

TOLLGATE CENTRE

BEL AIR, MARYLAND

FOR LEASE

7.77
ACRES ±

S TOLLGATE RD

BALTIMORE PIKE



MACKENZIE
RETAIL

CONCEPTUAL

**7.77
ACRES ±**

**RETAIL
10,300 SF**

**GROCERY
14,000 SF**

**RESTAURANT
4,530 SF**

**RESTAURANT
2,800 SF**

TERRACE DR

AZALEA DR

**S TOLLGATE RD
14,142 AADT**

**BALTIMORE PIKE
37,950 AADT**

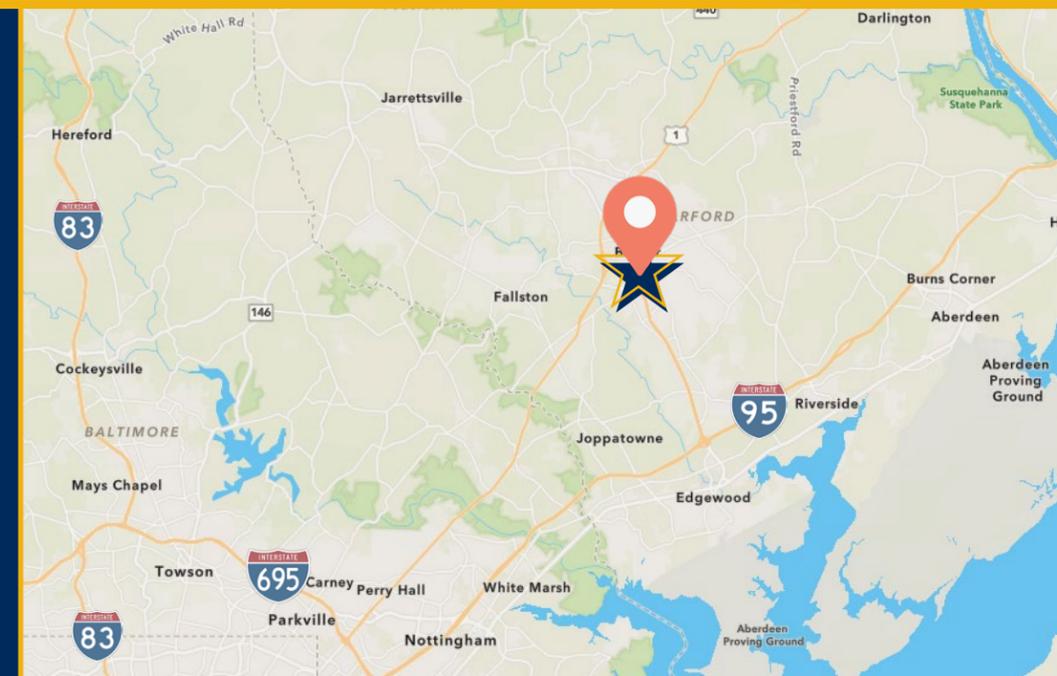


OVERVIEW:

- » Directly across from **Tollgate Marketplace**, a busy power center located at the intersection of Rt. 24 and Rt. 1 in Downtown Bel Air
- » Located in the heart of **Bel Air's retail/commercial epicenter**, including Harford Mall, Bel Air Plaza and Bel Air Town Center
- » Surrounded by dense, affluent, **residential neighborhoods**
- » Nearby **retailers** include Target, Amazon Fresh (coming soon), Home Depot, Aldi, Barnes & Noble, Weis, Dick's Sporting Goods, T.J. Maxx, Michaels, Ulta, Joann, Staples, Sprouts and more!
- » Within walking distance to **UMD Upper Chesapeake Health**

AVAILABLE:	RETAIL AND PAD SITES
TOTAL LOT SIZE:	7.77 ACRES ±
ZONING:	B2 (COMMUNITY BUSINESS DISTRICT)
TRAFFIC COUNT:	14,142 AADT (S. TOLLGATE RD)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



BONEFISH GRILL

HARFORD MALL

OUTBACK STEAKHOUSE

verizon

THE VITAMIN SHOPPE

Bank of America

TOLLGATE MARKETPLACE

New! DICK'S SPORTING GOODS

Michaels



BALTIMORE PIKE 37,950 AADT

S TOLLGATE RD 14,142 AADT

AZALEA DR

TERRACE DR

LAM'S PIZZERIA

Firestone COMPLETE AUTO CARE

SILVER SPRING Mining Co.



7.77 ACRES ±

Wawa

SALVO AUTO PARTS



SITE PLAN: CONCEPTUAL





TRADE AREA



SITE



Rock Spring Commons

- ChoiceOne URGENT CARE
- ROYAL FARMS
- SMOOTHIE KING
- CHIPOTLE
- STARBUCKS

KOHL'S

- DUNKIN' Donuts
- Chick-fil-A

REDNER'S

- BURGER KING
- LODGE RESTAURANTS & BAR

Bel Air North Village

- Garigan's FURNITURE
- CVS pharmacy
- Great Clips
- Celebree SCHOOL
- CHOPSTIX GOURMET - SUSHI BAR
- BB&T

Campus Hills Shopping Center

- FOOD LION
- AMC
- LA TOLLIEGA
- Gardiner WOLF
- the Arena club

Rock Spring Center

- Giant
- Fresh Thru
- planet fitness
- Tuesday Morning

Amyclae Center

- RITE AID
- BURGER KING
- STARBUCKS
- ROYAL FARMS
- Advance Auto Parts
- Wawa

HARFORD COMMUNITY COLLEGE

Bel Air Town Center

- LIBERATORE'S RESTAURANTE & CATERING
- LESIE'S SWIMMING POOL SUPPLIES
- FedEx
- MATHNASIUM
- chji's
- BARRETT'S on the pike
- OFF THE CHAIN
- MY SALON
- POPEYES
- weightwatchers

Bel Air Plaza

- ALDI
- TARGET
- ROSS
- BED BATH & BEYOND
- KIRKLAND'S
- Jersey Mike's
- McDonald's
- IHOP
- STARBUCKS

Greenbrier Shopping Center

- SAFEWAY
- Hallmark
- CVS pharmacy
- SMOOTHIE KING
- ATI
- DOLLAR TREE
- verizon

Harford Mall Annex

- BEST BUY
- Office DEPOT
- PETSMART
- DOLLAR TREE

Macphail Crossing

- weis
- DICK'S SPORTING GOODS
- Patient First

Harford Mall

- macy's
- LANE BRYANT
- amazon fresh
- EYE QDOBA MEXICAN EATS
- Friendly's
- BONEFISH GRILL
- Red Robin

UNIVERSITY OF MARYLAND UPPER CHESAPEAKE HEALTH

Festival at Bel Air

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

Aumar Village Center

- TSC
- TRACTOR SUPPLY CO
- Advance Auto Parts
- TEXAS ROADHOUSE
- CVS pharmacy
- McDonald's

Tollgate Marketplace

- SPROUTS FARMERS MARKET
- BARNES & NOBLE
- JOANN
- Michaels
- MISSION BBQ
- Ashley HOMESTORE
- SALADWORKS
- Staples
- TJ-MAXX
- Red Lobster
- OUTBACK STEAKHOUSE
- SALLY BEAUTY
- SAKURA
- MILLER'S ALE-HOUSE
- FRIDAYS
- noodles company
- BOSTON MARKET

DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,753

66,142

120,271

DAYTIME POPULATION



18,662

70,722

112,855

AVERAGE HOUSEHOLD INCOME



\$119,084

\$140,038

\$140,096

NUMBER OF HOUSEHOLDS



3,363

25,362

45,533

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES:
3 MILE RADIUS

20%

SAVVY
SUBURBANITES



[CLICK FOR MORE INFO](#)

14%

OLD AND
NEWCOMERS



[CLICK FOR MORE INFO](#)

11%

GOLDEN
YEARS



[CLICK FOR MORE INFO](#)

FOR LEASE



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