



# BEL AIR

## TOWN CENTER



**Tom Fidler** | *Executive Vice President & Principal*  
☎ 410.494.4860 ✉ [tfidler@mackenziecommercial.com](mailto:tfidler@mackenziecommercial.com)  
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

**Laura Williams** | *Vice President*  
☎ 410.494.4864 ✉ [lwilliams@mackenziecommercial.com](mailto:lwilliams@mackenziecommercial.com)  
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# FOR LEASE

Harford County, Maryland

# BEL AIR TOWN CENTER

512-592 BALTIMORE PIKE | BEL AIR, MARYLAND 21014

BELAIR  
TOWN CENTER

## AVAILABLE

1,620 - 9,803 sf

## TERM

5 - 10 years

## OCCUPANCY

Immediate

## PARKING RATIO

4 : 1,000 sf

## RENTAL RATE

Negotiable, NNN

## HIGHLIGHTS

- ▶ Located at the intersection of U.S. Route 1 and Route 24 (73,000+ vehicles per day)
- ▶ Pylon signage available (based on suite size)
- ▶ Strong mix of national, regional and local tenants including Barrett's on the Pike, Liberatore's, Mathnasium, Off the Chain Spin Studio, MY SALON Suite, Weight Watchers, T-Mobile, Leslie's Pool Supplies, FedEx Office & more!



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# BIRDSEYE

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# SITE PLAN

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# LOCAL TRADE AREA

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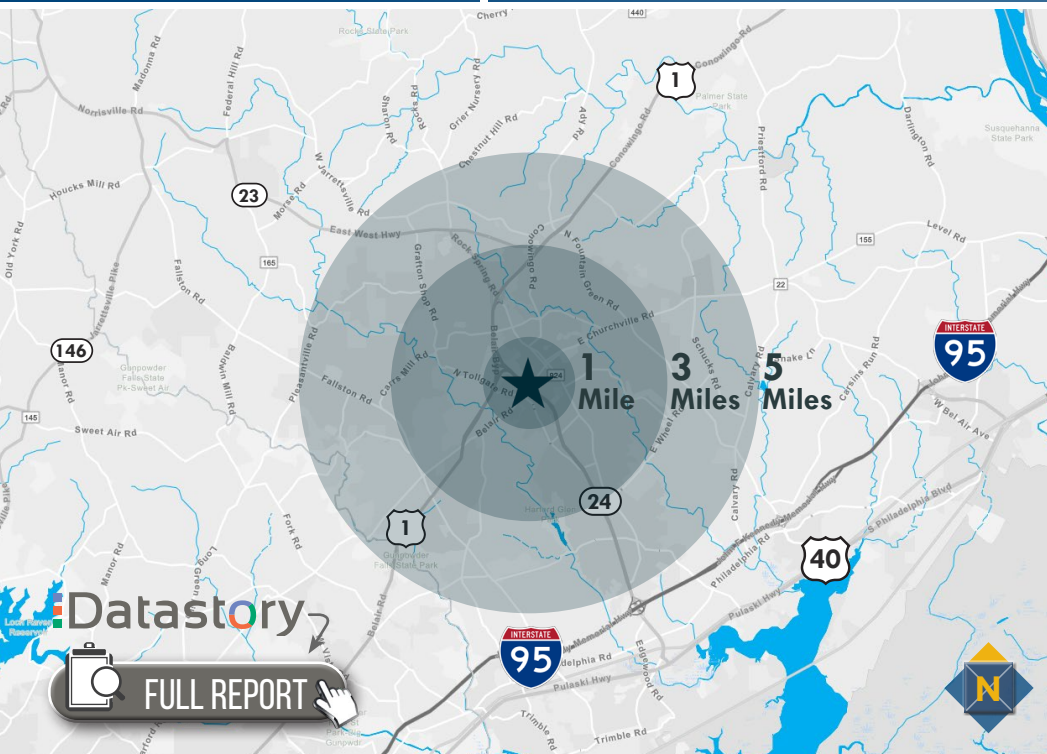
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# LOCATION / DEMOGRAPHICS

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TOWN CENTER



## RESIDENTIAL POPULATION

6,776  
1 MILE  
68,167  
3 MILES  
113,229  
5 MILES

## NUMBER OF HOUSEHOLDS

2,085  
1 MILE  
25,266  
3 MILES  
41,563  
5 MILES

## AVERAGE HH SIZE

2.14  
1 MILE  
2.65  
3 MILES  
2.70  
5 MILES

## MEDIAN AGE

46.9  
1 MILE  
41.9  
3 MILES  
41.0  
5 MILES

## AVERAGE HH INCOME

\$98,963  
1 MILE  
\$114,395  
3 MILES  
\$114,515  
5 MILES

## EDUCATION (COLLEGE+)

70.2%  
1 MILE  
72.3%  
3 MILES  
71.5%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.4%  
1 MILE  
97.1%  
3 MILES  
96.8%  
5 MILES

## DAYTIME POPULATION

22,059  
1 MILE  
67,338  
3 MILES  
101,312  
5 MILES

20%  
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

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19%  
OLD AND NEWCOMERS  
2 MILES

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.

2.12  
AVERAGE HH SIZE  
39.4  
MEDIAN AGE  
\$44,900  
MEDIAN HH INCOME

LEARN MORE

16%  
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

11%  
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

MACKENZIE  
RETAIL

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Laura Williams | Vice President  
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