



# BEL AIR SQUARE





# FOR LEASE

Harford County, Maryland

# BEL AIR SQUARE

260 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

## AVAILABLE

576 - 1,728 sf

## RENTAL RATE

	Single	Double
Level A:	\$890/mo	\$1,650/mo
Level B:	\$1,020/mo	\$2,100/mo
Level C:	\$920/mo	\$1,690/mo

## TERM

3 - 5 Years

## PARKING RATIO

Free, on-site parking

## OCCUPANCY

Immediate

## NEARBY AMENITIES

Dining, retail, banking, personal services

## HIGHLIGHTS

- ▶ Flexible floor plans with separate entrances
- ▶ Abundant, free, on-site parking available
- ▶ Private entrances, individual thermostats, wall to wall carpeting, powder rooms, mini blinds, ambient lighting, and "instant" hot water

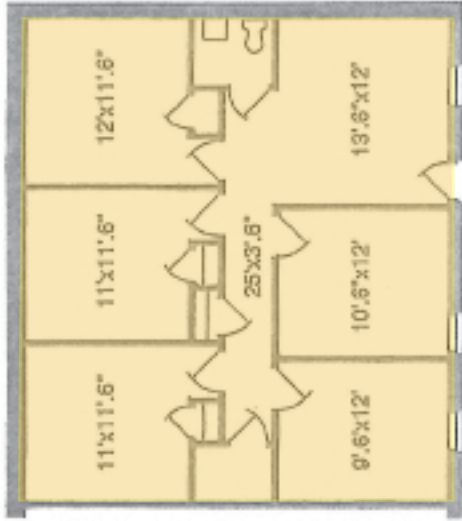


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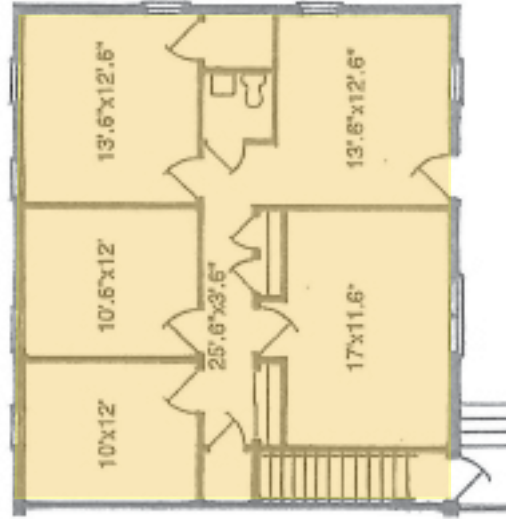
Harford County, Maryland

# FLOOR PLANS

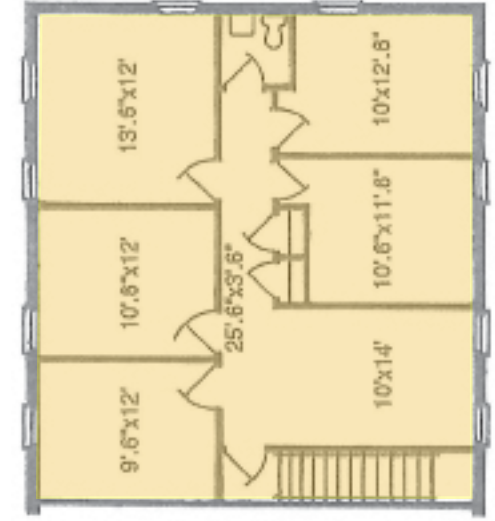
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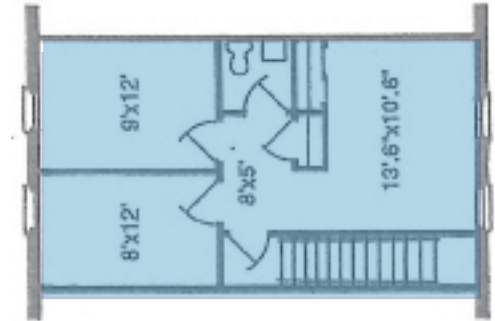
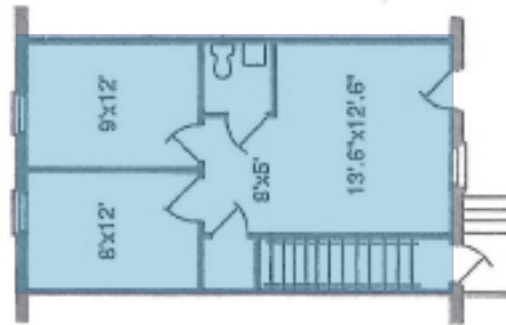
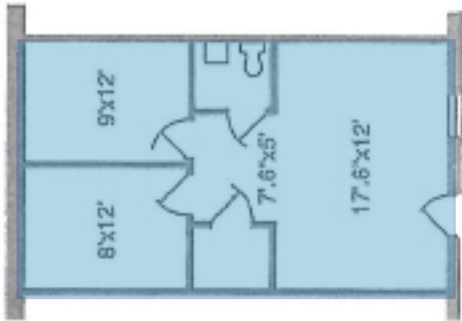
Lower Level - A



Middle Level - B



Upper Level - C



 Typical Double Layout\*

 Typical Single Layout\*

\*All measurements are approximate



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# SURROUNDING AMENITIES

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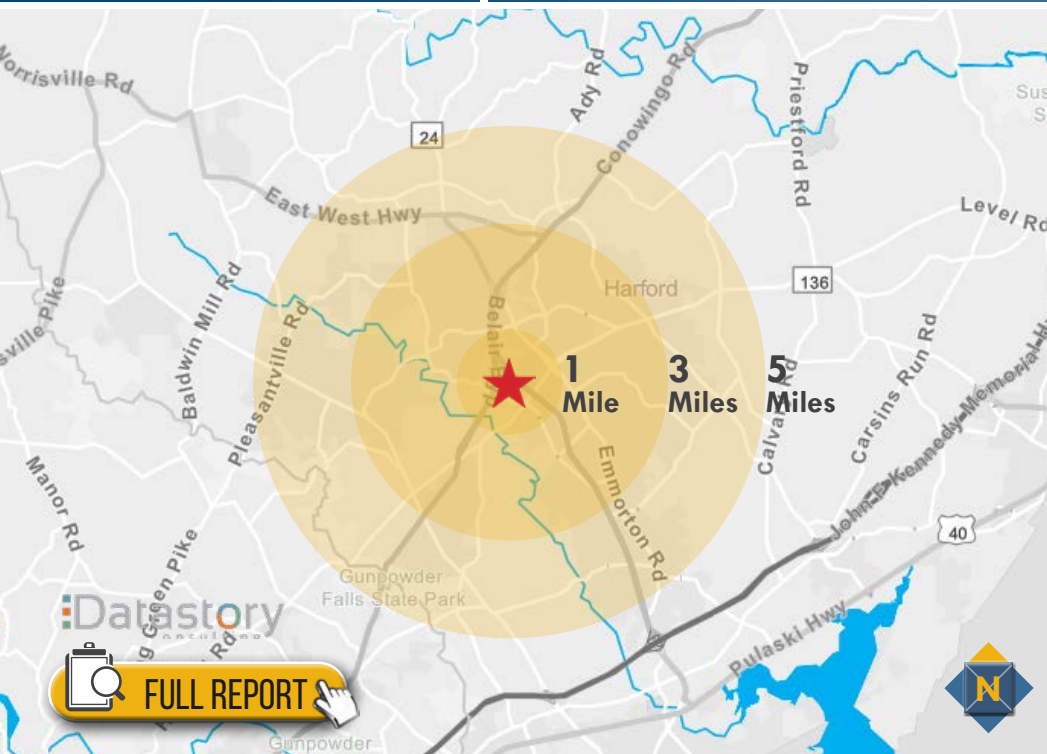


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# LOCATION / DEMOGRAPHICS

BEL AIR SQUARE | 260 GATEWAY DRIVE | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
2,212 1 MILE	2,372 1 MILE	2.22 1 MILE	45.4 1 MILE
27,140 3 MILES	22,385 3 MILES	2.60 3 MILES	42.8 3 MILES
51,593 5 MILES	41,368 5 MILES	2.70 5 MILES	41.1 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$98,611 1 MILE	68.4% 1 MILE	97.2% 1 MILE	16,015 1 MILE
\$111,762 3 MILES	71.9% 3 MILES	97.1% 3 MILES	61,192 3 MILES
\$115,231 5 MILES	71.6% 5 MILES	96.9% 5 MILES	100,185 5 MILES

**19.3%**  
GOLDEN YEARS  
2 MILES

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.

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

[LEARN MORE](#)

**18.8%**  
SAVVY SUBURBANITES  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

[LEARN MORE](#)

**14.8%**  
OLD AND NEWCOMERS  
2 MILES

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.

**2.12**  
AVERAGE HH SIZE

**39.4**  
MEDIAN AGE

**\$44,900**  
MEDIAN HH INCOME

[LEARN MORE](#)

**11.0%**  
EXURBANITES  
2 MILES

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.

**2.50**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$103,400**  
MEDIAN HH INCOME

[LEARN MORE](#)

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