

FOR LEASE



Harford County, Maryland

THE PLAZA AT BEARDS HILL

BEARDS HILL ROAD @ ROUTE 22 | ABERDEEN, MARYLAND 21001



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AVAILABLE

- ▶ 1,600 sf
- ▶ 2,336 sf (Bank of America)
- ▶ 3,532 sf (8/1/18)

ZONING

B-3 (Highway Commercial)

TRAFFIC COUNT

24,274 AADT (Route 22)

12,244 AADT (Beards Hill Rd)

RENTAL RATE

1,600 sf: \$18.00 psf, NNN

2,336 sf: \$95,000/yr. Ground Rent

3,532 sf: \$16.00 psf, NNN

HIGHLIGHTS

- ▶ Community shopping center anchored by ShopRite, Home Depot, Applebee's & more!
- ▶ Convenient, signalized access from Route 22 & Beards Hill Rd
- ▶ Located a short distance from Ripken Stadium, Aberdeen Proving Grounds and I-95



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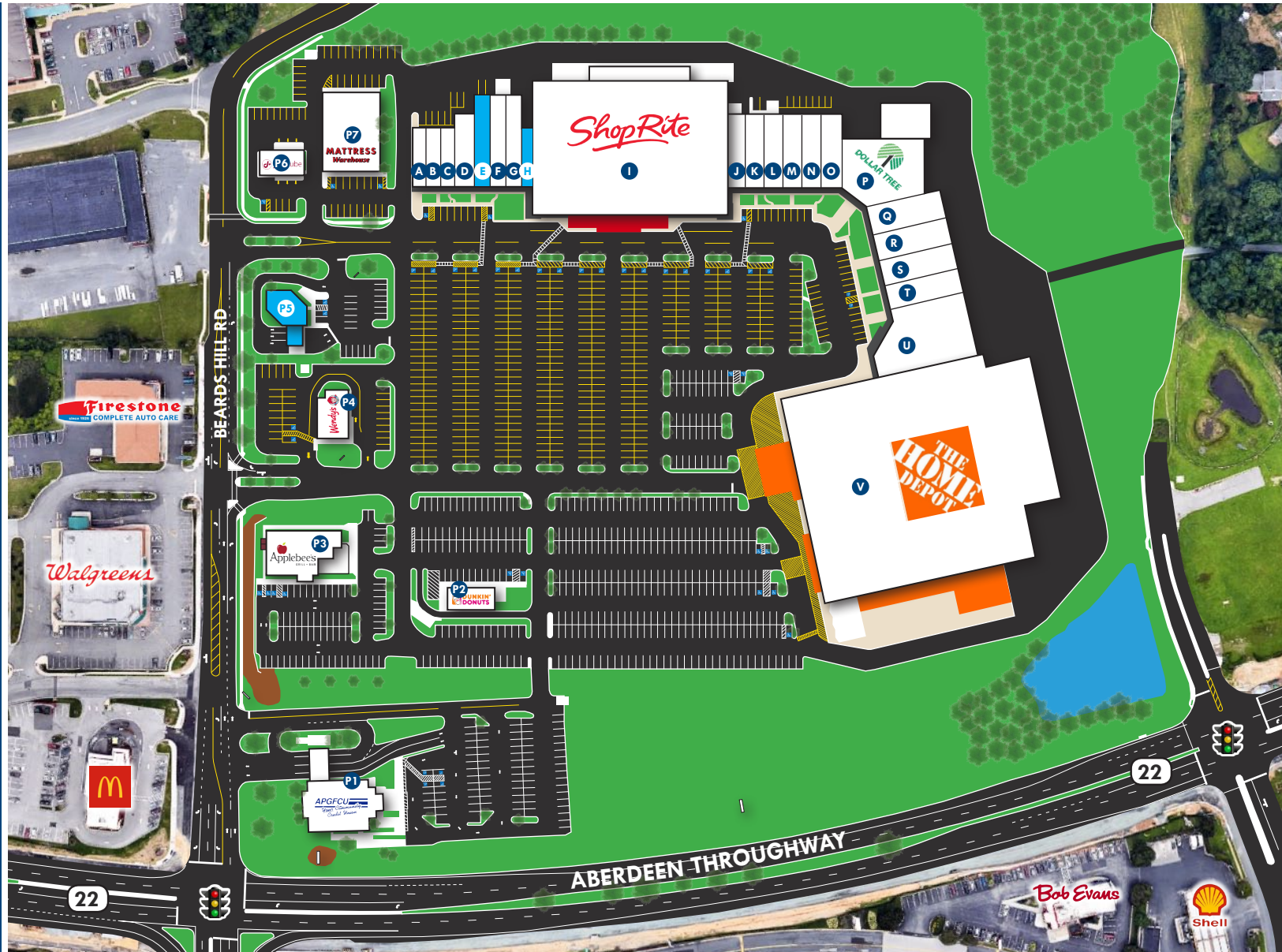


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SITE PLAN

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- A Cleaners
- B Barber
- C Johnny's Poki Bowl
- D Mamie's Cafe
- E Available: 3,532 sf
- F Great Clips
- G Sprint
- H Available: 1,600 sf
- I ShopRite
- J Rent-A-Center
- K Edible Arrangements
- L MyEyeDr.
- M Santini's Italian Cuisine
- N H&R Block
- O Vet Clinic
- P Dollar Tree
- Q GNC
- R Hallmark
- S Lee Nails
- T Hunan Restaurant
- U W.A.G.E. Connection
- V The Home Depot
- P1 APGFCU
- P2 Dunkin' Donuts
- P3 Applebee's Grill & Bar
- P4 Wendy's
- P5 Available: 2,336 sf
- P6 Jiffy Lube
- P7 Mattress Warehouse



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TRADE AREA

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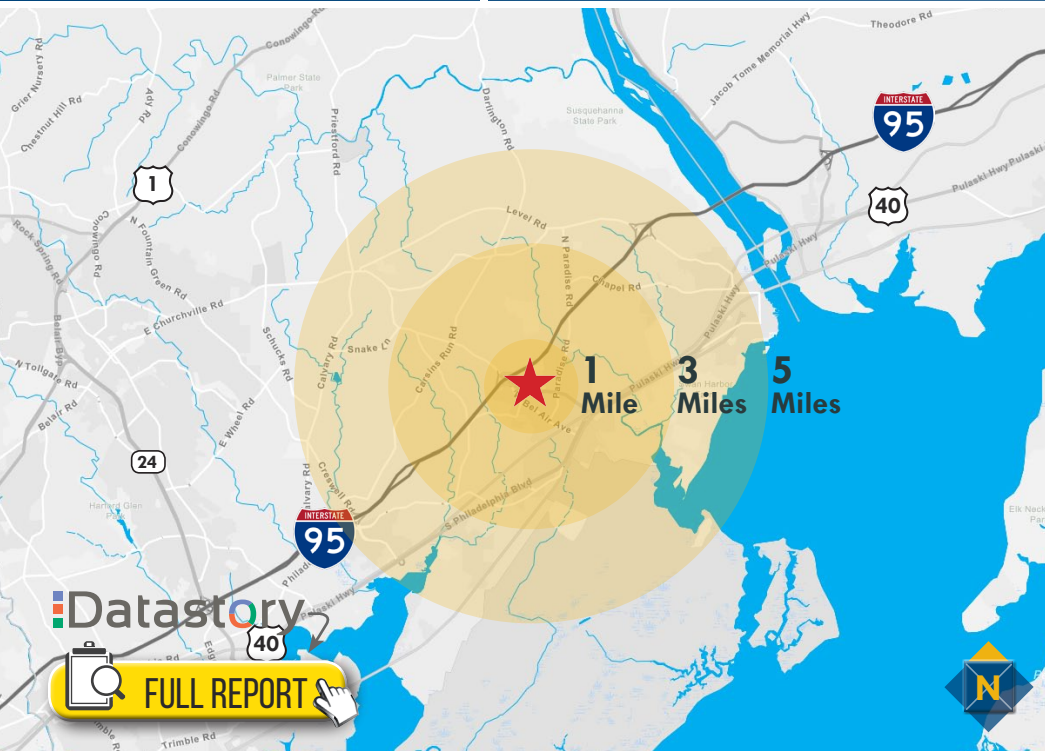


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION

6,666

1 MILE

25,710

3 MILES

49,102

5 MILES

NUMBER OF HOUSEHOLDS

2,713

1 MILE

9,808

3 MILES

18,396

5 MILES

AVERAGE HH SIZE

2.45

1 MILE

2.61

3 MILES

2.61

5 MILES

MEDIAN AGE

42.0

1 MILE

38.3

3 MILES

38.6

5 MILES

AVERAGE HH INCOME

\$71,784

1 MILE

\$76,743

3 MILES

\$84,242

5 MILES

EDUCATION (COLLEGE+)

56.2%

1 MILE

57.9%

3 MILES

59.9%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.8%

1 MILE

94.0%

3 MILES

94.0%

5 MILES

DAYTIME POPULATION

7,277

1 MILE

25,880

3 MILES

49,279

5 MILES

28%

PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.49

AVERAGE HH SIZE

40.3

MEDIAN AGE

\$55,000

MEDIAN HH INCOME

22%

METRO FUSION

2 MILES

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.63

AVERAGE HH SIZE

28.8

MEDIAN AGE

\$33,000

MEDIAN HH INCOME

12%

COMFORTABLE EMPTY NESTERS

2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.50

AVERAGE HH SIZE

46.8

MEDIAN AGE

\$68,000

MEDIAN HH INCOME

10%

PLEASANTVILLE

2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.86

AVERAGE HH SIZE

41.9

MEDIAN AGE

\$85,000

MEDIAN HH INCOME



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