

12,000 SF
OF NEW RETAIL
COMING SOON!



Presenting
HARFORD COUNTY'S
NEWEST MIXED-USE PROJECT...

DRIVE-THRU
CAPABILITY!



JAMES RUN

ROUTE 543 & INTERSTATE 95 | BEL AIR, MD 21015



CONTACT:



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JOIN: **KIDDIE ACADEMY**
EDUCATIONAL CHILD CARE

ROYAL FARMS  

tropical CAFE 

LONGHORN STEAKHOUSE ITALIAN KITCHEN

**CURRENTLY DELIVERING.
CONSTRUCTION UNDERWAY!**



APARTMENT BUILDINGS (6)
300 UNITS

1



40,000 SF RETAIL/RESTAURANTS
INLINE, END CAP, DRIVE-THRU

2



12,000 SF RETAIL/RESTAURANTS
INLINE, END CAP, DRIVE-THRU

3



ROYAL FARMS
GAS/CONVENIENCE

4



KIDDIE ACADEMY
10,000 SF/1 STORY

5



TOWNHOUSE VILLAS
191 UNITS / 26' x 60'

6



TOWNHOMES
79 UNITS / 20' WIDE

7



CIEL SENIOR LIVING
160 BEDS

8

2



MULTI-FAMILY APARTMENTS LEASING 2025

21,152 AADT

543

RIVERSIDE PKWY

VERA LEE DAVIS
TM 51 P 332 LOT #3
1737104 4.201 AC
12/20/20 AD

BUILDING KEY **SF**

A	AVAILABLE: RETAIL/RESTAURANT	4,300 SF
B	ROYAL FARMS GAS/CONVENIENCE	6,200 SF
C	AVAILABLE: NEW RETAIL	12,000 SF
D	WINE WORLD CONCEPT	14,400 SF
E	PROPOSED DAYCARE	10,000 SF
F	LONGHORN STEAKHOUSE	5,600 SF
G	OLIVE GARDEN	7,800 SF
H	AVAILABLE: FUTURE PAD SITE OPPORTUNITIES	

C 12,000 SF NEW RETAIL

D 14,400 SF WINE WORLD CONCEPT

CIEL SENIOR LIVING 160 BEDS

NVR TOWNHOMES 79 UNITS?

ONLY 2 PAD SITES REMAIN!

126,284 AADT

95

COMMERCIAL COMPONENT

21,152 AADT

CRESWELL RD

RIVERSIDE PKWY

543

543

LOT 6

STARBUCKS
SALON
tropicalCAFE
Express Care
CHIPOTLE

tropicalCAFE
SMOOTHIE

CHIPOTLE
MEXICAN GRILL

12,000 SF
NEW RETAIL

GAS PUMPS

LOT 5

ROYAL FARMS

LOT 4a

LONGHORN STEAKHOUSE

LOT 3

Olive Garden

LOT 4c

14,400 SF
WINE WORLD CONCEPT

LOT 4b

KIDDIE ACADEMY

LOT 2

FUTURE
PAD SITE
OPPORTUNITIES

ONLY 2 PAD SITES REMAIN!

Ryan
Homes
VILLAS
191 UNITS

CIEL
SENIOR LIVING
160 BEDS

NVR
TOWNHOMES
79 UNITS?





FREESTANDING RETAIL/RESTAURANTS
W/ DRIVE THRU: 12,000+ SF TOTAL

CONSTRUCTION: SUMMER 2026



TOWNHOMES
79 UNITS / 20' WIDE



MEDICAL/OFFICE BUILDING
PROPOSED: 2 STORIES



APARTMENT BUILDINGS (6)
300 UNITS



CIEL SENIOR LIVING
160 BEDS



TOWNHOUSE VILLAS
191 UNITS / 26' x 60'

LOCAL AERIAL



543

CRESWELL RD

21,152 AADT

EXIT 80

RIVERSIDE PKWY

126,284 AADT

INTERSTATE 95

EXIT 80

PHILADELPHIA RD

543

CHURCH CREEK ELEM. SCHOOL

P+ Bus Park and Ride

extended STAY AMERICA

7 ELEVEN

ShopRite

Pet Nirvana

T-Mobile

SUBWAY

RIVERSIDE PIZZERIA

McDonald's

WAFFLE HOUSE

SUNOCO

Rockwell Barrel

Shell

COUNTRY INN & SUITES

SPRINGHILL SUITES MARRIOTT

bp

BURGER KING

Arby's

Holiday Inn

CHILDTIME

Pizza Hut

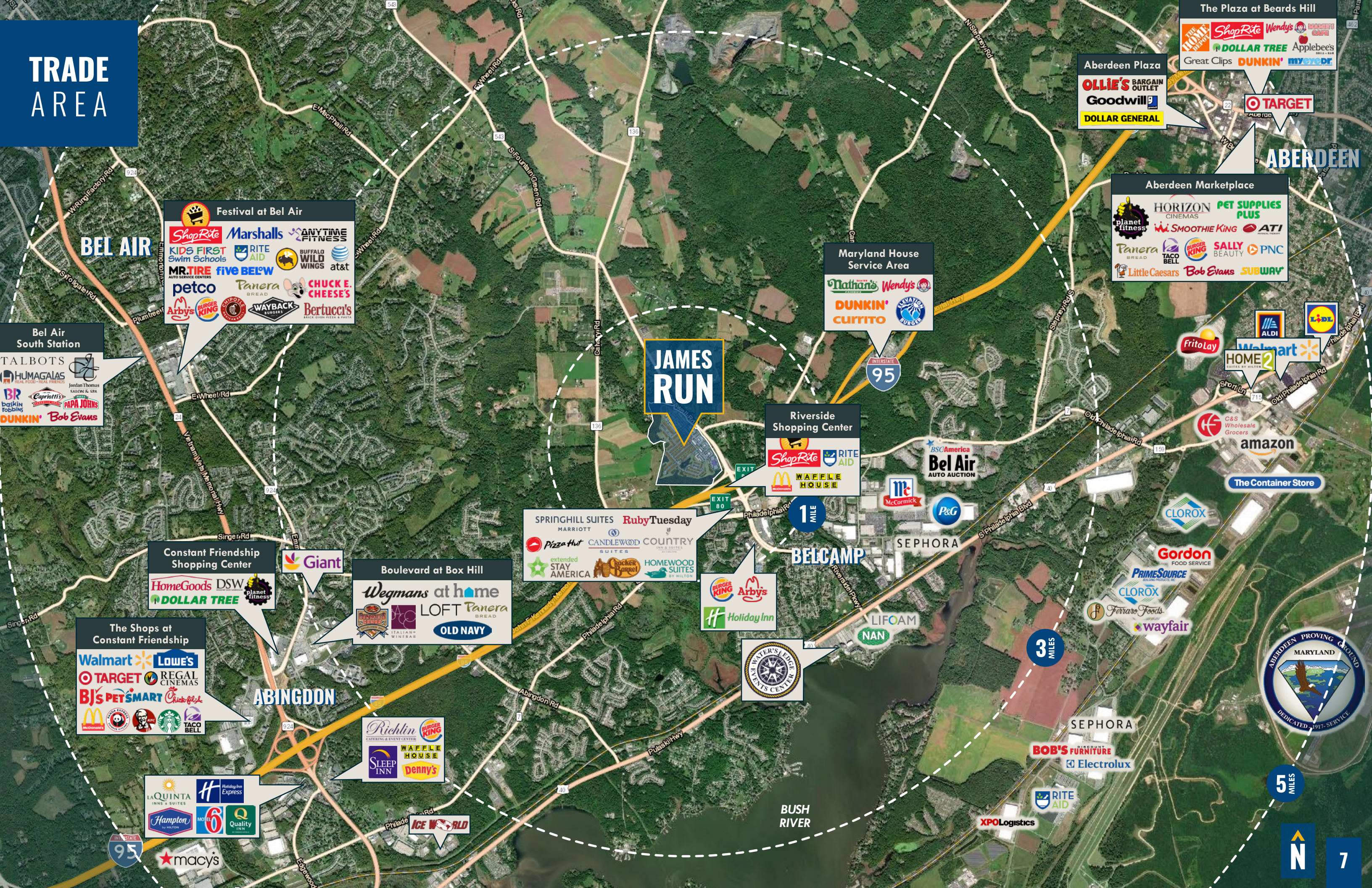
RIVERSIDE PUB & GRILLE

CANDLEWOOD SUITES

HOMWOOD SUITES BY HILTON



TRADE AREA



BEL AIR

Festival at Bel Air

- ShopRite
- Marshalls
- ANYTIME FITNESS
- KIDS FIRST Swim Schools
- RITE AID
- BUFFALO WILD WINGS
- at&t
- MR. TIRE FIVE BEL'W AUTO SERVICE CENTERS
- Panera
- CHUCK E. CHEESE'S
- Arby's
- BURGER KING
- CHIPOTLE
- WAYBACK BURGERS
- Bertucci's

Bel Air South Station

- TALBOTS
- HUMAGALAS
- Jordan Thomas SALEN & SPA
- BR baskin tobbling
- Capriotti's
- PAPA JOHN'S
- DUNKIN' Bob Evans

Constant Friendship Shopping Center

- HomeGoods
- DSW
- planet fitness
- DOLLAR TREE

The Shops at Constant Friendship

- Walmart
- LOWE'S
- TARGET
- REGAL CINEMAS
- BJ'S PET SMART
- Chick-fil-A
- McDonald's
- Starbucks
- TACO BELL

- LA QUINTA INNS & SUITES
- Holiday Inn Express
- Hampton by Hilton
- MOTEL 6
- Quality Inn
- macys

Boulevard at Box Hill

- Wegmans
- at home
- LOFT Panera BREAD
- OLD NAVY

Richlin EATING & EVENT CENTER

- BURGER KING
- Waffle House
- SLEEP INN
- penny's

ICE WORLD

JAMES RUN

Maryland House Service Area

- Nathan's
- Wendy's
- DUNKIN' CURRITO
- LEVANTIN BURGER

Riverside Shopping Center

- ShopRite
- RITE AID
- McDonald's
- Waffle House

SPRINGHILL SUITES MARRIOTT

- Ruby Tuesday
- Pizza Hut
- CANDLEWOOD SUITES INN & SUITES
- Country
- extended STAY AMERICA
- Chick-fil-A
- HOMEWOOD SUITES BY MILTON

- BURGER KING
- Arby's
- Holiday Inn



BELCAMP

Riverside Shopping Center

- ShopRite
- RITE AID
- McDonald's
- Waffle House

- BSC America
- Bel Air AUTO AUCTION
- McCormick
- P&G

- LIFOAM
- NAN

3 MILES

5 MILES

Aberdeen Plaza

- OLLIE'S BARGAIN OUTLET
- Goodwill
- DOLLAR GENERAL

The Plaza at Beards Hill

- ShopRite
- Wendy's
- MARKET CAFE
- DOLLAR TREE
- Applebee's
- Great Clips
- DUNKIN'
- MYEYEDE

Aberdeen Marketplace

- planet fitness
- HORIZON CINEMAS
- PET SUPPLIES PLUS
- SMOOTHIE KING
- ATI
- Panera BREAD
- TACO BELL
- BURGER KING
- SALLY BEAUTY
- PNC
- Little Caesars
- Bob Evans
- SUBWAY

- Frito Lay
- Walmart
- HOME2 SUITES BY HILTON
- LIDL

- C&S Wholesale Grocers
- amazon

The Container Store

- CLOROX

- Gordon FOOD SERVICE

- PRIME SOURCE
- CLOROX

- Ferraro Foods
- wayfair



- SEPHORA
- BOB'S FURNITURE
- Electrolux

- RITE AID
- XPO Logistics



BOULEVARD @ BOX HILL

 4.7 miles / 5 min.

Situated at the crossroads of I-95 and MD Route 24, Boulevard at Box Hill is a premier shopping and dining destination in Bel Air anchored by Wegmans. Other tenants include JC Penney, Old Navy, Loft, Avenue, Ocean City Brewing Co. and Panera Bread. On the opposite side of RT 24 sits Constant Friendship Business Park, featuring Walmart, Target and Lowe's Home Improvement.



MARYLAND GOLF & COUNTRY CLUB

 4.8 miles / 8 min.

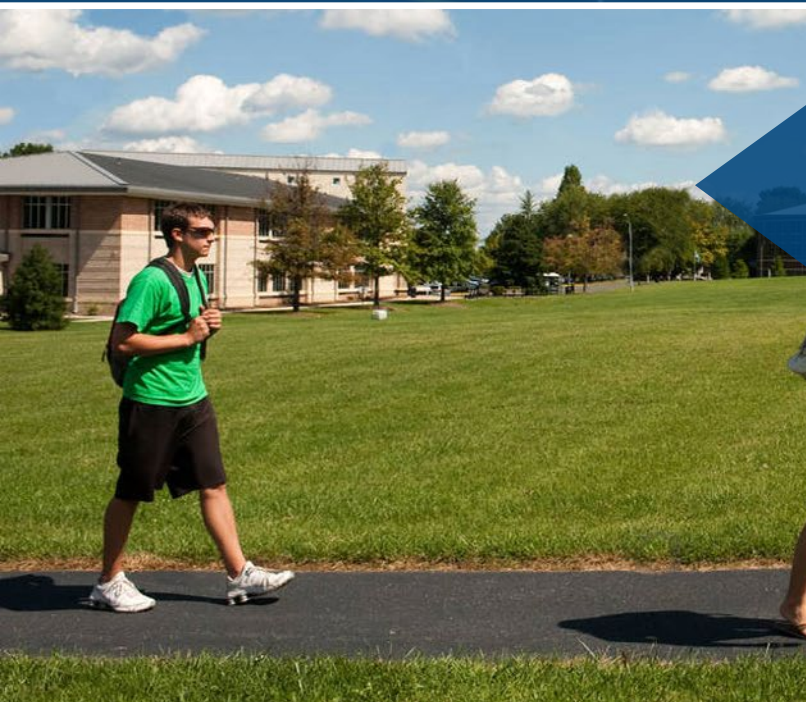
This private, full-service country club in Bel Air, MD, offers a variety of meeting/seminar rooms, dining rooms and banquet space to accommodate up to 300 guests. Many weddings and receptions are celebrated here, in addition to the many members and guests that come for its golf course and tennis courts.



HARFORD COMMUNITY COLLEGE

 5.8 miles / 11 min.

Founded in 1957, Harford Community College now occupies 332 acres and comprises 21 buildings, totaling over 287,000 square feet, and is home to 20,000+ students and an academic staff of 106.



ABERDEEN PROVING GROUND

 6.6 miles / 13 min.

Aberdeen Proving Ground employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of the state's largest employers. APG is also home to the U.S. Army Ordnance Museum.



HAVRE DE GRACE, MD

 12.4 miles / 16 min.

Situated at the mouth of the Susquehanna River and the head of the Chesapeake Bay, Havre de Grace was named one of America's 20 best small towns to visit by *Smithsonian* magazine. The area is popular for its recreation and tourism, with a restored promenade and boardwalk that run along its shore from the Concord Point Lighthouse to the yacht basin, and also boasts numerous museums.



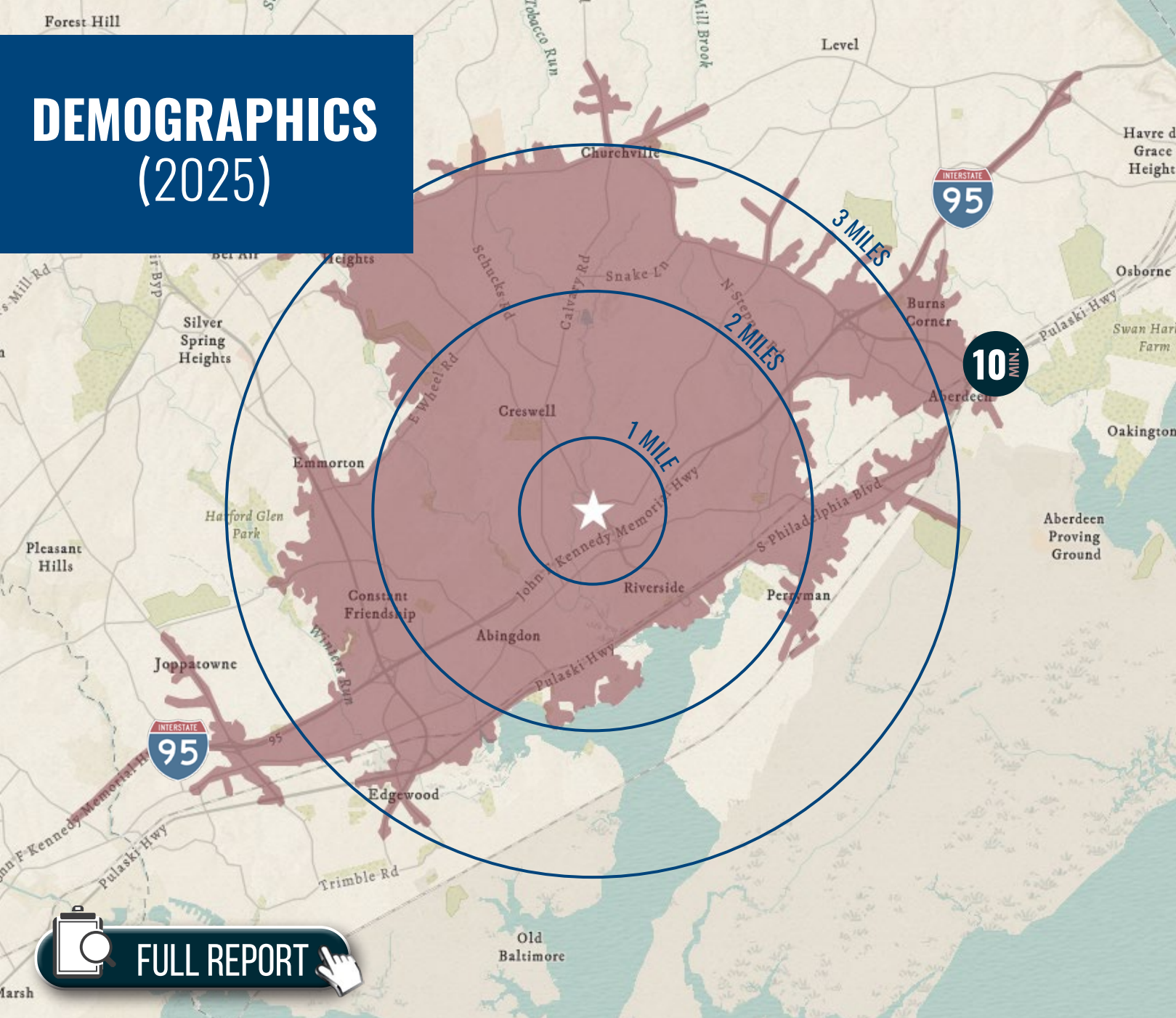
DELAWARE BEACHES

 120 miles / 2 hours

Each of the Delaware beaches has its own personality, from fun-and-friendly Rehoboth to young-and-lively Dewey. Up and down the coast, two distinct lifestyles beckon at the Delaware beaches – the breezy oceanside action and the quieter bayside charm. The Delaware beaches also include Bethany, South Bethany, Lewes, Fenwick Island and Cape Henlopen State Park.



DEMOGRAPHICS (2025)



FULL REPORT

RESIDENTIAL POPULATION

4,596
1 MILE
35,270
3 MILES
102,667
5 MILES

NUMBER OF HOUSEHOLDS

1,854
1 MILE
13,283
3 MILES
39,242
5 MILES

AVERAGE HOUSEHOLD SIZE

2.47
1 MILE
2.64
3 MILES
2.61
5 MILES

MEDIAN AGE

37.0
1 MILE
39.8
3 MILES
40.1
5 MILES

AVERAGE HOUSEHOLD INCOME

\$102,253
1 MILE
\$129,544
3 MILES
\$125,806
5 MILES

EDUCATION (COLLEGE+)

68.1%
1 MILE
69.8%
3 MILES
69.0%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

98.4%
1 MILE
97.5%
3 MILES
96.9%
5 MILES

DAYTIME POPULATION

3,679
1 MILE
25,962
3 MILES
86,574
5 MILES

19%
MODERN MINDS
10 MIN. DRIVE

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.



34.6
MEDIAN AGE
\$91,039
MEDIAN HH INCOME

15%
FLOURISHING FAMILIES
10 MIN. DRIVE

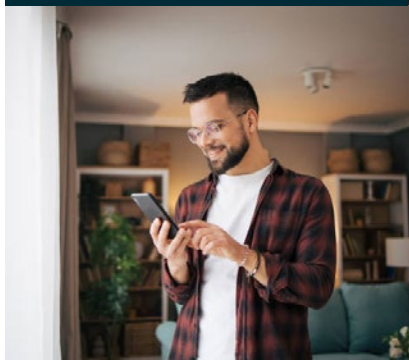
Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.



39.0
MEDIAN AGE
\$111,751
MEDIAN HH INCOME

7%
EMERGING HUB
10 MIN. DRIVE

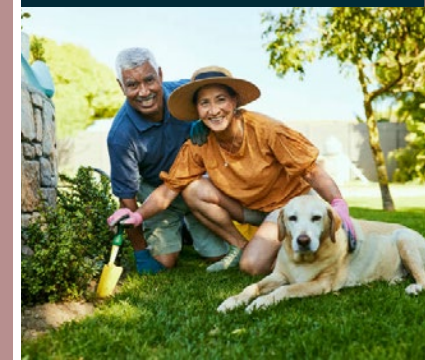
Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.



36.0
MEDIAN AGE
\$70,456
MEDIAN HH INCOME

6%
DREAMBELT
10 MIN. DRIVE

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.



41.5
MEDIAN AGE
\$94,802
MEDIAN HH INCOME



Presented by:



MACKENZIE
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