

# TOLLGATE MARKETPLACE ■ BEL AIR, MD



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# Tollgate Marketplace

615 BALTIMORE PIKE | BEL AIR, MD 21014

**9,920 SF FORMER PIER 1 IMPORTS END-CAP AVAILABLE**



## Property Highlights

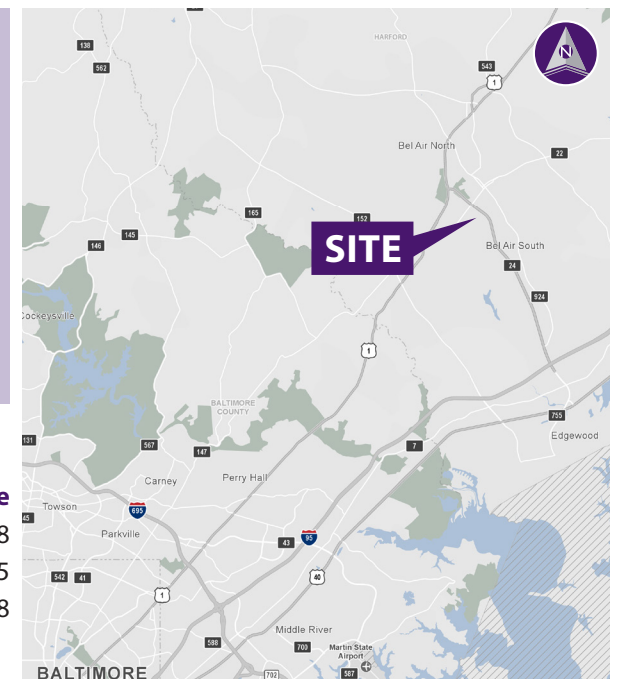
- Steady consumer traffic driven by a strong tenant mix including seven national anchors
- Proven retail destination in one of the region's strongest retail markets
- Located at the heavily trafficked main intersection (70,000 AAWDT) of Baltimore Pike (U.S. Route 1) and Vietnam Veterans Memorial Highway (U.S. Route 24) with direct visibility to the shopping center
- Newly renovated center including upgraded facade
- Located at the best intersection in the market with multiple access points

## Demographics (2019 Estimated)

	1 Mile	3 Mile	5 Mile
Population	6,061	65,776	115,548
Average HH Income	\$100,950	\$116,677	\$117,445
Daytime Population	21,131	67,091	107,038

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TENANTS	AREA (SF)
1. Sprouts	33,069
2. Home Sense (NOW OPEN!)	30,000
3. Michaels	35,000
4. Ashley Furniture	40,400
<b>5. AVAILABLE</b>	<b>4,282</b>
6. Staples	20,285
7A. Cork Wine & Spirits	9,428
7B. Club Pilates	2,110
8. TJ Maxx	27,769
<b>9. AVAILABLE</b>	<b>1,680</b>
<b>10. AVAILABLE (18'-11" x 71'-9" x 59'-8")</b>	<b>1,230</b>
11. Sally Beauty Supply	1,600
12. Great Clips	1,230
13. Only Nails	3,900
14. Jo-Ann Fabrics	46,000
15. Party City	14,351
16. Ulta	10,990
17. Hair Cuttery	2,365
18. Sakura Japanese	5,380
19. Rack Room Shoes	6,980
20. Men's Wearhouse	6,906
<b>21. AVAILABLE</b>	<b>9,920</b>
22. Noodles & Company	3,000
23. Firehouse Subs	3,000
25A. Saladworks	2,047
25B. Howard Bank	2,913
26. Children's Urgent Care	3,500
27. TGI Friday's	7,041
28. Barnes & Noble	23,115
29. Gong Cha Tea & Coffee	1,200
30A. Boston Market	2,600
30B. Einstein Bros Bagels	2,600
31. Outback Steakhouse	6,200
32. Red Lobster	8,356
33. Miller's Ale House	6,360
34. Wells Fargo	4,044
<b>TOTAL</b>	<b>390,746</b>



**AVAILABLE**



**Site Plan Key**

- LEASED
- AVAILABLE
- UNDER NEGOTIATION
- NOT A PART

