

FOR LEASE

Harford County, Maryland



ABERDEEN MARKETPLACE

1010-1026 BEARDS HILL ROAD
ABERDEEN, MARYLAND 21001



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AVAILABLE

- ▶ 1,250 sf (Suite 1010 F)
- ▶ 2,048 sf (Suite 1016 A)
- ▶ 4,807 sf (Suite 1016 I)

ZONING

B-3 (Highway Commercial)

TRAFFIC COUNT

24,865 AADT (Route 22)
12,545 AADT (Beards Hill Rd)

HIGHLIGHTS

- ▶ 103,000 sf shopping center
- ▶ Located at the intersection of Route 22 and Beards Hill Road in the heart of Aberdeen
- ▶ 1/4 mile from Interstate 95
- ▶ Shadow-anchored by Target

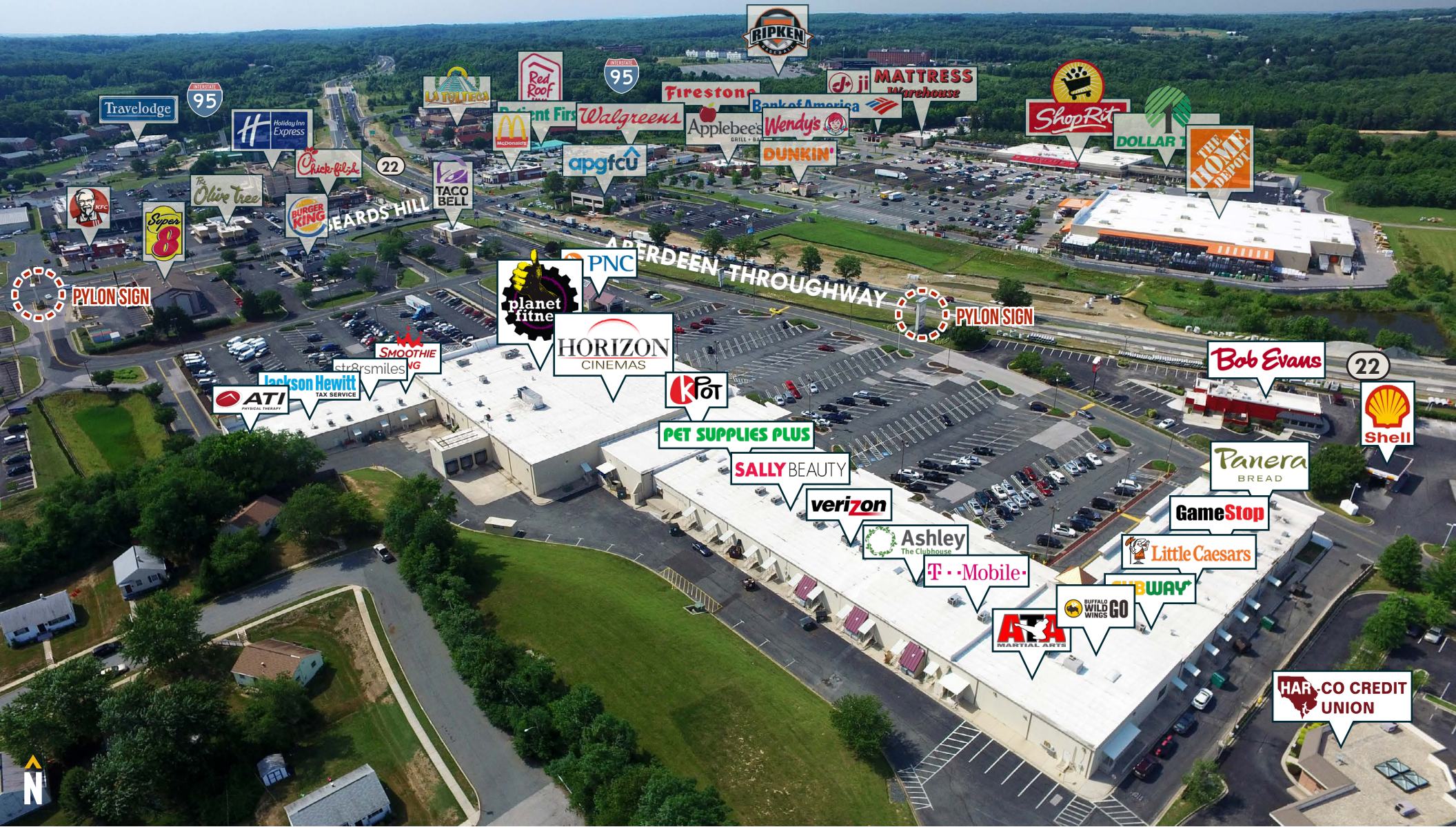


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BIRDSEYE

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SITE PLAN

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- 1010 **(A B)** ATI Phys. Therapy
- 1010 **(C D)** DaVita Kidney Care
- 1010 **(E)** Jackson Hewitt
- 1010 **(F)** AVAILABLE: 1,250 sf
- 1010 **(G)** str8rsmiles
- 1010 **(H)** Smoothie King
- 1010 **(P)** Planet Fitness
- 1012 Horizon Cinemas
- 1014 KPOT Korean BBQ & Hot Pot
- 1016 **(A)** AVAILABLE: 2,048 sf (23' x 90')
- 1016 **(C)** Pet Supplies Plus
- 1016 **(E)** Sally Beauty
- 1016 **(G)** Verizon
- 1016 **(I)** AVAILABLE: 4,807 sf
- 1016 **(K)** Ashley: The Clubhouse
- 1016 **(M)** T-Mobile
- 1018 **(C)** ATA Martial Arts
- 1020 **(A)** Pro Nails
- 1020 **(B)** Buffalo Wild Wings GO
- 1020 **(C)** Subway
- 1020 **(D)** Hair Cuttery
- 1020 **(E)** Little Caesar's
- 1022 GameStop
- 1022 **(A)** Panera Bread

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TRADE AREA

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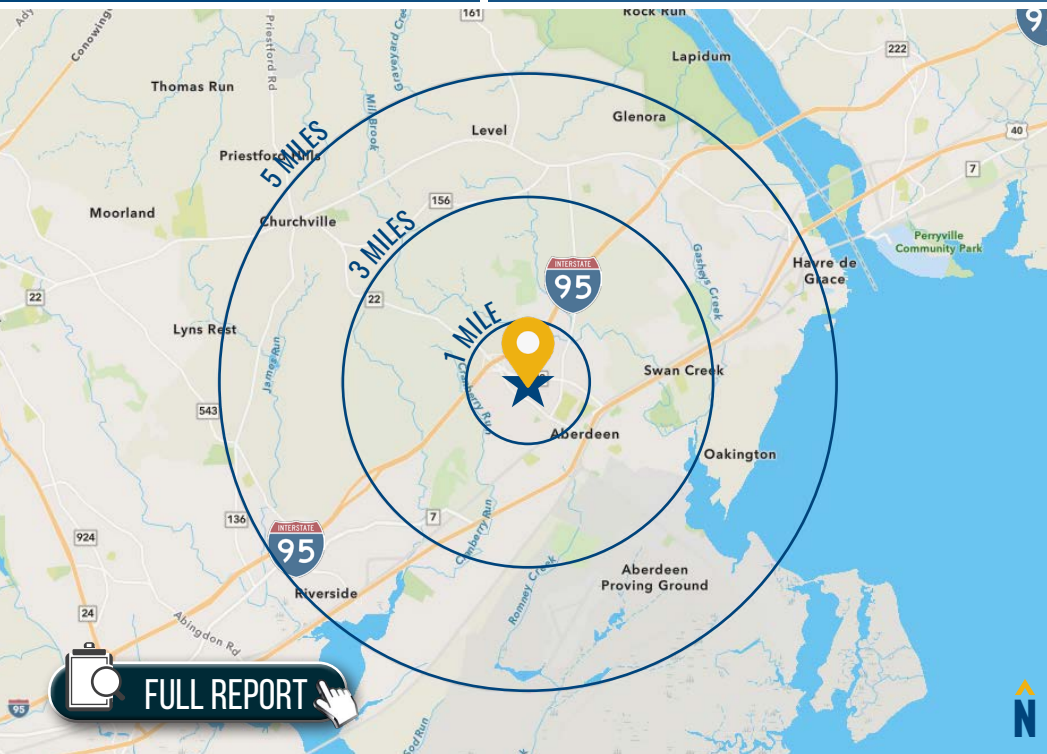


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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION 6,867 1 MILE 27,371 3 MILES 52,657 5 MILES	NUMBER OF HOUSEHOLDS 3,023 1 MILE 10,925 3 MILES 20,961 5 MILES	AVERAGE HH SIZE 2.26 1 MILE 2.49 3 MILES 2.49 5 MILES	MEDIAN AGE 44.1 1 MILE 40.2 3 MILES 40.4 5 MILES
AVERAGE HH INCOME \$91,586 1 MILE \$109,350 3 MILES \$113,951 5 MILES	EDUCATION (COLLEGE+) 58.4% 1 MILE 61.8% 3 MILES 65.0% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.6% 1 MILE 96.5% 3 MILES 96.7% 5 MILES	DAYTIME POPULATION 7,070 1 MILE 25,364 3 MILES 51,076 5 MILES

27%
PARKS AND REC
2 MILES

LEARN MORE

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.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

21%
METRO FUSION
2 MILES

LEARN MORE

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.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

12%
COMFORTABLE EMPTY NESTERS
2 MILES

LEARN MORE

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.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

9%
PLEASANTVILLE
2 MILES

LEARN MORE

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME



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