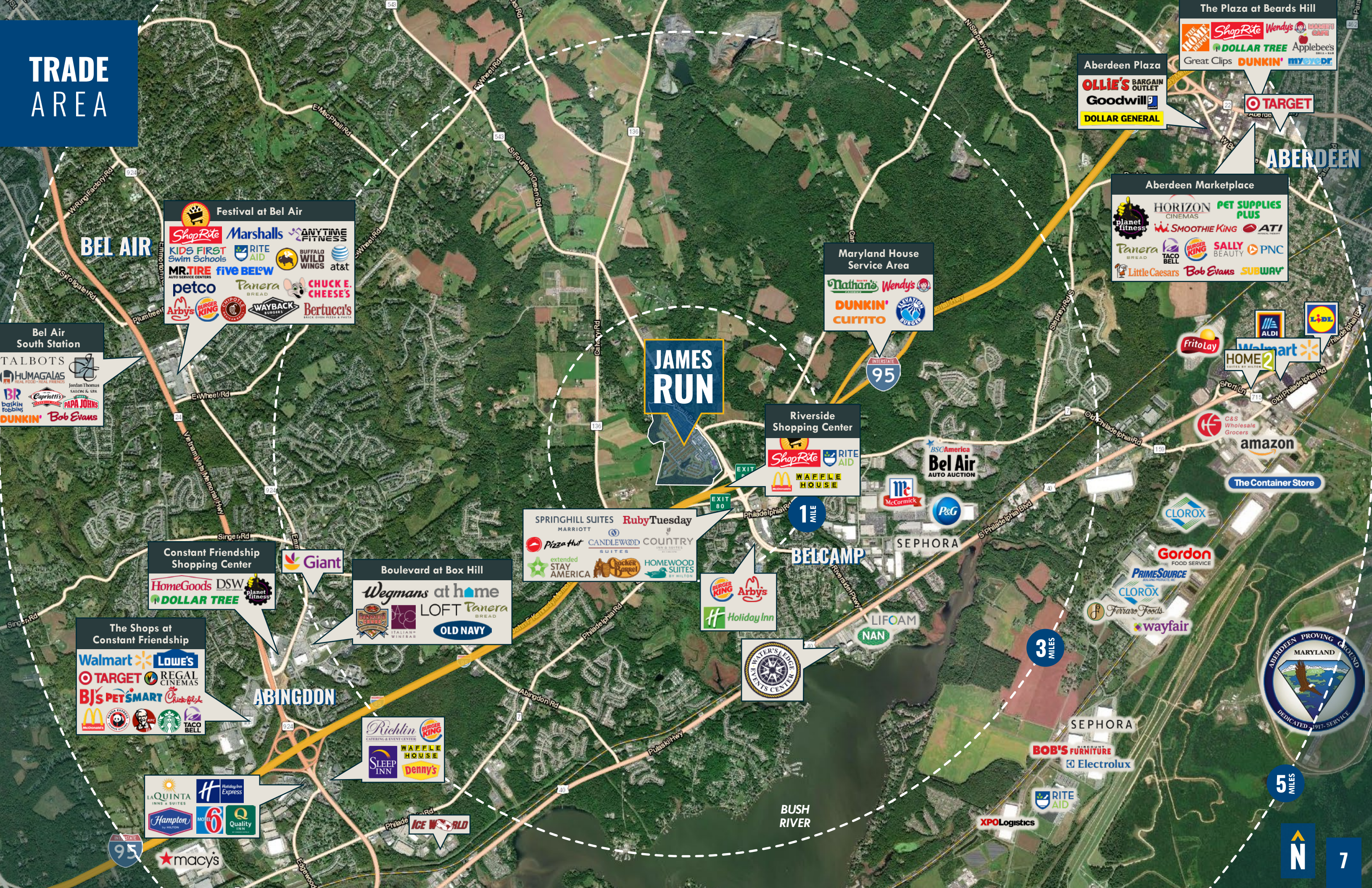
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**JAMES RUN**

**1 MILE**

**3 MILES**

**5 MILES**

**ABINGDON**

**BELCAMP**

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**ABERDEEN**

**BUSH RIVER**

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**THE SHOPS AT CONSTANT FRIENDSHIP**

**SPRINGHILL SUITES**

**RUBY TUESDAY**

**PIZZA HUT**

**CANDLEWOOD COUNTRY**

**EXTENDED STAY AMERICA**

**CHICKEN BANQUET**

**HOMWOOD SUITES**

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**HOLIDAY INN EXPRESS**

**MOTEL 6**

**QUALITY INN**

**ICE WORLD**

**SLEEP INN**

**WAFLE HOUSE**

**PENNY'S**

**WENDY'S**

**DUNKIN' CURRITO**

**NATHAN'S**

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# BOULEVARD @ BOX HILL

 4.7 miles / 5 min.

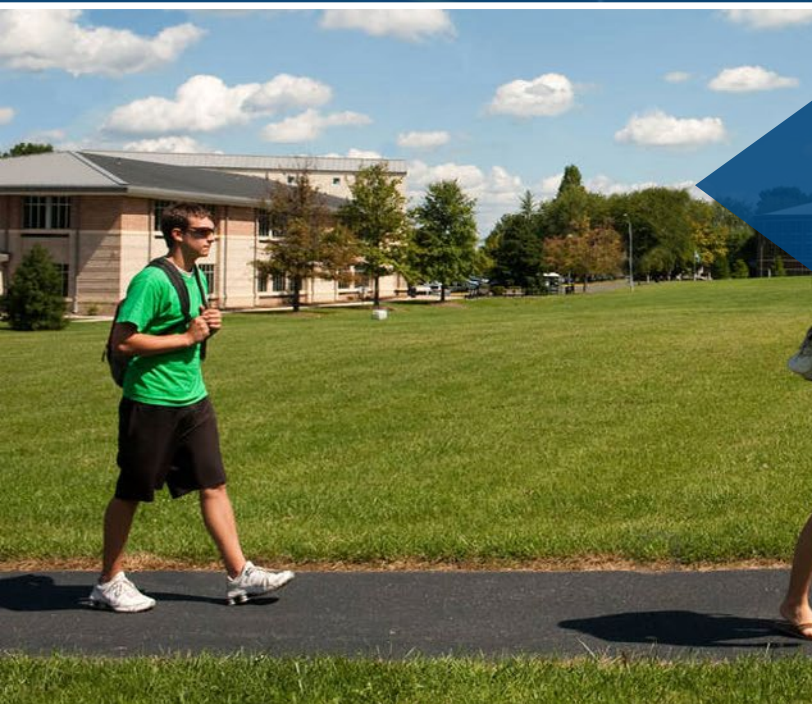
Situated at the crossroads of I-95 and MD Route 24, Boulevard at Box Hill is a premier shopping and dining destination in Bel Air anchored by Wegmans. Other tenants include JC Penney, Old Navy, Loft, Avenue, Ocean City Brewing Co. and Panera Bread. On the opposite side of RT 24 sits Constant Friendship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

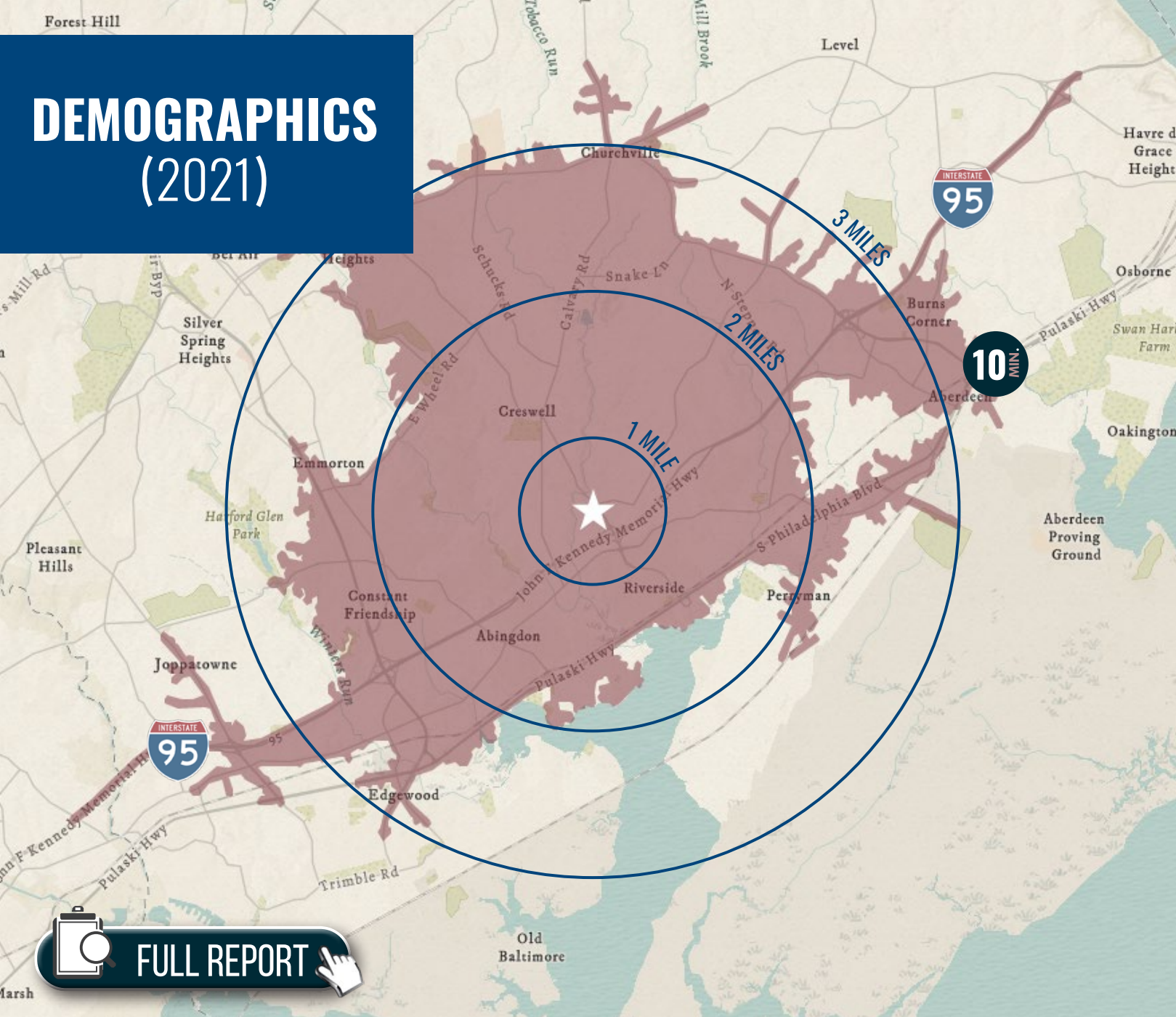
 120 miles / 2 hours

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)



## 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**  
RETAIL

# JAMES RUN

ROUTE 543 & INTERSTATE 95 | BEL AIR, MD 21015



**CONTACT:**



**SEAN LANGFORD**  
SENIOR VICE PRESIDENT

**443.573.3218**  
[SLANGFORD@mackenziecommercial.com](mailto:SLANGFORD@mackenziecommercial.com)