



JOIN THESE RETAILERS



RETAIL FOR LEASE

- Available: 1,500 SF, 3,300 SF, 9,000 SF & 1.73 Acres
- Plaza at Beards Hill is the premier shopping center in Aberdeen, MD and is anchored by Shop Rite and Home Depot
- Located at the interchange of I-95 [101,805 ADT] and Route 22 [24,211 ADT]
- Aberdeen is the home of Aberdeen Proving Ground [21,000+ employees]
- Upper Chesapeake Hospital \$400 million-dollar medical campus open across the street

JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

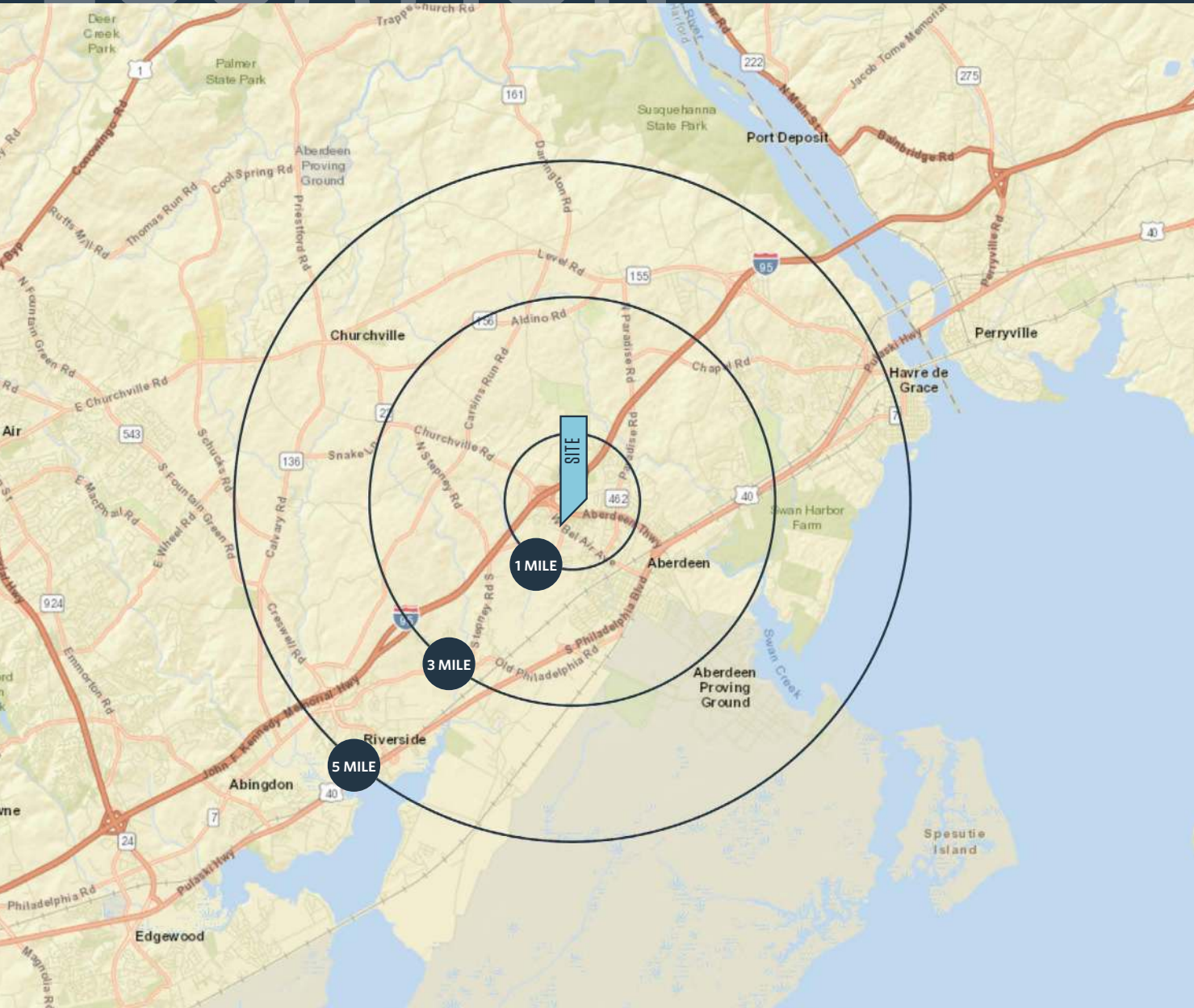
RACHEL KLEIN

rklein@klnb.com | 443-632-2087

LOCATION

PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



AVAILABLE:

- 1,500 SF
- 3,532 SF
- 12,974 SF
- 9,000 SF Pad Site
- 1.73 Acre Pad Site

DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
6,498	25,982	51,752
Daytime Population		
7,155	24,991	50,109
Households		
2,886	10,417	20,666
Average HH Income		
\$91,453	\$111,248	\$114,864

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Route 22	24,211 ADT
Beards Hill Rd	18,211 ADT

JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

RACHEL KLEIN

rklein@klnb.com | 443-632-2087



SITE PLAN

PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001

TENANTS		
A	CLEANERS	1,600 SF
B	BARBER	1,200 SF
C	JOHNNY'S POKE BOWL	2,000 SF
D	MAMIE'S CAFE	3,000 SF
E	FLAME HIBACHI	3,532 SF
F	GREAT CLIPS	2,000 SF
G	AT LEASE	2,000 SF
H	JERSEY MIKE'S	1,600 SF
I	SHOP RITE	53,000 SF
J	BEARDS HILL LIQUORS	10,000 SF
K	AMERICA'S BEST WINGS	1,500 SF
L	MY EYE DR	1,500 SF
M	SANTINI'S ITALIAN CUISINE	2,500 SF
N	H&R BLOCK	1,500 SF
O	VET CLINIC	2,851 SF
P	DOLLAR TREE	12,838 SF
Q	AVAILABLE	1,500 SF
R	RENT-A-CENTER	5,500 SF
S	MODEL NAILS	1,500 SF
T	HUNAN RESTAURANT	3,500 SF
U	AVAILABLE	3,300 SF
V	FIVE BELOW	9,500 SF
P2	DUNKIN DONUTS	2,400 SF
P3	APPLEBEE'S	6,000 SF
P4	WENDY'S	3,500 SF
P5	ENTERPRISE RENT A CAR	2,336 SF
P6	JIFFY LUBE	2,700 SF
P7	MATTRESS WAREHOUSE	8,000 SF
P8	AVAILABLE PAD	9,000 SF

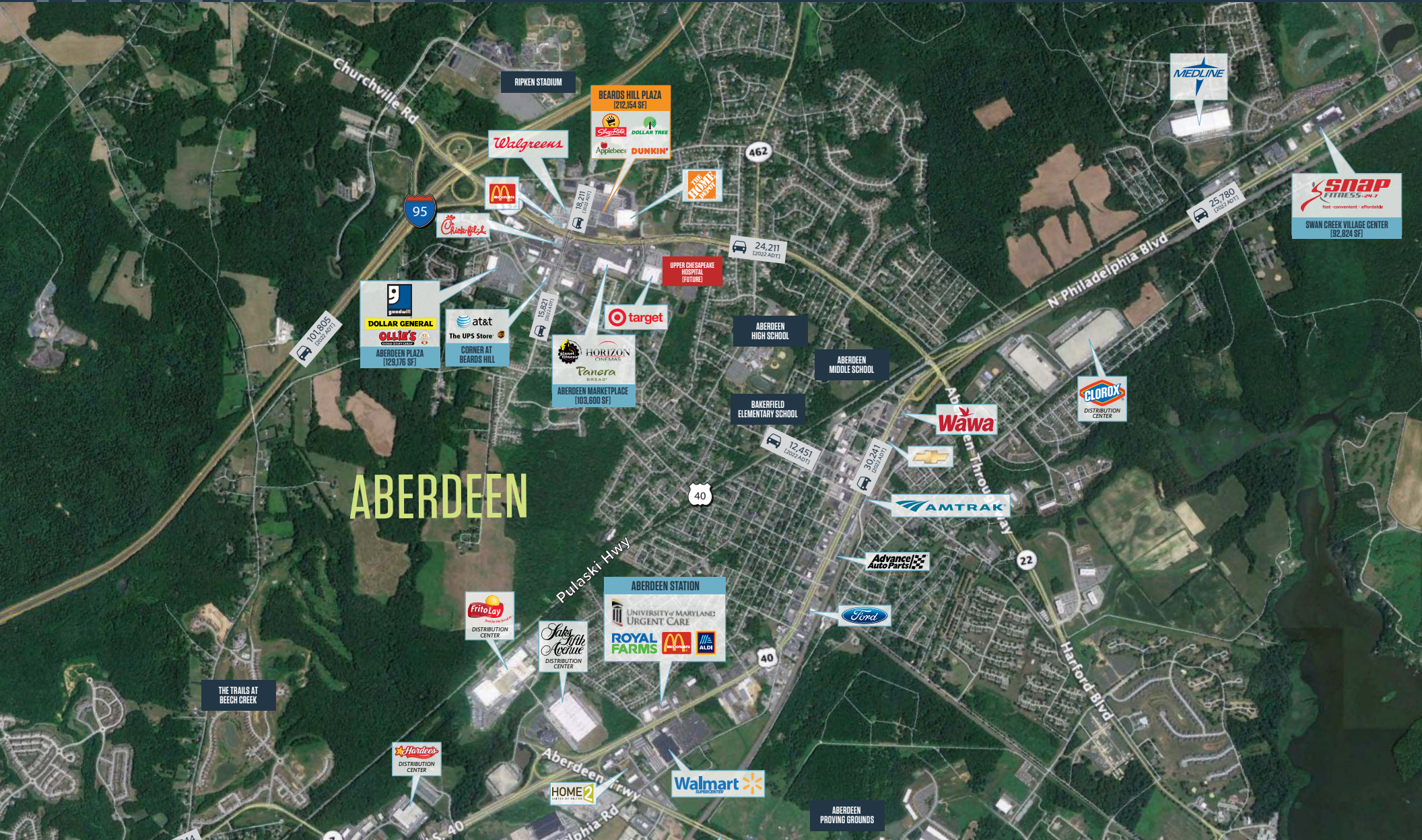
- LEASED
- AVAILABLE
- AT LEASE
- SEPARATELY OWNED



MARKET

PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

RACHEL KLEIN

rklein@klnb.com | 443-632-2087



MID-VIEW

PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

RACHEL KLEIN

rklein@klnb.com | 443-632-2087



PHOTOS

PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



JOE MEKULSKI

jmekulski@klnb.com | 443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com | 443-632-2088

RACHEL KLEIN

rklein@klnb.com | 443-632-2087

klnb



PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001

FOR MORE INFORMATION, PLEASE CONTACT:

JOE MEKULSKI

jmekulski@klnb.com

443-632-1343

RYAN MINNEHAN

rminnehan@klnb.com

443-632-2088

RACHEL KLEIN

rklein@klnb.com

443-632-2087

100 West Road, Suite 505, Towson, MD 21204

klnb.com



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.