



331 BALTIMORE PIKE

BEL AIR, MARYLAND 21014

FOR
LEASE



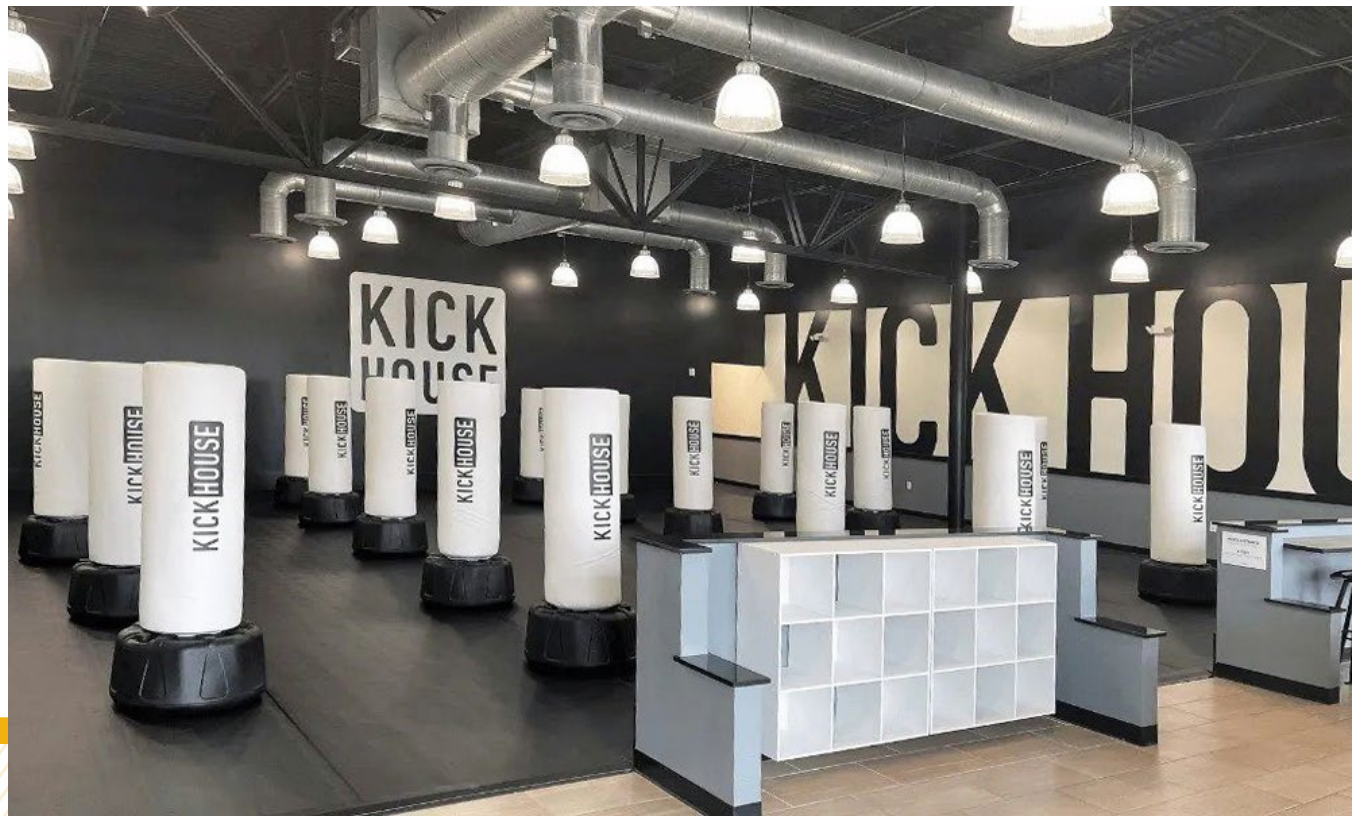
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RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3,434 SF ± inline retail suite available (former boutique gym)
- Highly trafficked shopping center with modern industrial finishes
- Direct visibility from Baltimore Pike (Route 1)
- 32,832 vehicles per day
- Pylon and building signage available
- Join Ledo Pizza, Tropical Smoothie Cafe, Orangetheory Fitness, Crabby Axe Throwing, Jurassic Golf, With Love Beauty Studios and Armed Forces Career Center

AVAILABLE:	3,434 SF ± (SUITE 4)
BUILDING SIZE:	31,827 SF ±
TRAFFIC COUNT:	37,950 AADT (BALTIMORE PIKE)
PARKING:	120 SURFACE SPACES (3.75/1,000 SF)
ZONING:	B-3A (GENERAL BUSINESS GATEWAY)
RENTAL RATE:	NEGOTIABLE



SITE PLAN



BALTIMORE PIKE
37,950 AADT

TENANT LIST

SUITE #1: TROPICAL SMOOTHIE CAFE	1,665 SF
SUITE #2: ORANGE THEORY FITNESS	3,239 SF
SUITE #3: LEDO PIZZA	2,195 SF
SUITE #4: AVAILABLE	3,434 SF
SUITE #5: ARMED FORCES CAREER CENTER	2,901 SF
SUITE #6: CRABBY AXE THROWING	3,829 SF
SUITE #7: WITH LOVE BEAUTY BAR & STUDIOS	3,969 SF
SUITE #8: JURASSIC GOLF & ARCADE	9,607 SF

Ledo Pizza

Orangetheory FITNESS

tropical CAFE

3,434 SF
AVAILABLE

Armed Forces
Career Center

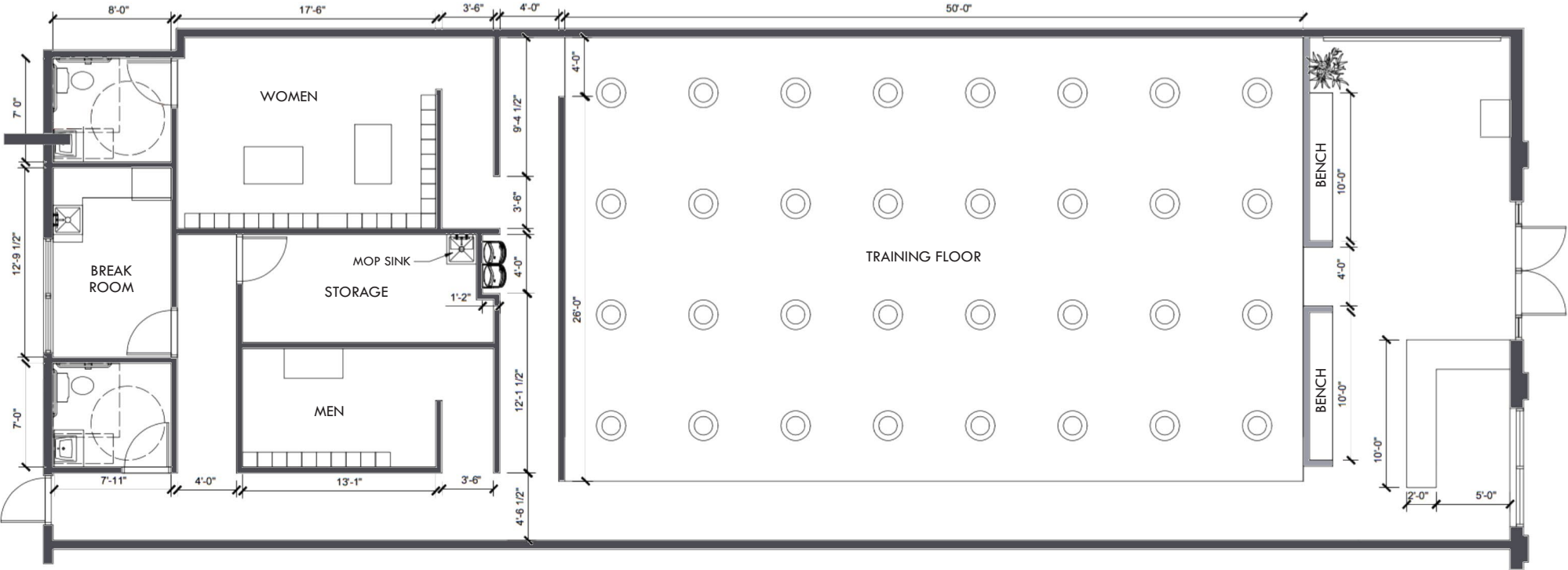
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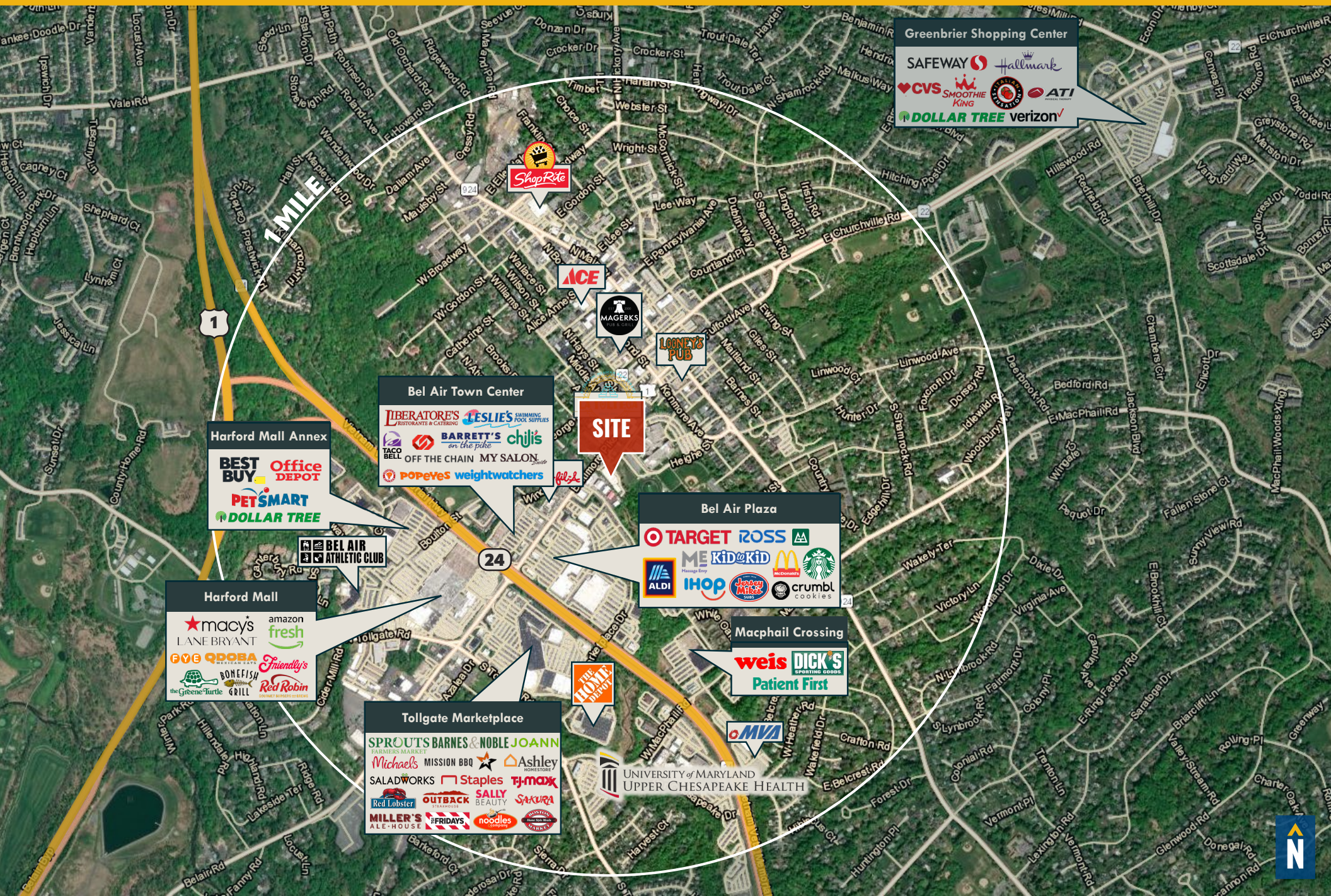


SUITE 4: EXISTING FLOOR PLAN



3,434 SF

MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,213

70,298

117,125

DAYTIME POPULATION



20,830

71,246

108,708

AVERAGE HOUSEHOLD INCOME



\$113,228

\$140,950

\$141,507

NUMBER OF HOUSEHOLDS



3,701

26,713

43,938

MEDIAN AGE

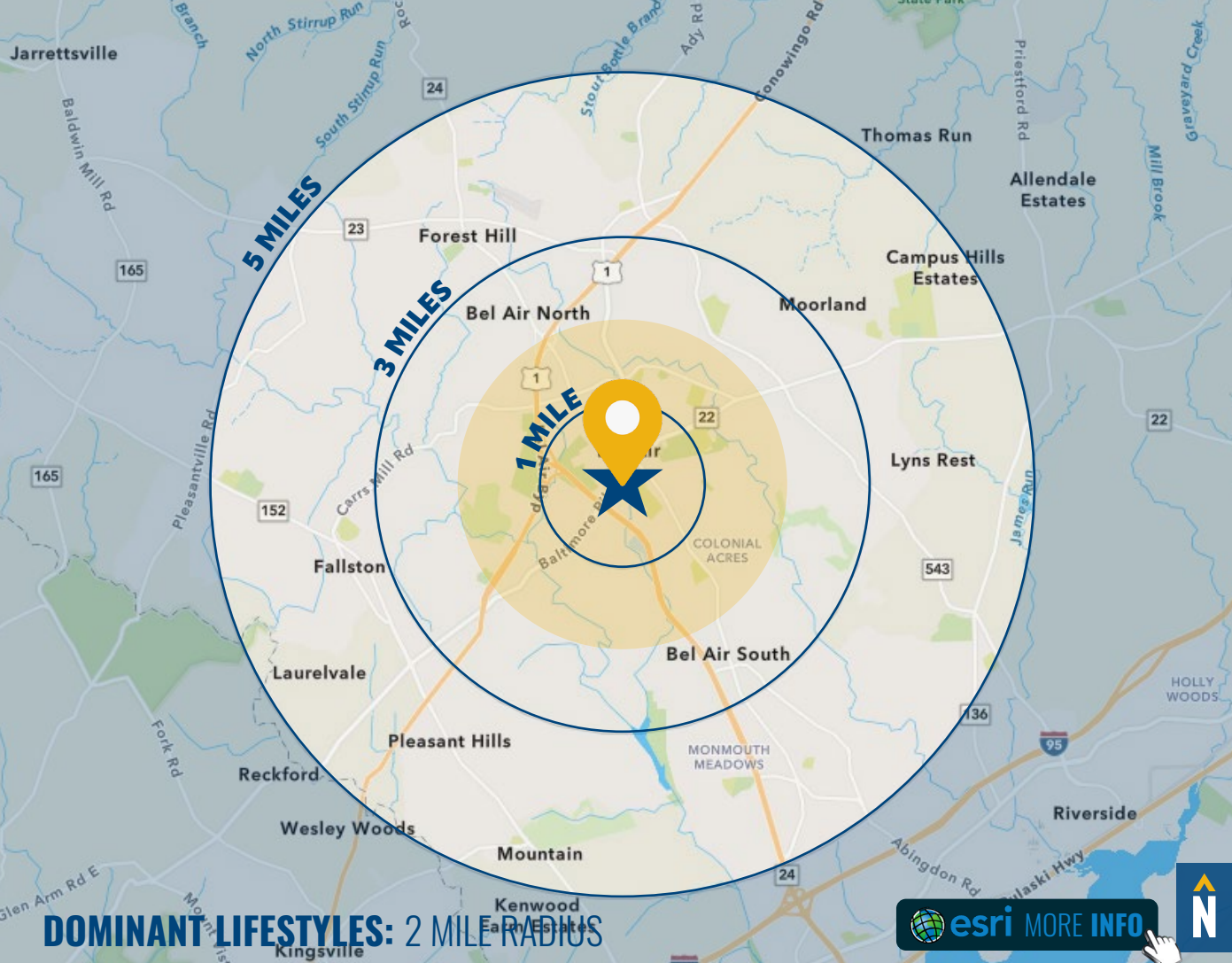


46.1

42.6

41.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

24%
OLD AND
NEWCOMERS



This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

Median Age: **39.4**

Median Household Income: **\$44,900**

17%
GOLDEN YEARS



Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

Median Age: **52.3**

Median Household Income: **\$71,700**

15%
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**

Median Household Income: **\$103,400**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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