



# PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



JUST OPENED!

America's Best  
**WINGS**

NOW OPEN!

enterprise



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Available: 1,500 SF, 2,000 SF, 3,300 SF, 9,000 SF & 1.73 Acres
- Plaza at Beards Hill is the premier shopping center in Aberdeen, MD and is anchored by Shop Rite and Home Depot
- Located at the interchange of I-95 [101,805 ADT] and Route 22 [24,211 ADT]
- Aberdeen is the home of Aberdeen Proving Ground [21,000+ employees]
- Upper Chesapeake Hospital \$400 million-dollar medical campus open across the street

JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

RACHEL KLEIN

rklein@klnb.com | 443-632-2087

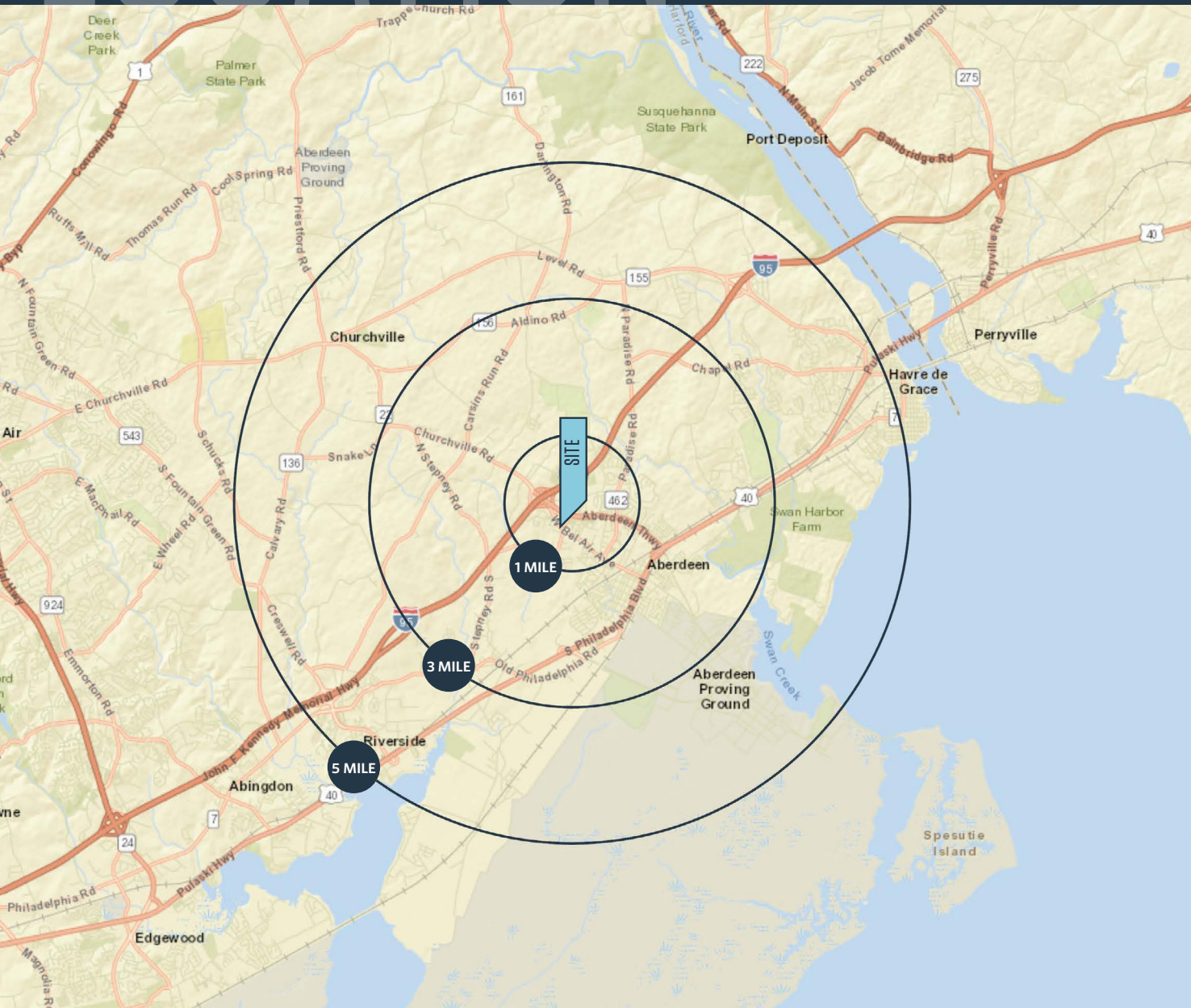
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# LOCATION

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### AVAILABLE:

- 1,500 SF
- 2,000 SF
- 3,532 SF
- 12,974 SF
- 9,000 SF Pad Site
- 1.73 Acre Pad Site

### DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
6,498	25,982	51,752
Daytime Population		
7,155	24,991	50,109
Households		
2,886	10,417	20,666
Average HH Income		
\$91,453	\$111,248	\$114,864

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

### TRAFFIC COUNTS | 2022:

Route 22	24,211 ADT
Beards Hill Rd	18,211 ADT

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# SITE PLAN

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TENANTS		
A	CLEANERS	1,600 SF
B	BARBER	1,200 SF
C	JOHNNY'S POKE BOWL	2,000 SF
D	MAMIE'S CAFE	3,000 SF
E	AT LEASE	3,532 SF
F	GREAT CLIPS	2,000 SF
G	AVAILABLE	2,000 SF
H	JERSEY MIKE'S	1,600 SF
I	SHOP RITE	53,000 SF
J	BEARDS HILL LIQUORS	10,000 SF
K	AMERICA'S BEST WINGS	1,500 SF
L	MY EYE DR	1,500 SF
M	SANTINI'S ITALIAN CUISINE	2,500 SF
N	H&R BLOCK	1,500 SF
O	VET CLINIC	2,851 SF
P	DOLLAR TREE	12,838 SF
Q	AVAILABLE	1,500 SF
R	RENT-A-CENTER	5,500 SF
S	MODEL NAILS	1,500 SF
T	HUNAN RESTAURANT	3,500 SF
U	AVAILABLE	3,300 SF
V	AT LEASE	9,500 SF
P2	DUNKIN DONUTS	2,400 SF
P3	APPLEBEE'S	6,000 SF
P4	WENDY'S	3,500 SF
P5	ENTERPRISE RENT A CAR	2,336 SF
P6	JIFFY LUBE	2,700 SF
P7	MATTRESS WAREHOUSE	8,000 SF
P8	AVAILABLE PAD	9,000 SF

- LEASED
- AVAILABLE
- AT LEASE
- SEPARATELY OWNED



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klnb



# MARKET

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# MID-VIEW

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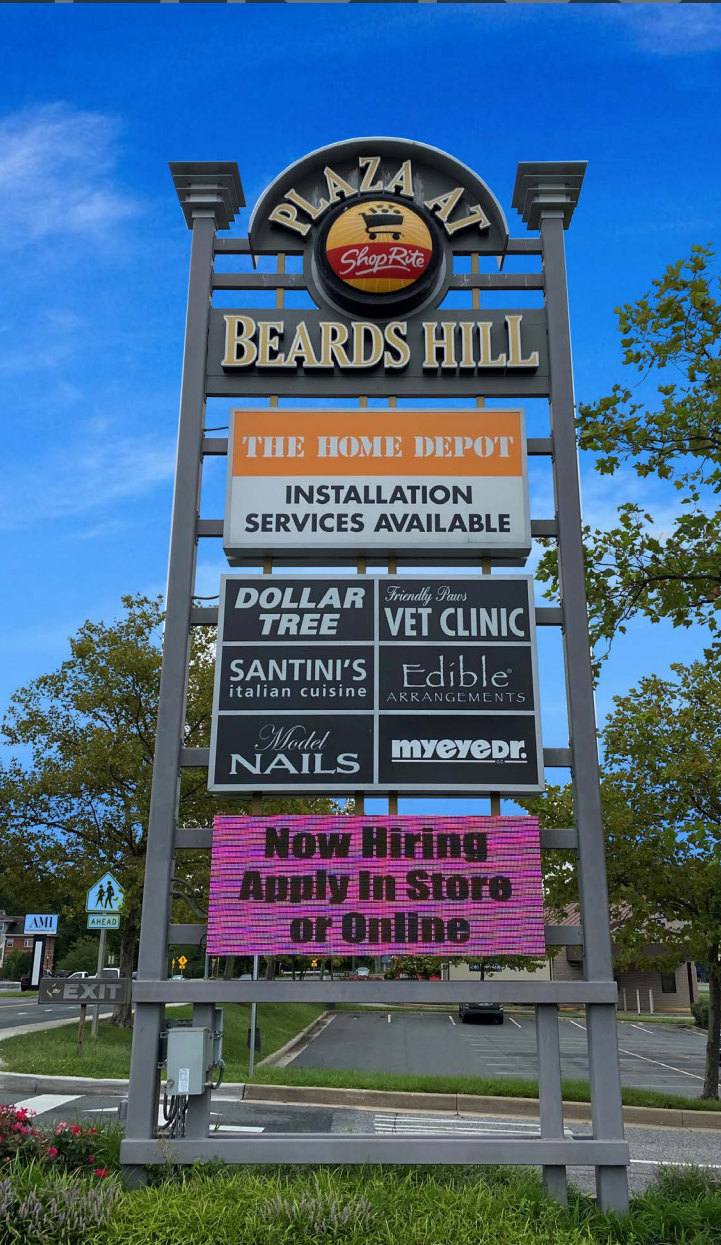
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**klnb**



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## FOR MORE INFORMATION, PLEASE CONTACT:

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100 West Road, Suite 505, Towson, MD 21204

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**klnb.com**



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facebook.com/KLNBCRE

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