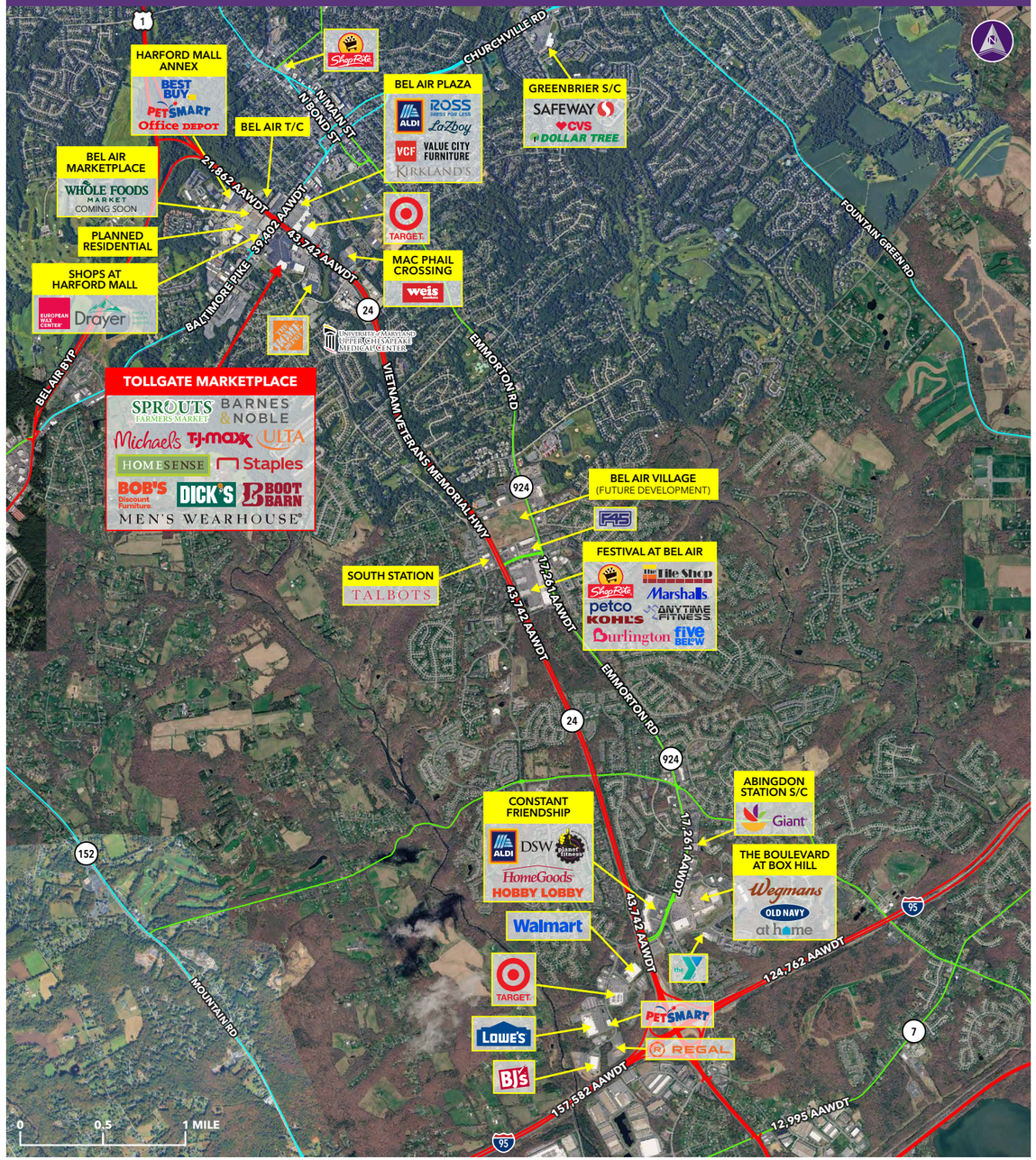
TOLLGATE MARKETPLACE ■ BEL AIR, MD



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.

H&R RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

Tollgate Marketplace

615 BALTIMORE PIKE | BEL AIR, MD 21014

UP TO 3,500 SF AVAILABLE

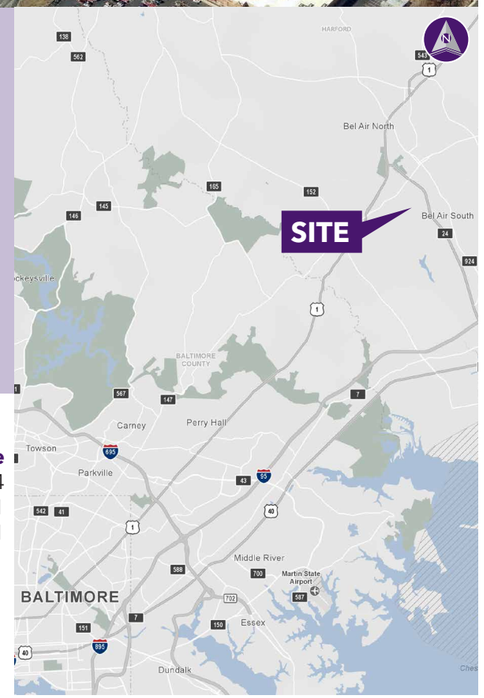


Property Highlights

- 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 (83,144 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 facade
- Located at the best intersection in the market with multiple access points

Demographics 2026

	1 Mile	3 Mile	5 Mile
Population	6,538	66,567	119,074
Average HH Income	$126,339	$148,348	$149,281
Daytime Population	20,730	73,059	115,441



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KITE

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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	Bob's Discount Furniture	46,000
15	Boot Barn	14,351
16	Ulta	10,990
17	Hair Cuttery	2,365
18	Sakura Japanese	5,380
19	J Crew Factory	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	**Chicken Salad Chick**	**3,000**
25A	**COMING AVAILABLE**	**2,047**
25B	**Paris Baguette**	**2,913**
26	Children's Urgent Care	3,500
27	Burtons Grill & Bar	7,041
28	Barnes & Noble	23,115
29	Gong Cha Tea & Coffee	1,200
30A	Cava	2,070
30B	Chase Bank	3,130
31	Outback Steakhouse	6,200
32	First Watch	8,356
33	Miller's Ale House	6,360
34	Wells Fargo	4,044
35	**AVAILABLE**	**3,500**
TOTAL		**392,979**









