



PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



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RETAIL FOR LEASE

- Available: 1,500 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, Five Below 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

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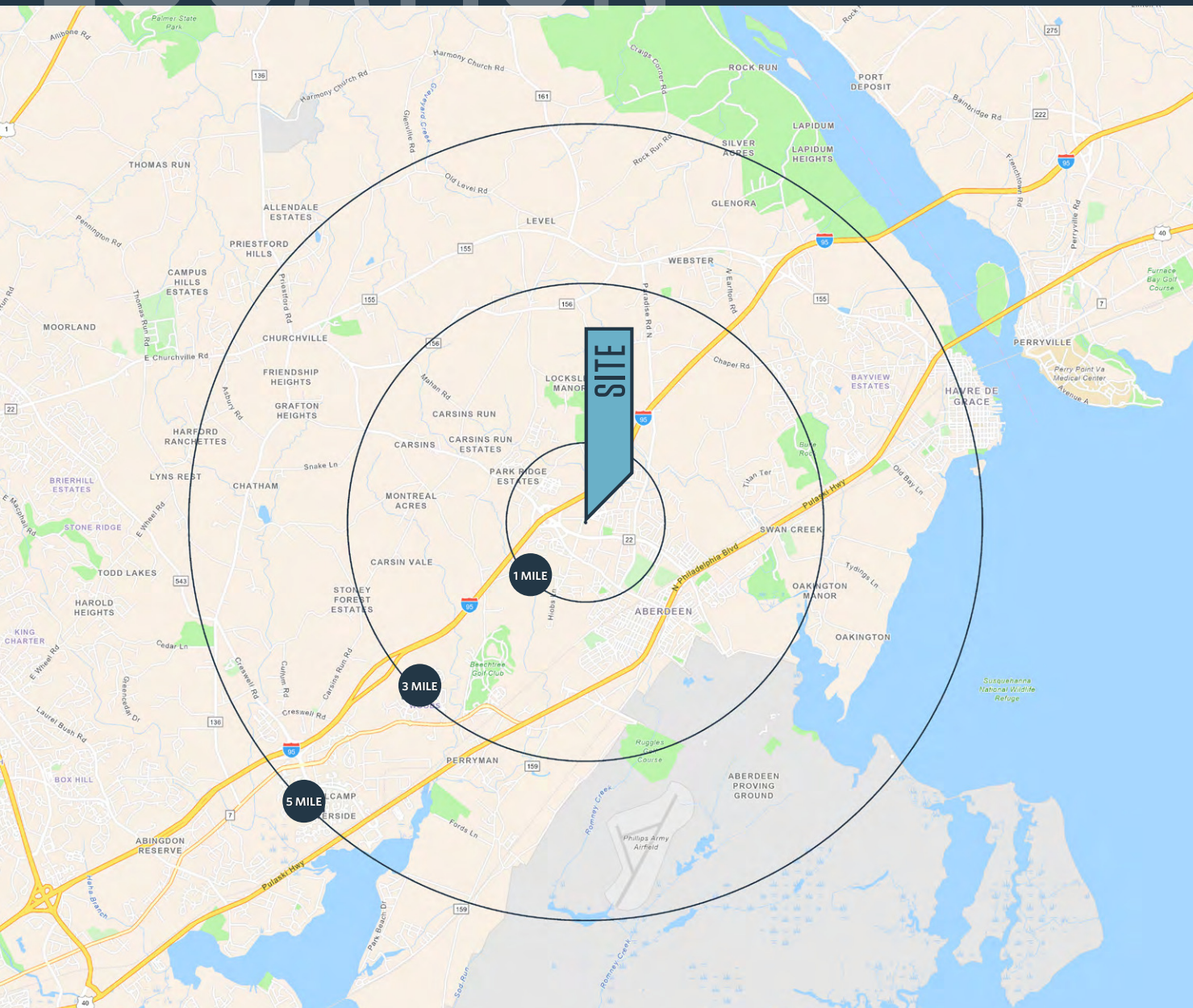
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AVAILABLE:

- 1,500 SF
- 3,300 SF
- 9,000 SF Pad Site
- 1.73 Acre Pad Site

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
6,561	26,494	53,854
Daytime Population		
7,304	27,560	54,348
Households		
2,925	10,657	21,564
Average HH Income		
\$97,758	\$114,629	\$122,086

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Route 22	24,572 ADT
Beards Hill Road	18,482 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	FLAME Hibachi	3,532 SF
F	GREAT CLIPS	2,000 SF
G	DC CHARBROILED CHICKEN	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	FIVE BELOW	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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MARKET

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MID-VIEW

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FOR MORE INFORMATION, PLEASE CONTACT:

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