



PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



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RETAIL FOR LEASE

- Immediate Availability: +/- 2,500 SF, 1,200 SF, 9,000 SF [pad], 1.73 acres
- Upcoming Availability: 2,851 SF [available 11/1/26]
- 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 [102,051 ADT] and Route 22 [25,120 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

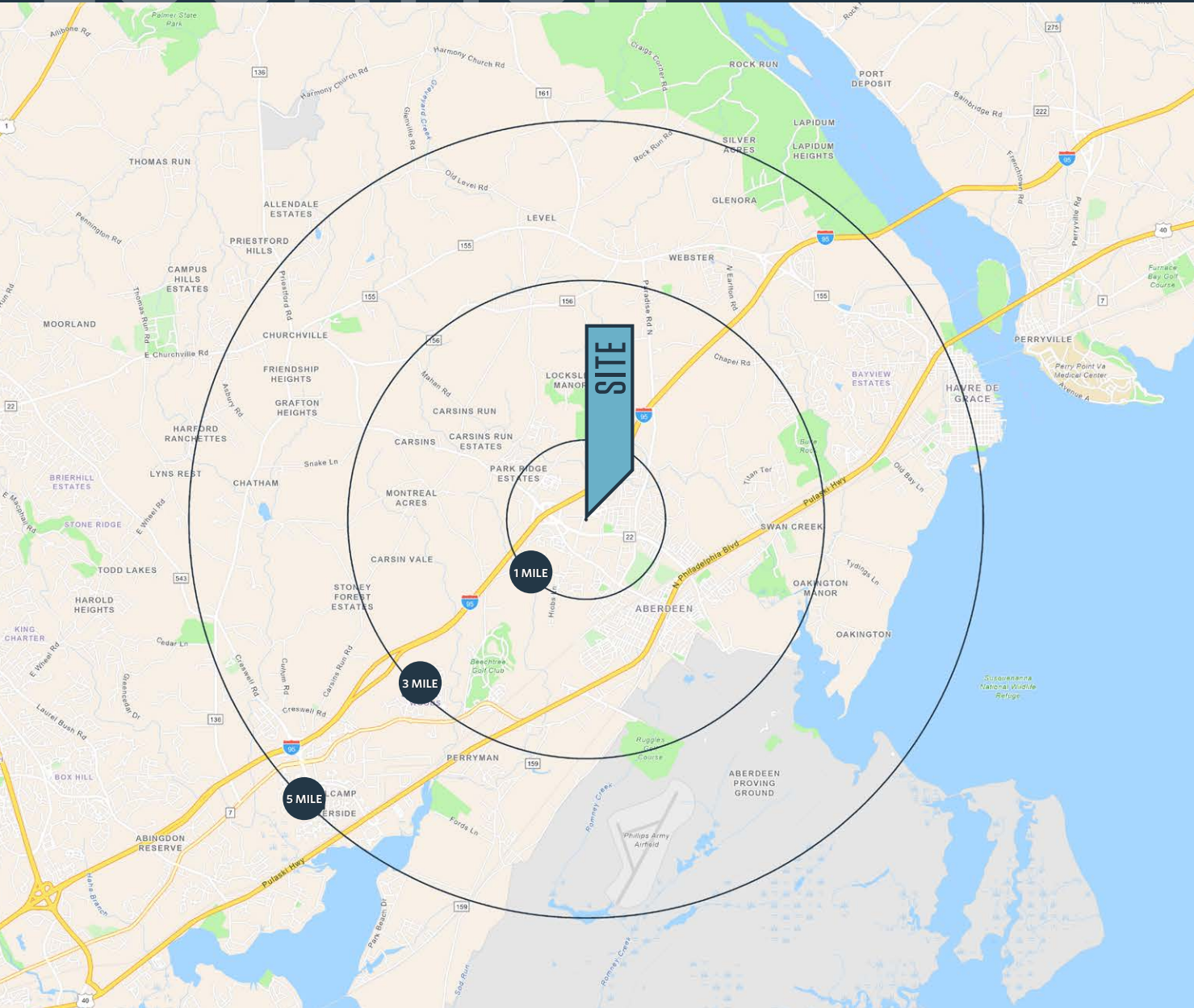
rklein@klnb.com | 443-632-2087

klnb.com

LOCATION

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AVAILABLE:

- 1,200 SF [Suite B]*
 - +/- 2,500 SF [Suite U]
 - 2,851 SF [Suite O - Available 11/1/2026]
 - 9,000 SF Pad Site
 - 1.73 Acre Pad Site
- * LL potential to recapture

DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
7,532	27,768	55,661
Daytime Population		
7,987	27,767	54,321
Households		
3,371	11,220	22,324
Average HH Income		
\$96,253	\$110,307	\$118,090

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

Route 22	25,120 ADT
Beards Hill Road	16,400 ADT

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SITE PLAN

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TEVANTS			
A	CLEANERS	1,600 SF	
B	AVAILABLE "DO NOT DISTURB"	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	AVAILABLE 11/1/26	2,851 SF	
P	DOLLAR TREE	12,838 SF	
Q	CRICKET WIRELESS	1,500 SF	
R	RENT-A-CENTER	5,500 SF	
S	MODEL NAILS	1,500 SF	
T	HUMAN RESTAURANT	3,500 SF	
U	AVAILABLE	+/- 2,500 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	
P9	AVAILABLE PAD	1.73 AC	

- LEASED
- AVAILABLE
- AT LEASE
- SEPARATELY OWNED



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MID-VIEW

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FOR MORE INFORMATION, PLEASE CONTACT:

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100 West Road, Suite 505, Towson, MD 21204

klnb.com



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