

# FOR LEASE

Harford County, Maryland

# ABERDEEN MARKETPLACE

1010-1026 BEARDS HILL ROAD | ABERDEEN, MARYLAND 21001

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## AVAILABLE

- ▶ 1,250 sf
- ▶ 2,048 sf
- ▶ 1,220 sf
- ▶ 4,150 sf
- ▶ 4,807 sf (Aval. 30 days)
- ▶ 6,940 sf

## ZONING

B-3 (Highway Commercial)

## TRAFFIC COUNT

24,865 AADT (Route 22)  
12,545 AADT (Beards Hill Rd)

## HIGHLIGHTS

- ▶ 103,000 sf shopping center
- ▶ Located at the intersection of Route 22 and Beards Hill Road in the heart of Aberdeen
- ▶ 1/4 mile from Interstate 95
- ▶ Shadow-anchored by Target



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# BIRDSEYE

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# SITE PLAN

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- 1010 **A B** ATI Phys. Therapy
- 1010 **C** AVAILABLE: 1,220 sf
- 1010 **D** Enterprise
- 1010 **E** Jackson Hewitt
- 1010 **F** AVAILABLE: 1,250 sf
- 1010 **G** str8smiles
- 1010 **H** Smoothie King
- 1010 **P** Planet Fitness
- 1012 Horizon Cinemas
- 1014 Rite Aid
- 1016 **A** AVAILABLE: 2,048 sf (23' x 90')
- 1016 **C** Pet Valu
- 1016 **E** Sally Beauty
- 1016 **G** Verizon
- 1016 **I** Olympia Sports: 4,807 sf  
(Available 30 days)
- 1016 **K** AVAILABLE: 4,150 sf
- 1016 **M** T-Mobile
- 1018 **C** AVAILABLE: 6,940 sf (77' x 90')
- 1020 **A** Pro Nails
- 1020 **B** Cricket
- 1020 **C** Subway
- 1020 **D** Hair Cuttery
- 1020 **E** Little Caesar's
- 1022 GameStop
- 1022 **A** Panera Bread



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# TRADE AREA

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**Aberdeen Plaza**

- OLLIE'S Bargain Outlet
- Goodwill
- DOLLAR GENERAL
- COLORTYME RENT-TO-OWN

**Aberdeen Marketplace**

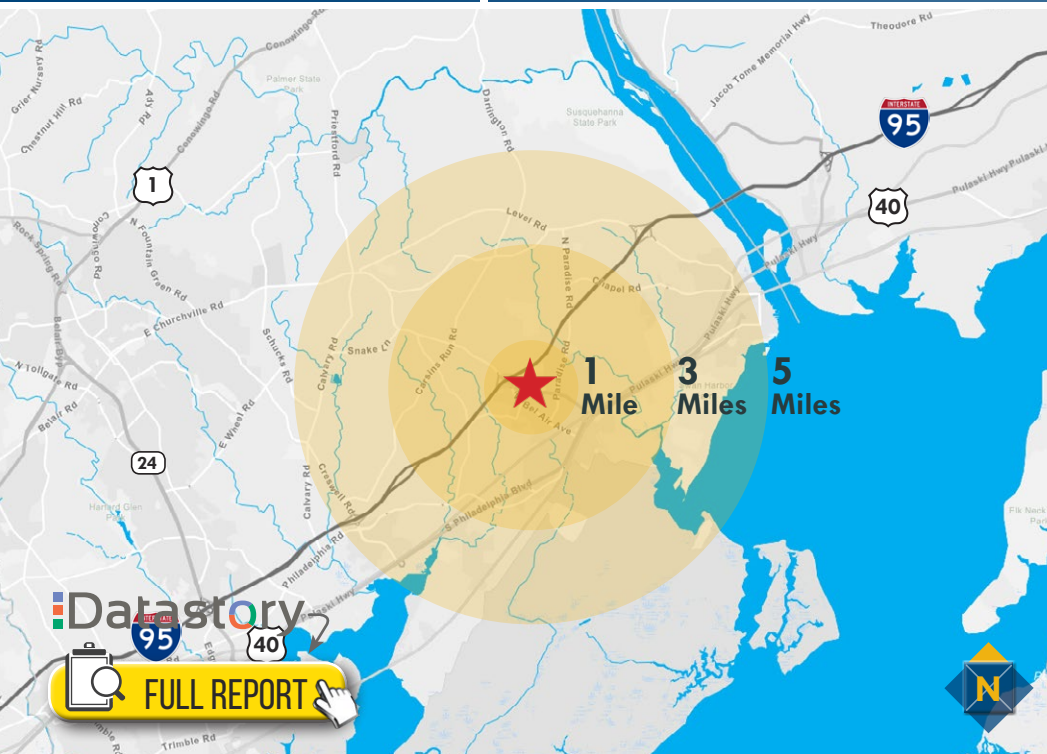
- planet fitness
- RITE AID
- Little Caesars
- HORIZON CINEMAS
- OLYMPIA Sports
- TACO BELL
- BURGER KING
- pet valu
- ATI PHYSICAL THERAPY
- PNC
- Tanera BREAD
- SALLY BEAUTY
- Bob Evans
- SUBWAY

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# LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
6,722 1 MILE	2,765 1 MILE	2.42 1 MILE	41.6 1 MILE
25,214 3 MILES	9,586 3 MILES	2.62 3 MILES	38.1 3 MILES
49,326 5 MILES	18,497 5 MILES	2.60 5 MILES	38.5 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$70,905 1 MILE	55.3% 1 MILE	94.8% 1 MILE	7,028 1 MILE
\$75,458 3 MILES	57.6% 3 MILES	94.0% 3 MILES	25,574 3 MILES
\$84,354 5 MILES	60.0% 5 MILES	94.0% 5 MILES	50,525 5 MILES

**28%**  
PARKS AND REC  
2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

**2.51**  
AVERAGE HH SIZE

**40.9**  
MEDIAN AGE

**\$60,000**  
MEDIAN HH INCOME

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**22%**  
METRO FUSION  
2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

**2.65**  
AVERAGE HH SIZE

**29.3**  
MEDIAN AGE

**\$35,700**  
MEDIAN HH INCOME

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**11%**  
COMFORTABLE EMPTY NESTERS  
2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

**2.52**  
AVERAGE HH SIZE

**48.0**  
MEDIAN AGE

**\$75,000**  
MEDIAN HH INCOME

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**10%**  
PLEASANTVILLE  
2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

**2.88**  
AVERAGE HH SIZE

**42.6**  
MEDIAN AGE

**\$92,900**  
MEDIAN HH INCOME

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