



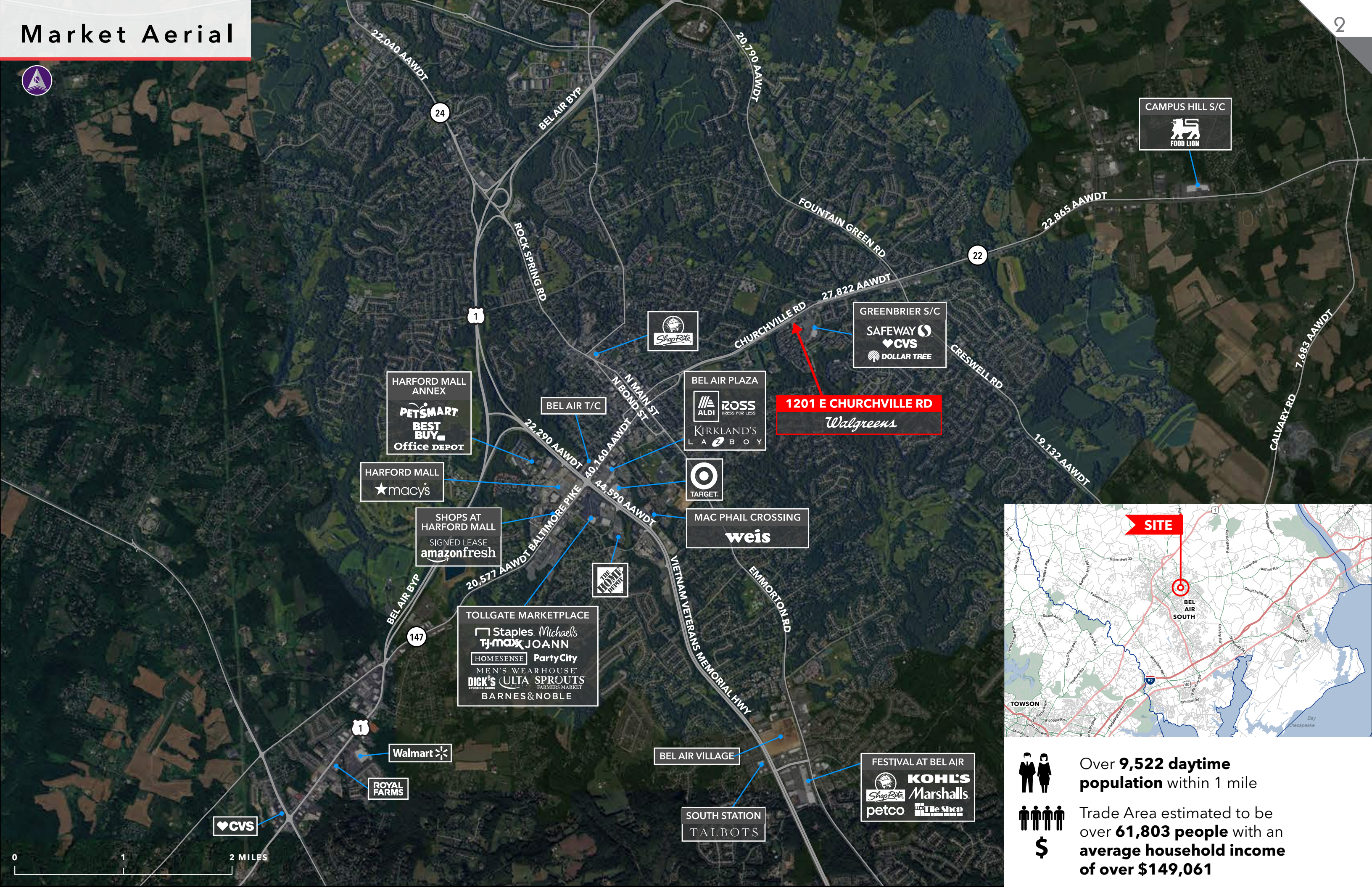
12,649 SF SUBLEASE SPACE AVAILABLE

1201 E CHURCHVILLE RD, BEL AIR, MD 21015



LEASE
EXPIRES:
7/31/34

Market Aerial



CAMPUS HILL S/C
 FOOD LION

GREENBRIER S/C
SAFeway
CVS
DOLLAR TREE

1201 E CHURCHVILLE RD
Walgreens

BEL AIR PLAZA
ALDI
ROSS
KIRKLAND'S
LA BOY

TARGET

MAC PHAIL CROSSING
weis

THE HOME DEPOT

TOLLGATE MARKETPLACE
Staples
TJ-max
JOANN
HOMESENSE
PartyCity
MEN'S WEARHOUSE
DICK'S
ULTA
SPROUTS
BARNES & NOBLE

HARFORD MALL ANNEX
PETSMART
BEST BUY
Office DEPOT

HARFORD MALL
macys

SHOPS AT HARFORD MALL
SIGNED LEASE
amazonfresh

Walmart

ROYAL FARMS

CVS

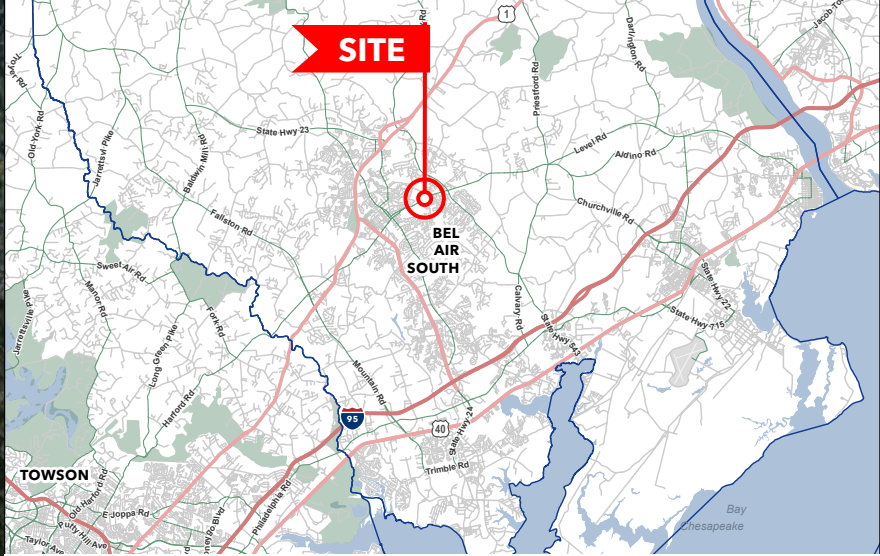
ShopRite

BEL AIR T/C

BEL AIR VILLAGE

SOUTH STATION
TALBOTS

FESTIVAL AT BEL AIR
ShopRite
petco
Kohl's
Marshalls
The Home Depot



Over **9,522 daytime population** within 1 mile



Trade Area estimated to be over **61,803 people** with an **average household income of over \$149,061**



Neighborhood Aerial



Southampton Middle School

22

543

GREENBRIER S/C
SAFEWAY
CVS
DOLLAR TREE

27,822 AAWDT

1201 E CHURCHVILLE RD
Walgreens

CHURCHVILLE RD

The John Carroll High School

12,522 AAWDT
27,822 AAWDT

N BOND ST

N MAIN ST

ShopRite
Bel Air Elementary School

Bel Air High School

S MAIN ST

40,160 AAWDT

BEL AIR PLAZA
ALDI ROSS
KIRKLAND'S
LA BOY

BEL AIR T/C

22,290 AAWDT

HARFORD MALL ANNEX
PETSMART
BEST BUY
Office DEPOT

HARFORD MALL
macys

SHOPS AT HARFORD MALL
SIGNED LEASE
amazonfresh

20,577 AAWDT BALTIMORE PIKE

44,590 AAWDT

TARGET

Homestead Wakefield Elementary School

14,082 AAWDT

MAC PHAIL CROSSING
weis

24

VIETNAM VETERANS MEMORIAL HWY

TOLLGATE MARKETPLACE
Staples Michaels
TJ MAXX JOANN
HOMESENSE PartyCity
MEN'S WEARHOUSE
DICK'S ULTA SPROUTS
BARNES & NOBLE

THE HOME DEPOT

Site Plan



E CHURCHVILLE RD 27,822 AAWDT

BRIERHILL DR

11,304 AAWDT

Walgreens

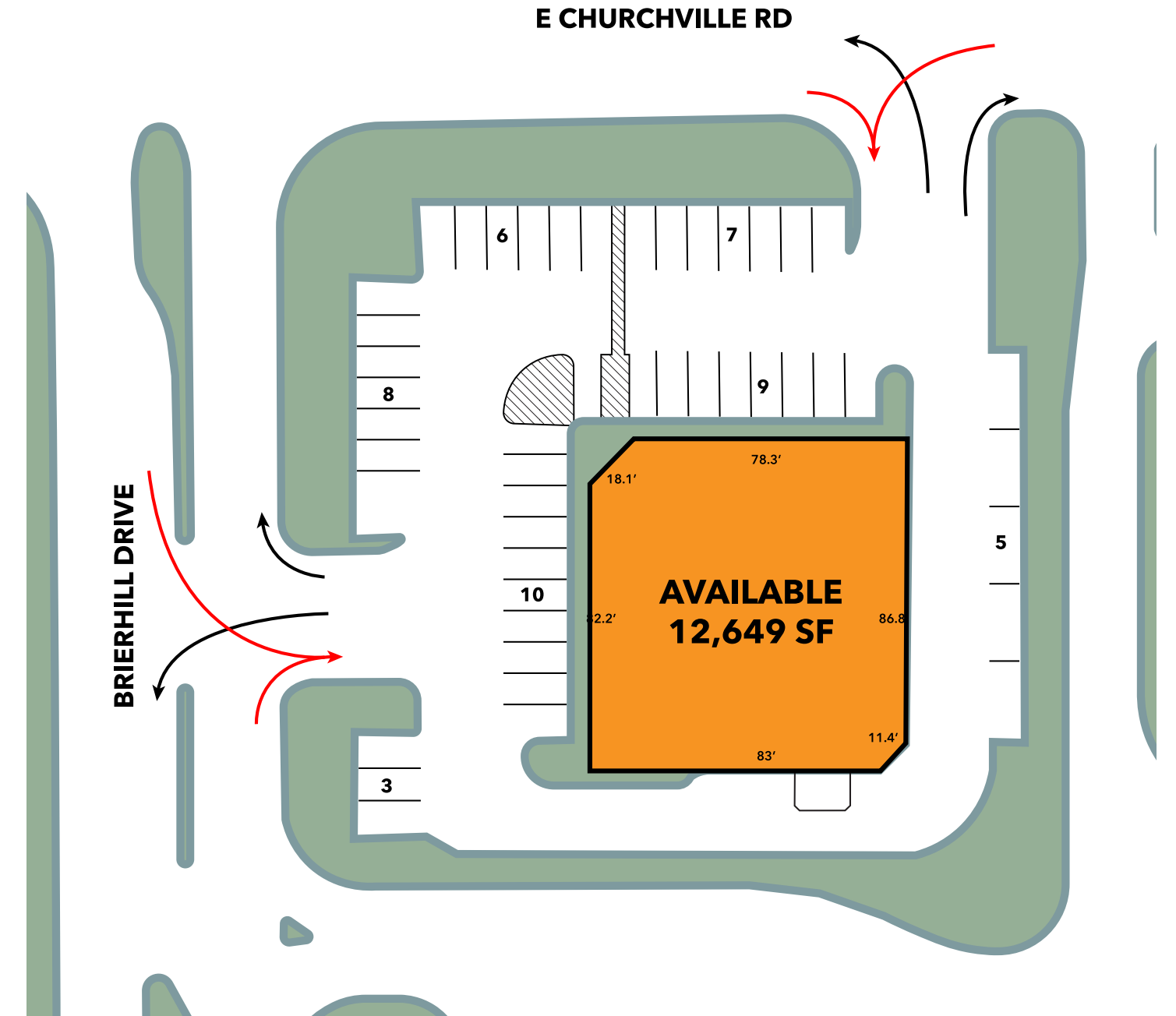
ROSEDALE
FEDERAL
SAVINGS & LOAN ASSOCIATION

verizon



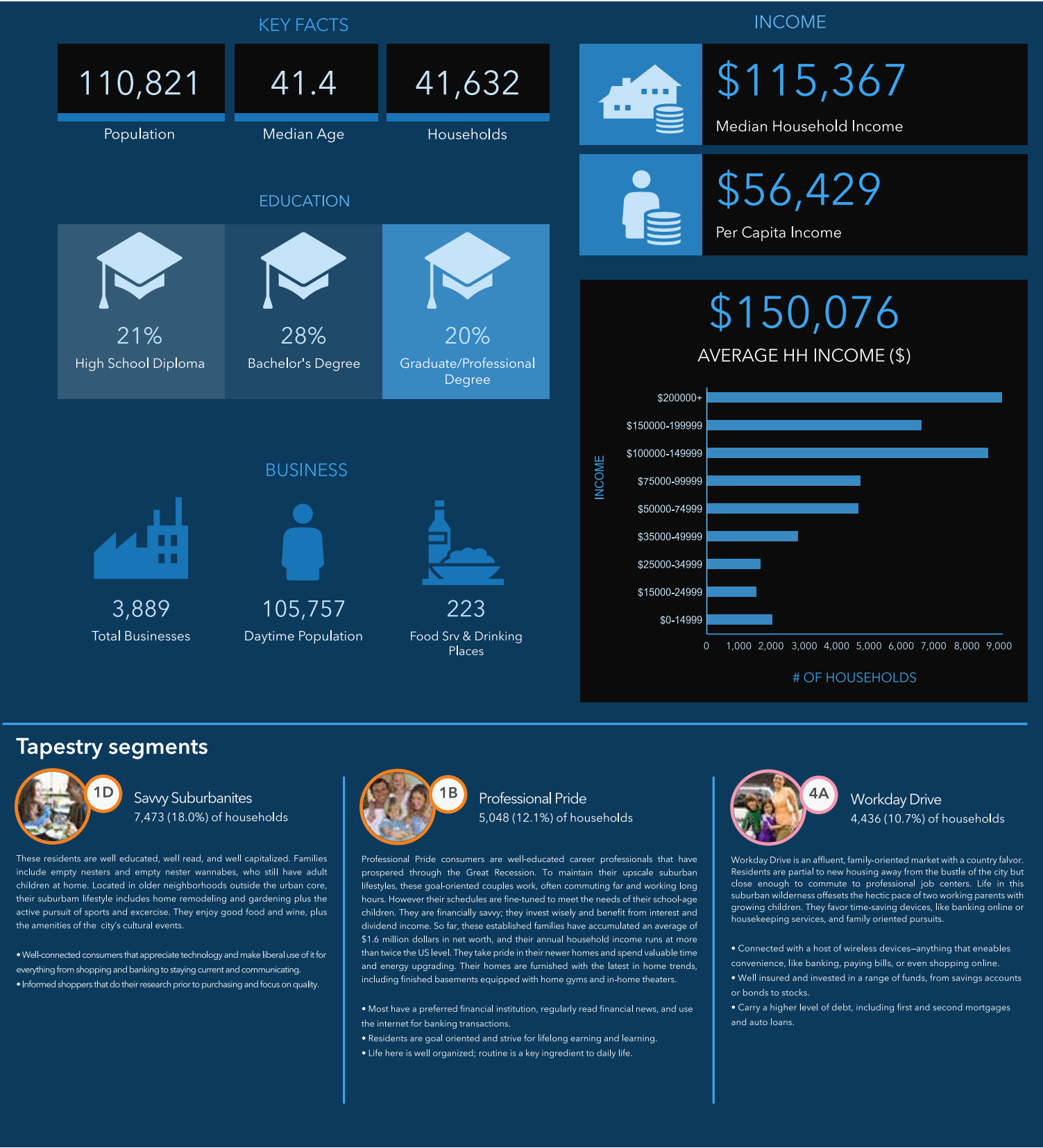
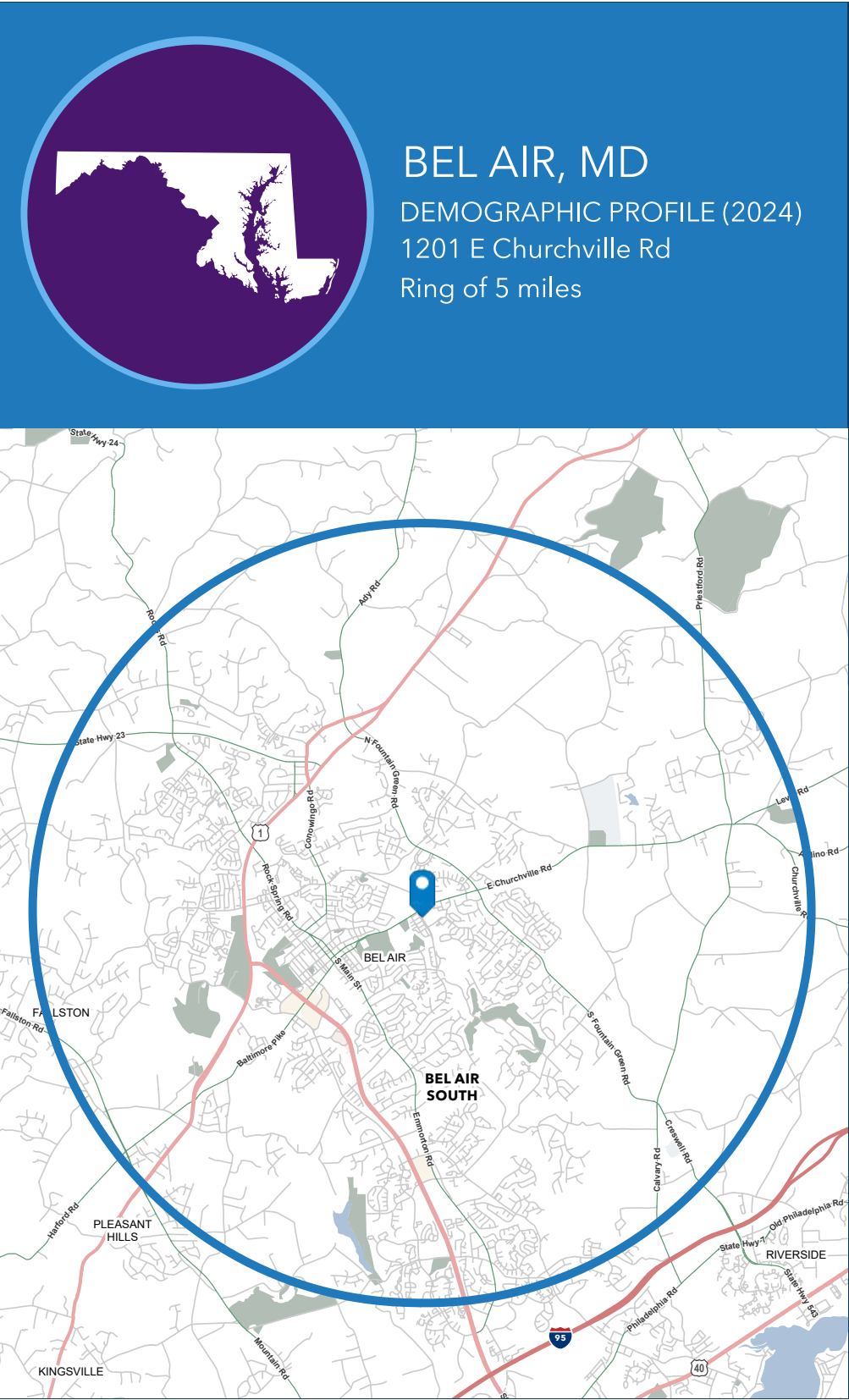
PET NIRVANA

AVAILABLE



Demographic & Psychographic Profile

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
Lat/Lon: 39.54278/-76.32660



	1 MILE	3 MILE	5 MILE
POPULATION			
2000 Total Population	10,474	49,665	86,984
2010 Total Population	11,736	57,936	101,716
2024 Total Population	12,726	61,803	110,821
2029 Total Population	12,995	62,992	112,435
2024-2029 Annual Rate	0.42%	0.38%	0.29%
Median Age	41.2	42.0	41.4
HOUSEHOLDS			
2000 Households	3,695	18,278	31,426
2010 Households	4,314	21,610	37,237
2024 Households	4,882	23,684	41,632
2029 Households	5,069	24,494	42,906
2024 Average Household Size	2.59	2.57	2.64
INCOME			
2024 Average Household Income	\$128,836	\$149,061	\$150,076
2024 Median Household Income	\$97,242	\$114,021	\$115,367
2024 Per Capita Income	\$51,901	\$57,061	\$56,429
2024 POPULATION BY RACE/ETHNICITY			
White Alone	79.2%	81.4%	80.3%
Black Alone	6.9%	5.4%	6.2%
American Indian/Alaskan Native Alone	0.2%	0.2%	0.2%
Asian Alone	5.0%	4.5%	4.7%
Pacific Islander Alone	0.0%	0.1%	0.0%
Other Race	2.0%	1.8%	1.6%
Two or More Races	6.7%	6.7%	6.9%
Hispanic Origin (Any Race)	5.2%	5.2%	5.1%
2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	8,965	43,623	77,552
Less than 9th Grade	1.8%	1.7%	1.5%
9th - 12th Grade, No Diploma	2.0%	2.4%	2.8%
High School Graduate	19.3%	20.4%	20.6%
GED/Alternative Credential	3.8%	2.9%	2.8%
Some College, No Degree	20.8%	15.4%	15.7%
Associate Degree	8.9%	8.9%	8.9%
Bachelor's Degree	26.5%	28.1%	28.1%
Graduate/Professional Degree	16.9%	20.1%	20.1%
BUSINESS			
Total Business	237	2,349	3,889
Total Employees	1,987	25,765	39,453
Employee/Residential Population Ratio	0.160:1	0.420:1	0.360:1



1201 E CHURCHVILLE RD SUBLEASE

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