



BEL AIR SQUARE



FOR LEASE

Harford County, Maryland

BEL AIR SQUARE

260 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

AVAILABLE

576 - 1,152 sf

RENTAL RATE

	Single	Double
Level A:	\$730/mo	\$1,380/mo
Level B:	\$850/mo	\$1,700/mo
Level C:	\$750/mo	\$1,400/mo

TERM

3 - 5 Years

PARKING RATIO

Free, on-site parking

OCCUPANCY

Immediate

NEARBY AMENITIES

Dining, retail, banking, personal services

HIGHLIGHTS

- ▶ Flexible floor plans with separate entrances
- ▶ Abundant, free, on-site parking available
- ▶ Private entrances, individual thermostats, wall to wall carpeting, powder rooms, mini blinds, ambient lighting, and "instant" hot water

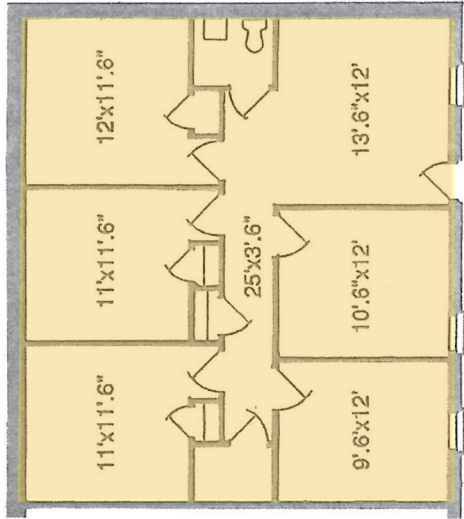


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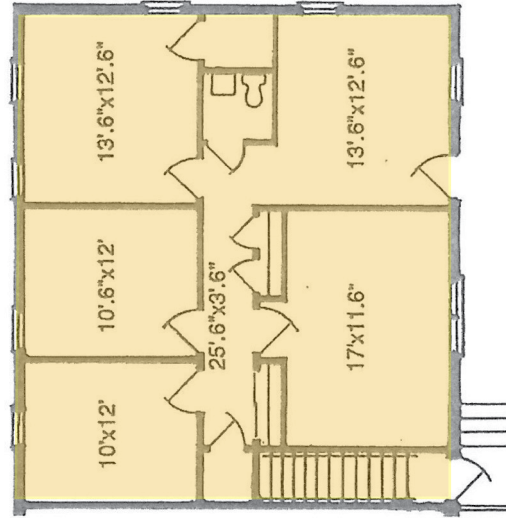
Harford County, Maryland

FLOOR PLANS

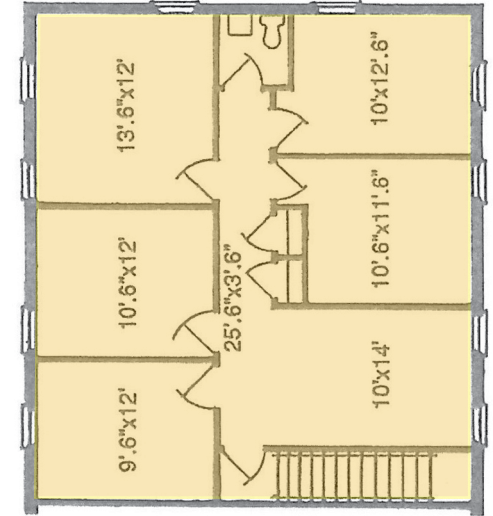
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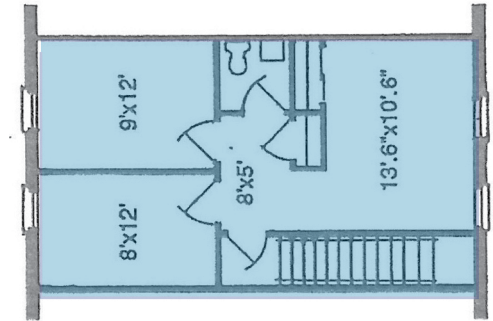
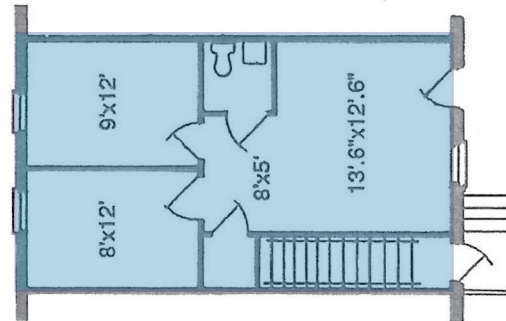
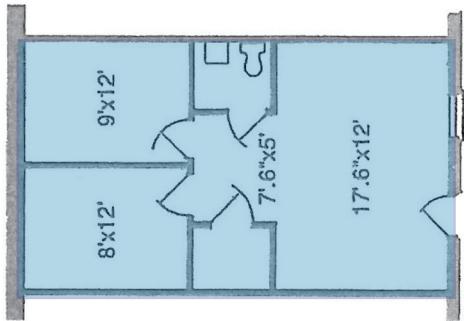
Lower Level - A



Middle Level - B



Upper Level - C



 Typical Double Layout*

 Typical Single Layout*

*All measurements are approximate

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SURROUNDING AMENITIES

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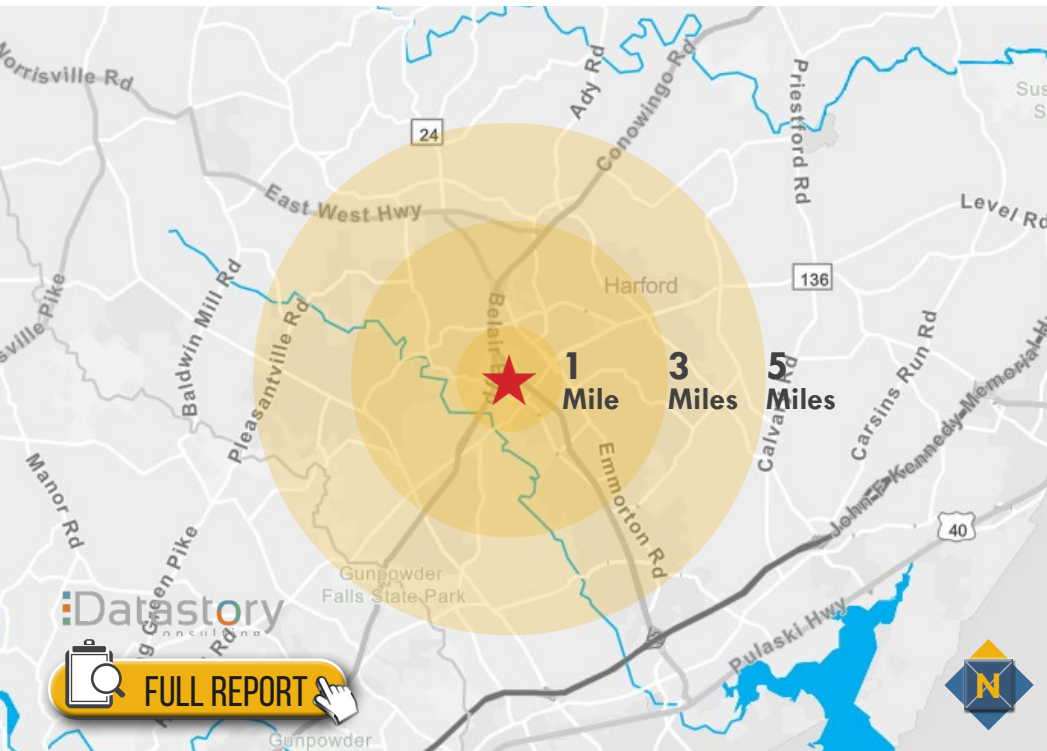


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LOCATION / DEMOGRAPHICS

BEL AIR SQUARE | 260 GATEWAY DRIVE | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION 2,212 1 MILE 27,140 3 MILES 51,593 5 MILES	NUMBER OF HOUSEHOLDS 2,372 1 MILE 22,385 3 MILES 41,368 5 MILES	AVERAGE HH SIZE 2.22 1 MILE 2.60 3 MILES 2.70 5 MILES	MEDIAN AGE 45.4 1 MILE 42.8 3 MILES 41.1 5 MILES
AVERAGE HH INCOME \$98,611 1 MILE \$111,762 3 MILES \$115,231 5 MILES	EDUCATION (COLLEGE+) 68.4% 1 MILE 71.9% 3 MILES 71.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.2% 1 MILE 97.1% 3 MILES 96.9% 5 MILES	DAYTIME POPULATION 16,015 1 MILE 61,192 3 MILES 100,185 5 MILES

19.3%
GOLDEN YEARS
2 MILES

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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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.

18.8%
SAVVY SUBURBANITES
2 MILES

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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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.

14.8%
OLD AND NEWCOMERS
2 MILES

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

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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.

11.0%
EXURBANITES
2 MILES

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

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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.