



JUST SIGNED!

 **Jannettsville**
FURNITURE
A BETTER WAY TO BUY FURNITURE

BUBBAKOO'S BURRITOS

NOW OPEN

 **SalonCentric**

 **Next HALAL**
FOOD

BEL AIR TOWN CENTER

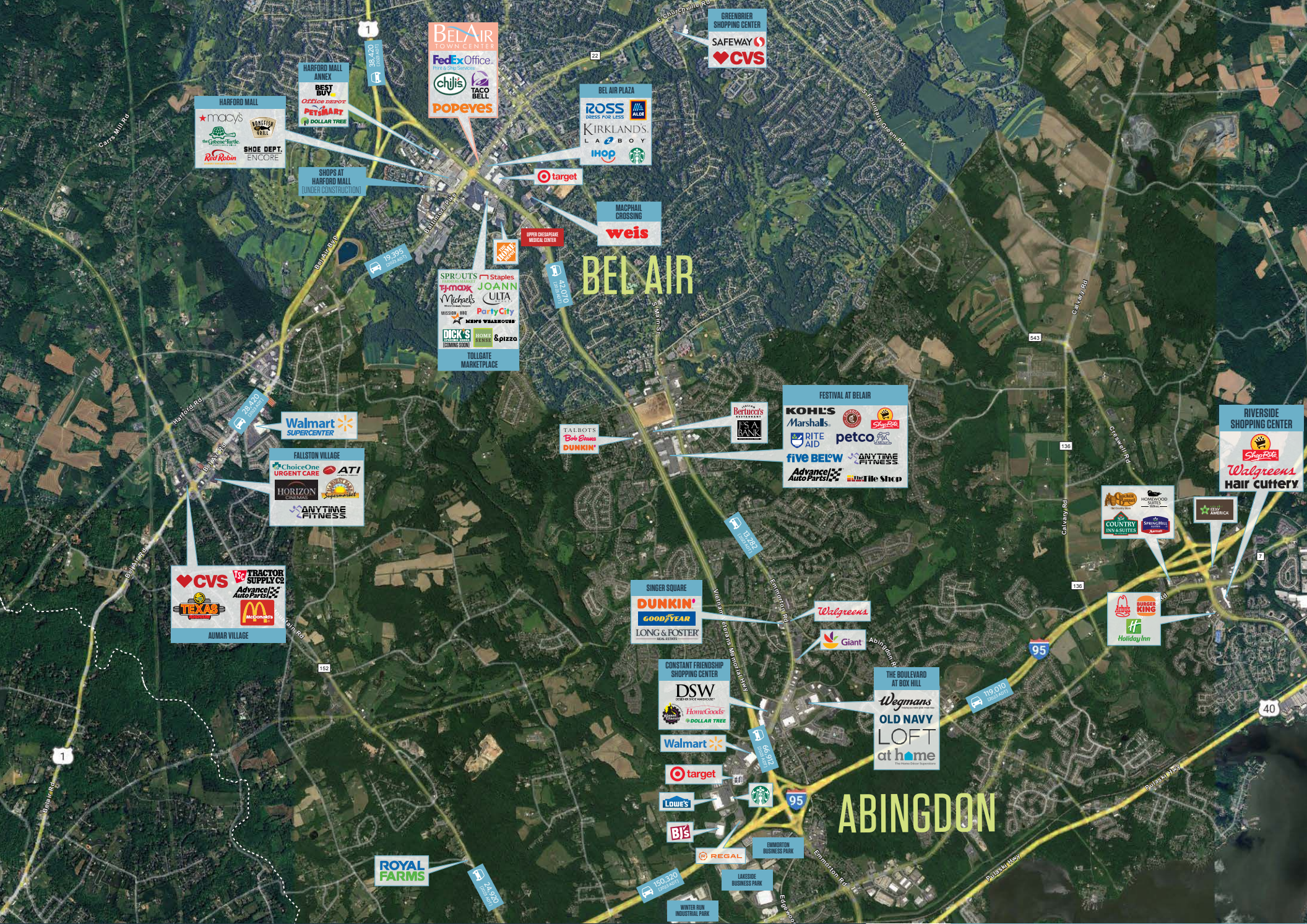
502 BALTIMORE PIKE | BEL AIR, MD 21014



RACHEL KLEIN
rklein@klnb.com
443-632-2087

JOE MEKULSKI
jmekulski@klnb.com
443-632-1343

RYAN MINNEHAN
rminnehan@klnb.com
443-632-2088



HARFORD MALL
 macy's
 the Gifters Turtle
 Red Robin
 SHOE DEPT. ENCORE

HARFORD MALL ANNEX
 BEST BUY
 Office DEPOT
 PetSmart
 DOLLAR TREE

BEL AIR TOWN CENTER
 FedEx Office
 chj's
 LACO BELL
 DOPEYES

BEL AIR PLAZA
 ROSS
 KIRKLAND'S
 LABOY
 IHOP
 Starbucks

GREENBRIER SHOPPING CENTER
 SAFEWAY
 CVS

SHOPS AT HARFORD MALL (UNDER CONSTRUCTION)

target

MACPHAIL CROSSING
 weis

SPROUTS
 Staples
 JOANN
 ULTA
 Michaels
 Party City
 NEWS WAREHOUSE
 Spizzo
 DICK'S
 TOLLGATE MARKETPLACE

BEL AIR

Walmart SUPERCENTER

FALLSTON VILLAGE
 ChoiceOne
 URGENT CARE
 ATI
 HORIZON CINEMAS
 ANYTIME FITNESS

TALBOTS
 Dunkin'
 Dunkin'

FESTIVAL AT BELAIR
 Kohl's
 Marshalls
 RITE AID
 petco
 five BEL'W
 ANYTIME FITNESS
 Advance Auto Parts
 The Shoe Shop

CVS
 TRACTOR SUPPLY CO
 Advance Auto Parts
 McDonald's
AUMAR VILLAGE

SINGER SQUARE
 DUNKIN'
 GOODYEAR
 LONG & FOSTER

Walgreens
 Giant

COUNTRY INN & SUITES
 HomeTowne Suites
 Holiday Inn

RIVERSIDE SHOPPING CENTER
 ShopRite
 Walgreens
 Hair Cuttery

CONSTANT FRIENDSHIP SHOPPING CENTER
 DSW
 HomeGoods
 DOLLAR TREE
 Walmart
 target

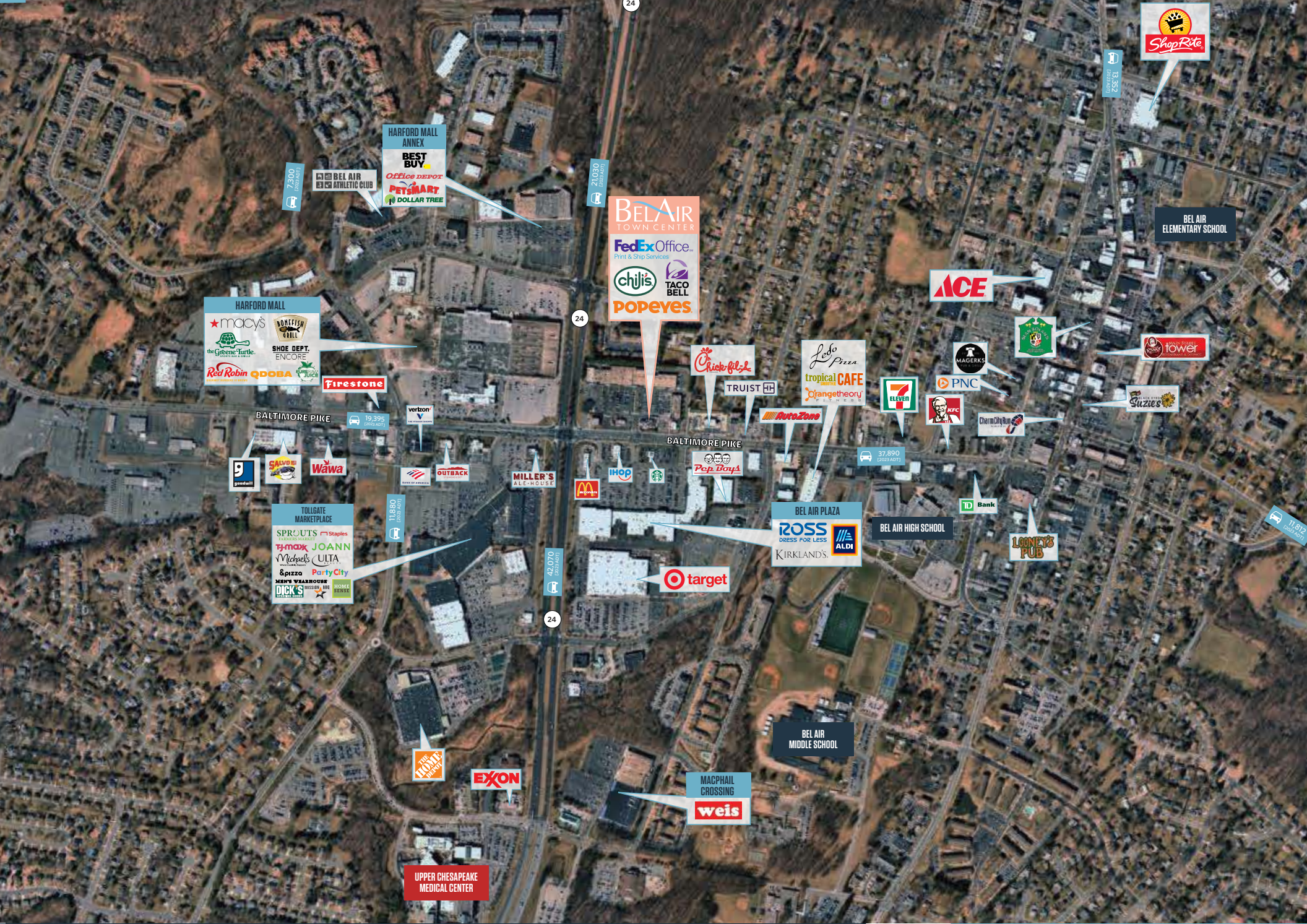
THE BOULEVARD AT BOX HILL
 Wegmans
 OLD NAVY
 at home

ROYAL FARMS

LOWE'S
 B.Y.S.

REGAL
 ENMORTON BUSINESS PARK
 LAKEVIEW BUSINESS PARK
 WINTER RUN INDUSTRIAL PARK

ABINGDON



24

21,030
[2023 ADT]

AVAILABLE 6,200 SF

B
BARRETT'S

Landmark

ESSEL'S

Juvenile Furniture

AVAILABLE +/- 1,400 SF

MY SALON

LIBERATOR'S

Mobile

SalonCentric

Woodford Bakery

HOLLYWOOD JAM

PROFESSIONAL VISION CENTER

BEL AIR TOWN CENTER

FORZE

M ATHNASIUM

AVAILABLE 960 SF

Chatime

BALTIMORE PIKE

37,890
[2023 ADT]

42,070
[2023 ADT]

24

HARFORD MALL

macy's

BONEFISH GRILL

the Greene Turtle

Red Robin

SHOE DEPT. ENCORE

TOLLGATE MARKETPLACE

SPROUTS FARMERS MARKET

Staples

TJ-maxx

JOANN

Michael's

ULTA BEAUTY

&pizza

PartyCity

MEN'S WEARHOUSE

DICK'S SPORTING GOODS

MISSION BBQ

HOME SENSE

BEL AIR PLAZA

ROSS DRESS FOR LESS

ALDI

KIRKLAND'S



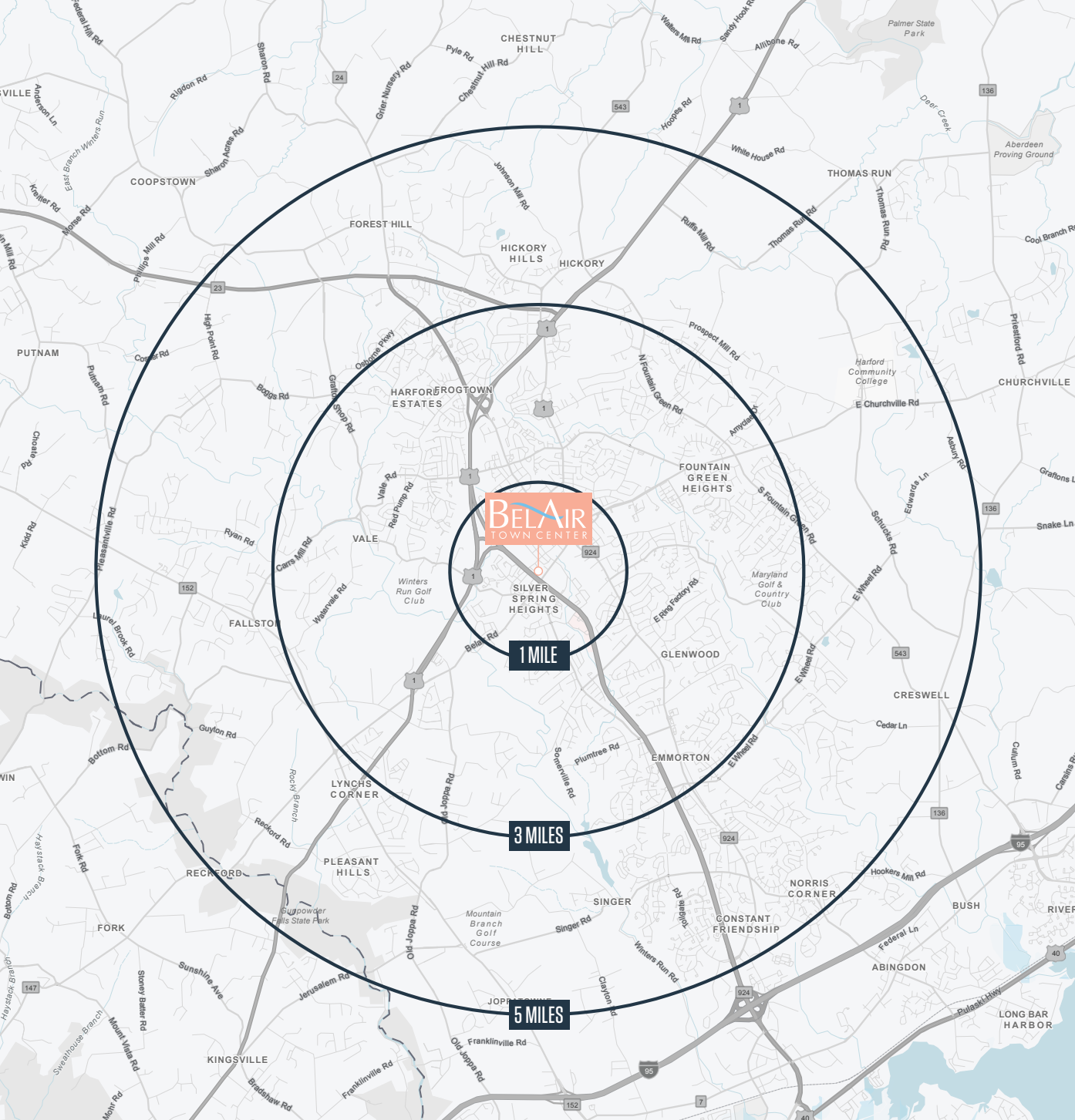
TENANTS	TENTANTS		TENTANTS		TENTANTS	
	Unit	Tenant Name	Unit	Tenant Name	Unit	Tenant Name
	592	AVAILABLE	6,200 SF	550	Naz's Halal	1,600 SF
	588	Barrett's on the Pike	5,500 SF	548	Woodlea Bakery	1,600 SF
	582	Lendmark	2,000 SF	546	C.R. Wings	1,600 SF
	580	Leslie's	4,500 SF	544	Poke Bowl	1,600 SF
	570	Jarrettsville Furniture	8,060 SF	542	Cigar Leaf	1,800 SF
	568	AVAILABLE	+/- 1,400 SF	540-B	Bubbakoo's Burritos	1,702 SF
	564	My Salon Suite	5,927 SF	540-A	Glamour Nails & Spa	1,800 SF
	562	Liberatore's	5,200 SF	536	Lean Kitchen	1,620 SF
	586	T-Mobile	3,520 SF	534	Hollywood Tans	2,385 SF
	556	Salon Centric	3,304 SF	532	Menchie's	1,620 SF
	554	Rainbow King	3,830 SF	530	Professional Vision Center	1,751 SF
				528	The Mint Room	3,070 SF
				520	Forze Training Gym	3,600 SF
				516	Mathnasium	1,410 SF
				514	AVAILABLE	960 SF
				512	Chatime	1,200 SF
				508	FedEx Office	4,725 SF
				504	Taco Bell	
				502	Chili's	
				500	Popeyes	

SUITE 568
+/- 1,400 SF



SUITE 592
6,200 SF





POPULATION

6,491 1 MILE	70,336 3 MILES	117,719 5 MILES
------------------------	--------------------------	---------------------------

DAYTIME POPULATION

22,045 1 MILE	73,769 3 MILES	110,312 5 MILES
-------------------------	--------------------------	---------------------------

TOTAL HOUSEHOLDS

2,880 1 MILE	26,999 3 MILES	44,396 5 MILES
------------------------	--------------------------	--------------------------

AVG. HOUSEHOLD SIZE

2.19 1 MILE	2.57 3 MILES	2.63 5 MILES
-----------------------	------------------------	------------------------

AVG. HOUSEHOLD INCOME

\$114,626 1 MILE	\$148,401 3 MILES	\$151,377 5 MILES
----------------------------	-----------------------------	-----------------------------

TRAFFIC

BALTIMORE PIKE MD-24	37,890 ADT 21,030 ADT
-------------------------	--------------------------

2024 | ESRI, ESRI AND INFOGROUP, U.S. CENSUS

BOOMING WITH CONFIDENCE

20.6%
POPULATION
WITHIN 3 MILES



Prosperous, established couples in their peak earning years living in suburban homes.

51-65

HEAD OF
HOUSEHOLD AGE

\$125-\$149K

HOUSEHOLD
INCOME

5

HOUSEHOLD
SIZE

KEY FEATURES

Highly Educated
Affluent
Upscale Housing
Savvy Investors
Tech Apprentices
Environmental Philanthropists

FLOURISHING FAMILIES

19%
POPULATION
WITHIN 3 MILES



Affluent, middle ages families and couples earning prosperous incomes and living very comfortable, active lifestyles.

36-45

HEAD OF
HOUSEHOLD AGE

\$125-\$149K

HOUSEHOLD
INCOME

5

HOUSEHOLD
SIZE

KEY FEATURES

Affluent
Charitable Contributors
Athletic Activities
Saving for College
High Credit Card Use
Family-Oriented Activities

SUBURBAN STYLE

17.4%
POPULATION
WITHIN 3 MILES



Middle-aged, ethnically mixed suburban families and couples earning upscale incomes.

36-45

HEAD OF
HOUSEHOLD AGE

\$75-\$99K

HOUSEHOLD
INCOME

2

HOUSEHOLD
SIZE

KEY FEATURES

Comfortable Lifestyle
Suburban Living
Politically Diverse
Family-Centric Activities
Parents
Financial Investments

OCT 2023 - SEPT 2024 | DATA PROVIDED BY PLACER LABS INC. (WWW.PLACER.AI) | CALCULATED USING WEIGHTED CENTROID FROM BLOCK GROUPS | DATASET: EXPERIAN: MOSAIC



CONTACT

RACHEL KLEIN
rklein@klnb.com
443-632-2087

JOE MEKULSKI
jmekulski@klnb.com
443-632-1343

RYAN MINNEHAN
rminnehan@klnb.com
443-632-2088

100 West Road, Suite 505
Towson, MD 21204

klnb.com

klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

