

FOR LEASE



Harford County, Maryland



**PLUMTREE
PROFESSIONAL CENTER**
104 PLUMTREE ROAD
BEL AIR, MARYLAND 21015



Tom Fidler

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Mackenzie Commercial Real Estate Services, LLC

Tom Mottley

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FOR LEASE



Harford County, Maryland

AVAILABLE

1,131 sf (Suite 103)

OCCUPANCY

January 1, 2022

BUILDING SIZE

35,058 sf

YEAR BUILT

1991

PARKING

184 surface spaces (5.59/1,000 sf)

RENTAL RATE

\$28.00 psf, NNN

HIGHLIGHTS

- ▶ Just north of the Festival at Bel Air (ShopRite, Marshalls, Kohl's, Petco, Five Below)
- ▶ 3 minute drive from the University of Maryland Upper Chesapeake Medical Center
- ▶ Easy access to I-95 and Route 1
- ▶ Center is located between thriving Bel Air (to the north) and Abingdon (to the south)



STREET VIEW

PLUMTREE PROFESSIONAL CENTER

104 PLUMTREE ROAD | BEL AIR, MARYLAND 21015

JOIN:

ADVANCED RADIOLOGY
THE RETINA CARE CENTER
PLUMTREE FAMILY HEALTH CENTER
MARYLAND PAIN SPECIALISTS
POTOMAC PHYSICIANS
ADVANCED EYE CARE
AESTHETICS

1,131 SF
AVAILABLE



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SITE PLAN

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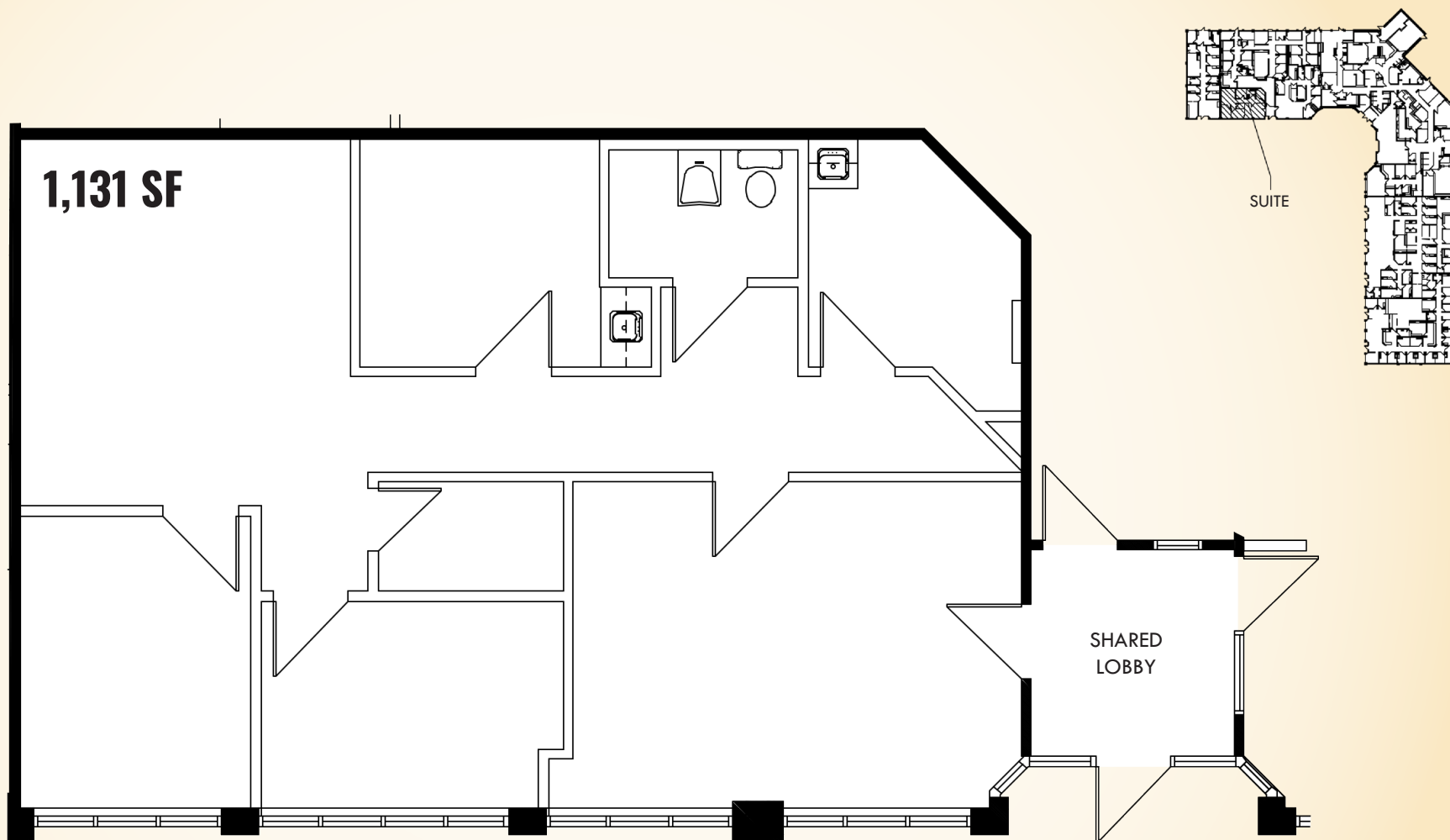
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FLOOR PLAN: SUITE 103

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BIRDSEYE

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TRADE AREA

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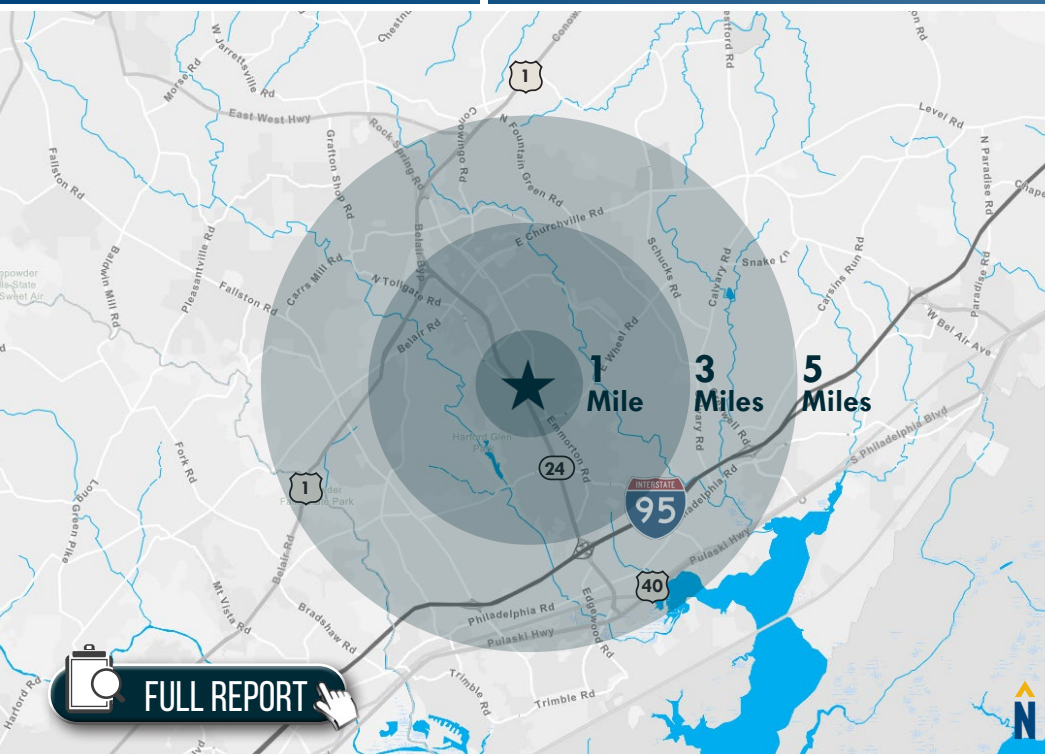
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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION

10,304

1 MILE

64,456

3 MILES

123,006

5 MILES

NUMBER OF HOUSEHOLDS

3,759

1 MILE

24,821

3 MILES

45,932

5 MILES

AVERAGE HH SIZE

2.69

1 MILE

2.58

3 MILES

2.65

5 MILES

MEDIAN AGE

43.0

1 MILE

40.7

3 MILES

40.7

5 MILES

AVERAGE HH INCOME

\$143,433

1 MILE

\$123,545

3 MILES

\$121,488

5 MILES

EDUCATION (COLLEGE+)

71.2%

1 MILE

71.4%

3 MILES

69.9%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.3%

1 MILE

95.6%

3 MILES

96.0%

5 MILES

DAYTIME POPULATION

11,132

1 MILE

67,794

3 MILES

122,291

5 MILES

20%

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

LEARN MORE

15%

WORKDAY DRIVE

2 MILES

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%

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

LEARN MORE

14%

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

LEARN MORE

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