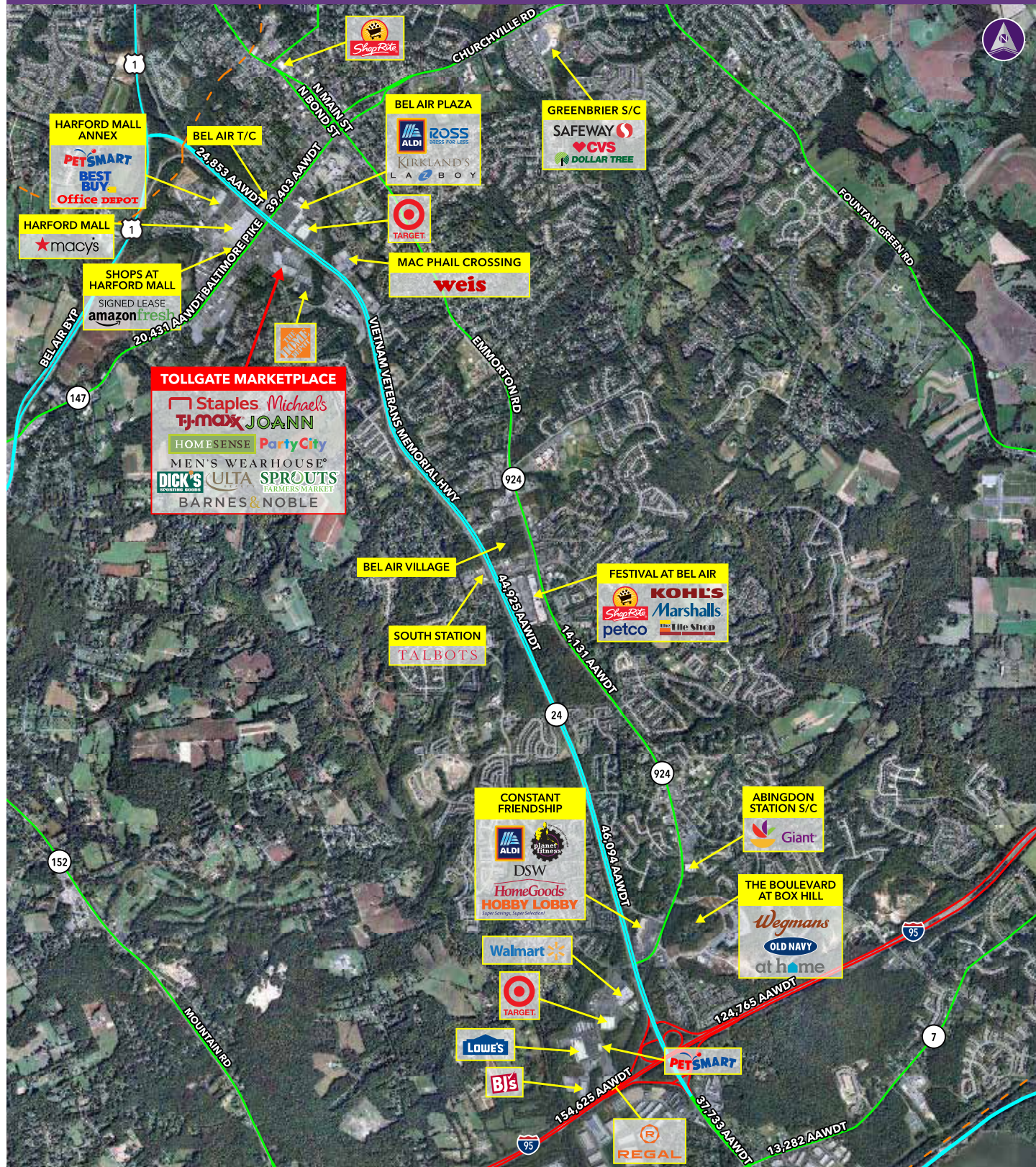


TOLLGATE MARKETPLACE ■ BEL AIR, MD



Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility. H&R Retail, Inc.

Tollgate Marketplace

615 BALTIMORE PIKE | BEL AIR, MD 21014



Property Highlights

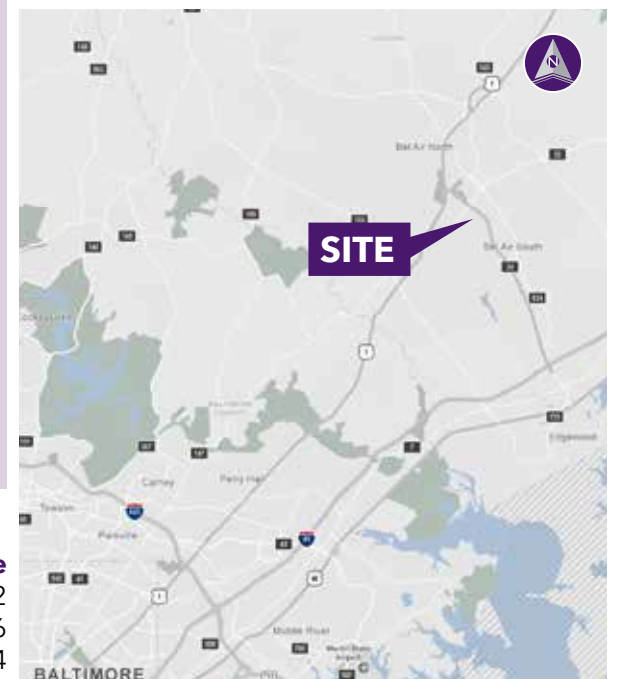
- Steady consumer traffic driven by a strong tenant mix including seven national anchors
- Proven retail destination in one of the region's strongest retail markets
- Located at the heavily trafficked main intersection (84,687 AAWDT) of Baltimore Pike (U.S. Route 1) and Vietnam Veterans Memorial Highway (U.S. Route 24) with direct visibility to the shopping center
- Newly renovated center including upgraded façade
- Located at the best intersection in the market with multiple access points

Demographics 2023

	1 Mile	3 Mile	5 Mile
Population	6,385	67,173	119,422
Average HH Income	\$114,105	\$140,363	\$140,546
Daytime Population	20,700	71,680	111,614

Please Contact

Austin Hersh 240.482.3613 (direct) 301.656.3030 (office) ahersh@hrretail.com	Geoffrey Mackler 240.482.3616 (direct) 301.656.3030 (office) gmackler@hrretail.com
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TOLLGATE MARKETPLACE ■ BEL AIR, MD

Space #	Tenant Name	Gross Floor Area (SF)
1	Sprouts	33,069
2	Home Sense	30,000
3	Michaels	35,000
4-5	Dick's Sporting Goods	44,682
6	Staples	20,285
7A	Pet Supplies Plus	9,428
7B	Club Pilates	2,110
8	TJ Maxx	27,769
9	Removery	1,680
10	uBreakiFix	1,230
11	Sally Beauty Supply	1,600
12	Great Clips	1,230
13	Only Nails	3,900
14	Jo-Ann	46,000
15	Party City	14,351
16	Ulta	10,990
17	Hair Cuttery	2,365
18	Sakura Japanese	5,380
19	AVAILABLE	7,116
20	Men's Wearhouse	6,906
21A	Mission BBQ	4,026
21B	&pizza	2,300
21C	myeyedr.	2,086
22	Noodles & Company	3,000
23	Firehouse Subs	3,000
25A	Saladworks	2,047
25B	Howard Bank	2,913
26	Children's Urgent Care	3,500
27	TGI Friday's	7,041
28	Barnes & Noble	23,115
29	Gong Cha Tea & Coffee	1,200
30	Chase Bank	5,200
31	Outback Steakhouse	6,200
32	First Watch	8,356
33	Miller's Ale House	6,360
34	Wells Fargo	4,044
TOTAL		389,343

