

# FOR LEASE

Harford County, Maryland

# PRIME RETAIL FLEX SPACE

GATEWAY BUSINESS CENTER | 227 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

## AVAILABLE

- ▶ Suite E: 1,920 sf

## HIGHLIGHTS

- ▶ Conveniently located in close proximity to Veterans Memorial Highway (Route 24), Route 1 (Bel Air Bypass) and Bel Air's Main Street District
- ▶ Directly behind Harford Mall, a U.S. Post Office and the Bel Air Athletic Club
- ▶ Ideal location for retail, flex and office tenants alike
- ▶ Recent renovations include new roof, HVAC (for each suite), energy efficient exterior lighting, paint and re-paved parking field (5/1,000 ratio)
- ▶ Each suite is self-contained with its own storefront entrance, private bathrooms, individually metered electric and a rear drive-in door
- ▶ Attractive rental rates with flexible size opportunities



Mike Ruocco | Vice President

443.798.9338

mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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# LEASING PLAN

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# BIRDSEYE

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1,920 SF  
AVAILABLE



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# FOR LEASE

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# LOCAL TRADE AREA

GATEWAY BUSINESS CENTER | 227 GATEWAY DRIVE | BEL AIR, MARYLAND 21014



# FOR LEASE

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# REGIONAL TRADE AREA

GATEWAY BUSINESS CENTER | 227 GATEWAY DRIVE | BEL AIR, MARYLAND 21014



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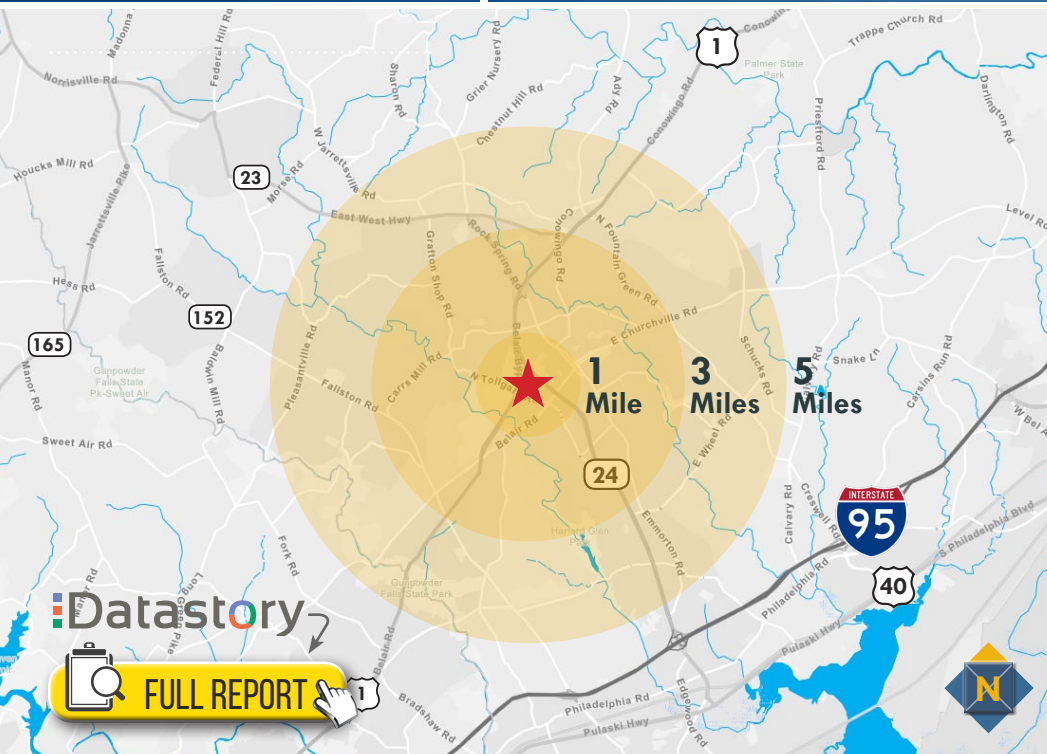
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# FOR LEASE

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# LOCATION / DEMOGRAPHICS

GATEWAY BUSINESS CENTER | 227 GATEWAY DRIVE | BEL AIR, MARYLAND 21014



<p><b>RESIDENTIAL POPULATION</b></p> <p>5,334 1 MILE</p> <p>59,210 3 MILES</p> <p>112,785 5 MILES</p>	<p><b>NUMBER OF HOUSEHOLDS</b></p> <p>2,389 1 MILE</p> <p>22,378 3 MILES</p> <p>41,338 5 MILES</p>	<p><b>AVERAGE HH SIZE</b></p> <p>2.20 1 MILE</p> <p>2.60 3 MILES</p> <p>2.70 5 MILES</p>	<p><b>MEDIAN AGE</b></p> <p>45.3 1 MILE</p> <p>42.8 3 MILES</p> <p>41.1 5 MILES</p>
<p><b>AVERAGE HH INCOME</b></p> <p>\$98,021 1 MILE</p> <p>\$111,747 3 MILES</p> <p>\$115,281 5 MILES</p>	<p><b>EDUCATION (COLLEGE+)</b></p> <p>68.6% 1 MILE</p> <p>71.9% 3 MILES</p> <p>71.6% 5 MILES</p>	<p><b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b></p> <p>97.2% 1 MILE</p> <p>97.1% 3 MILES</p> <p>96.9% 5 MILES</p>	<p><b>DAYTIME POPULATION</b></p> <p>15,981 1 MILE</p> <p>61,165 3 MILES</p> <p>100,176 5 MILES</p>

**19%**  
GOLDEN YEARS  
2 MILES

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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.

**2.05**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$61,000**  
MEDIAN HH INCOME

**19%**  
SAVVY SUBURBANITES  
2 MILES

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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.

**2.83**  
AVERAGE HH SIZE

**44.1**  
MEDIAN AGE

**\$104,000**  
MEDIAN HH INCOME

**15%**  
OLD AND NEWCOMERS  
2 MILES

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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.

**2.11**  
AVERAGE HH SIZE

**38.5**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

**11%**  
EXURBANITES  
2 MILES

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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.

**2.48**  
AVERAGE HH SIZE

**49.6**  
MEDIAN AGE

**\$98,000**  
MEDIAN HH INCOME