

FOR LEASE

 Harford County, Maryland



ABERDEEN MARKETPLACE

1010-1026 BEARDS HILL ROAD
ABERDEEN, MARYLAND 21001



Chris Walsh | Senior Vice President

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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AVAILABLE

- ▶ 1,250 sf (Suite 1010 F)
- ▶ 2,048 sf (Suite 1016 A)
- ▶ 4,807 sf (Suite 1016 I)
- ▶ 1,287 sf (Suite 1022)

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) ATI Phys. Therapy
- 1010 (C) 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 **AVAILABLE: 1,287 sf**
- 1022 (A) Panera Bread



MACKENZIE
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TRADE AREA

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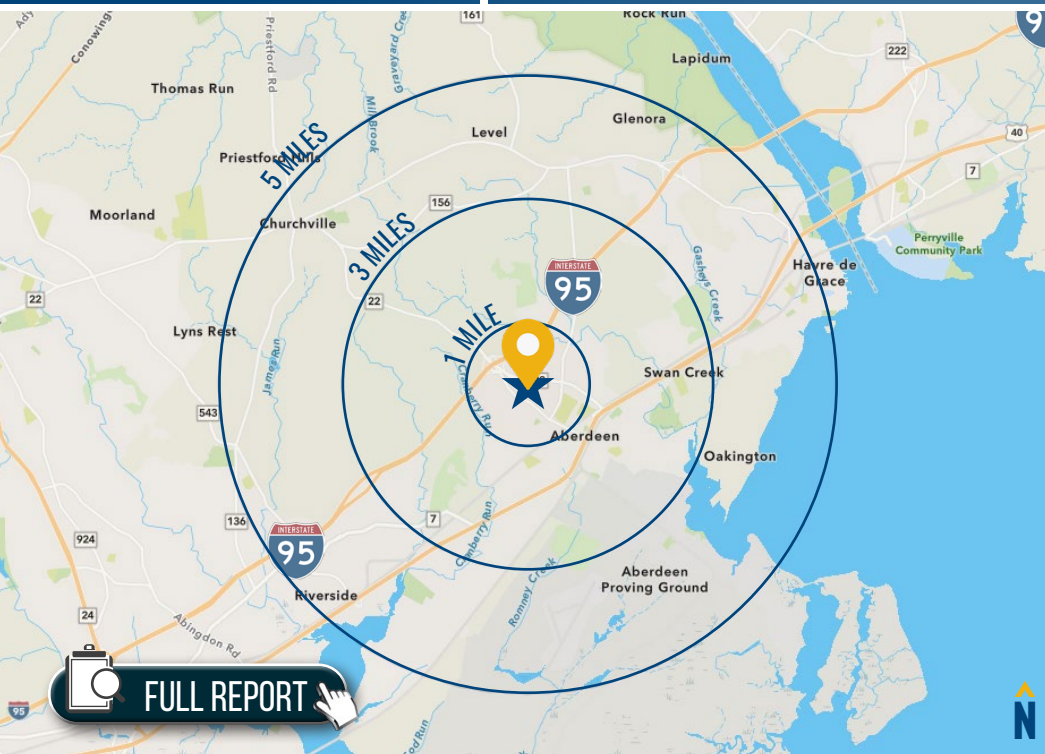
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LOCATION / DEMOGRAPHICS

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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

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

LEARN MORE

21%

METRO FUSION

2 MILES

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

LEARN MORE

12%

COMFORTABLE EMPTY NESTERS

2 MILES

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

LEARN MORE

9%

PLEASANTVILLE

2 MILES

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

LEARN MORE



CHRIS WALSH

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