

# Amyclae Shopping Center

Bel Air, MD 21014

Mixed-Use Development at Route 22 & Route 543



PROPERTY FACT SHEET



View of 1204 Agora Drive



Aerial View of Amyclae Shopping Center

## PROPERTY DESCRIPTION & FEATURES

- Amyclae Shopping Center is a ±72,750 SF mixed-use development comprised of 6 buildings on ±8 acres
- Spaces Immediately Available:
  - 1202 Agora Drive:
    - Space B - 3,520 SF
    - Space E - 2,766 SF
  - 1204 Agora Drive:
    - Space A - 2,216 SF
- Traffic Counts:
  - 26,806 VPD - Route 22 (Churchville Road)
  - 19,519 VPD - Route 543 (Fountain Green Road)
- Located in the heart of Bel Air's leading growth corridor

## AREA RETAILERS



## DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	9,121	44,975	89,921
Households	3,479	17,304	33,912
Average Household Income	\$90,407	\$102,129	\$100,890
Daytime Employees	6,996	35,436	70,354

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SITE PLAN

## 1200 AGORA DRIVE

7,150 SF - Fully Leased  
Tenants: APGFCU, Cold Stone Creamery, Starbucks, and The UPS Store

## 1201 AGORA DRIVE

15,000 SF Office Building  
Tenant: M&T Bank

## 1202 AGORA DRIVE

17,700 SF  
**2 Spaces Available**  
- 2,766 SF  
- 3,520 SF

Tenants: Advance Auto Parts, Allure Hair Studio, and Amyclae Cleaners

## 1203 AGORA DRIVE

7,400 SF - Fully Leased  
Tenant: Celebree

## 1204 AGORA DRIVE

15,500 SF  
**1 Space Available**  
- 2,216 SF

Tenants: Half Pints, Sunseekers, Wok To Go and Great Clips

## 1206 AGORA DRIVE

10,000 SF - Fully Leased  
Tenants: Anytime Fitness, Expresscare of Bel Air, and My Gym



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ADDITIONAL PHOTOS



View of 1200 Agora Drive



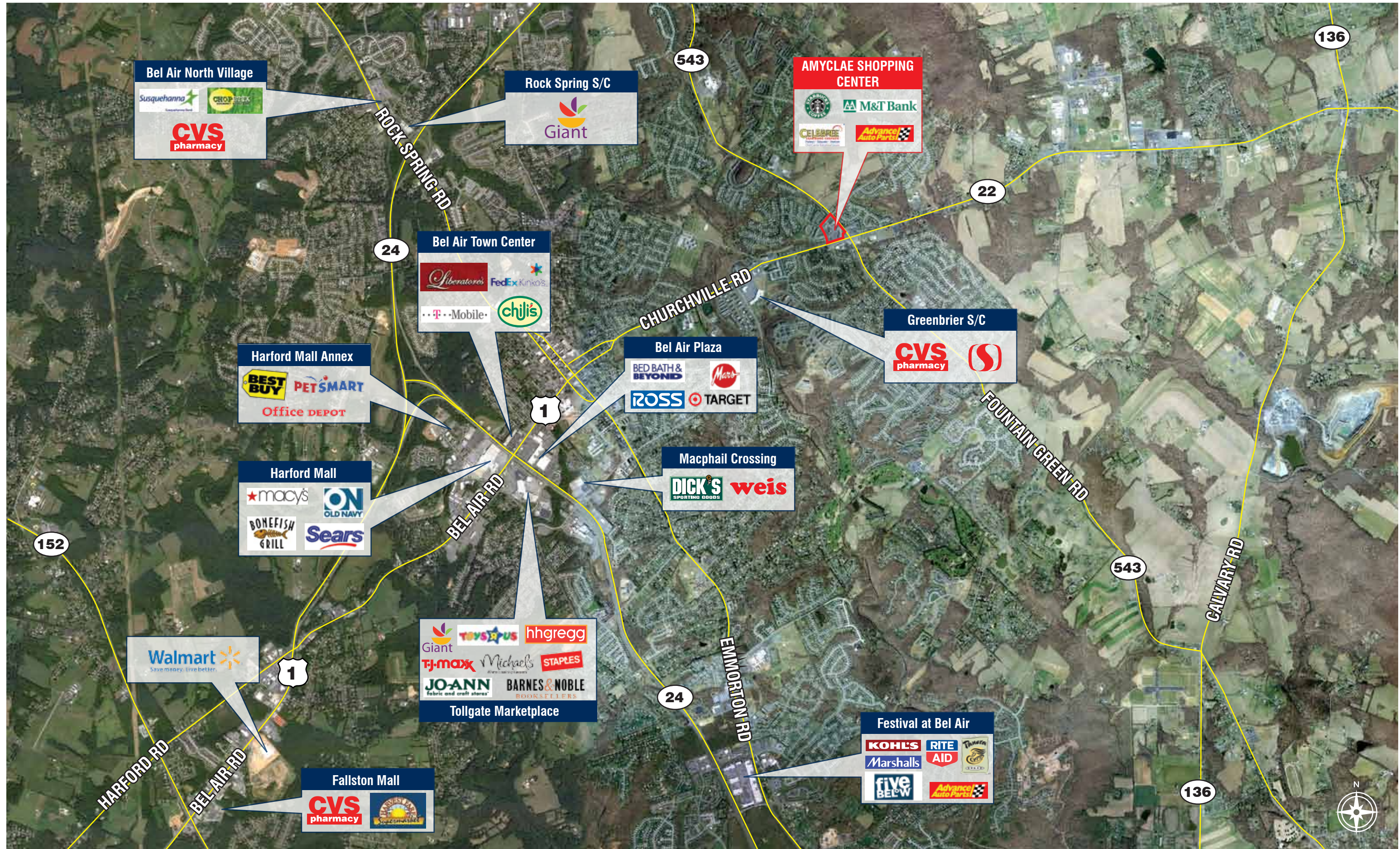
Pylon Sign for 1200 Agora Drive



Advance Auto Parts, Tenant of 1202 Agora Drive



View of 1202 Agora Drive

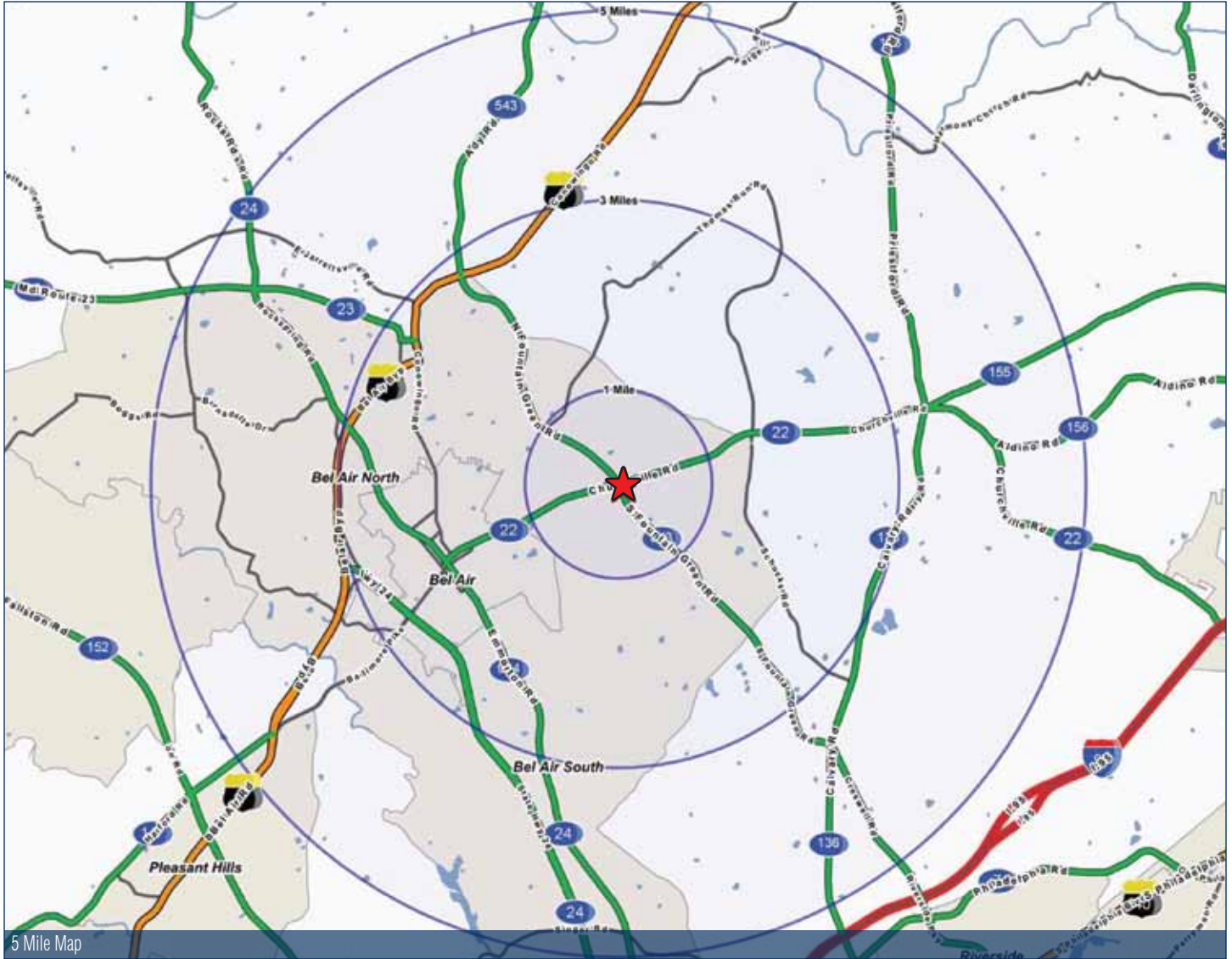


# Amyclae Shopping Center

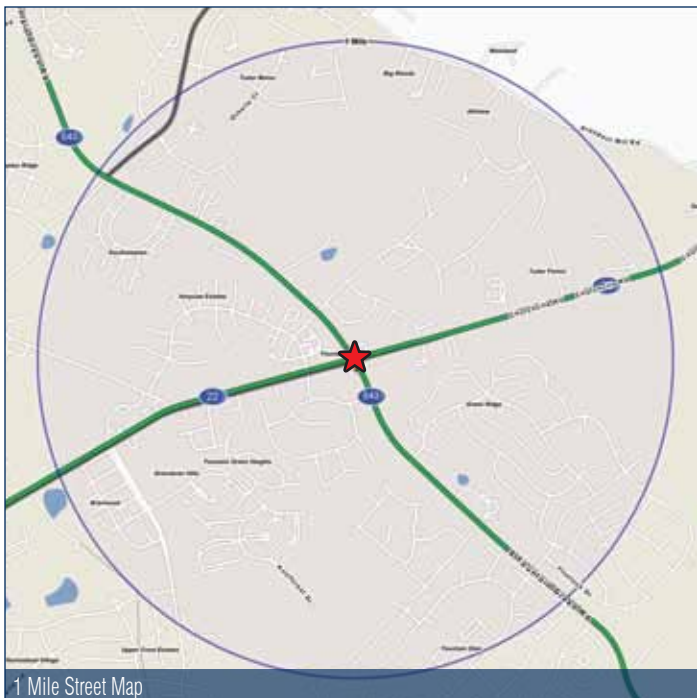
Bel Air MD 21014  
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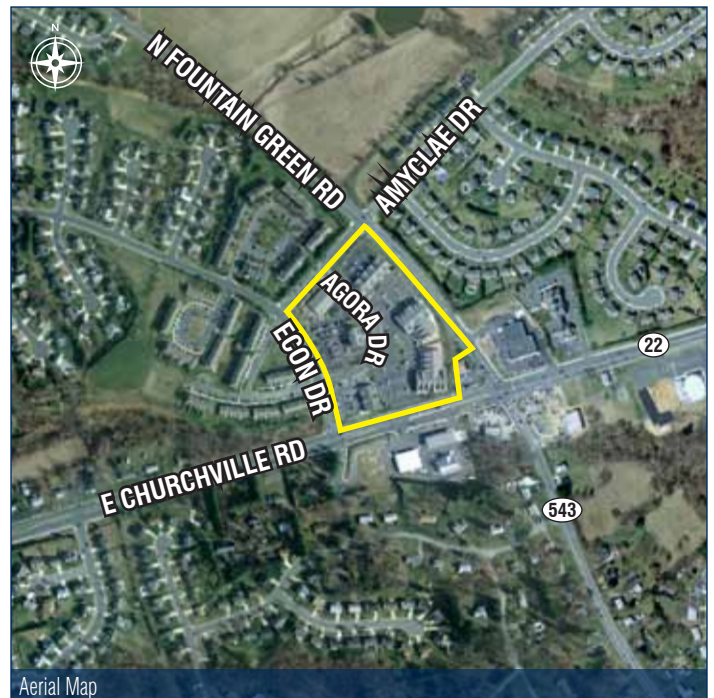
LOCATION STUDY



5 Mile Map



1 Mile Street Map



Aerial Map

# FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 39.54755/-76.3157

Amyclae Shopping Center (1201 Agora Dr.)		1 Mile	3 Miles	5 Miles
Bel Air, MD				
POPULATION	2010 Estimated Population	9,121	44,975	89,821
	2015 Projected Population	10,593	45,999	88,692
	2000 Census Population	7,497	39,280	79,979
	1990 Census Population	4,765	29,458	56,208
	Historical Annual Growth 1990 to 2010	4.6%	2.6%	3.0%
	Projected Annual Growth 2010 to 2015	3.2%	0.5%	-0.3%
HOUSEHOLDS	2010 Est. Households	3,479	17,304	33,912
	2015 Proj. Households	4,270	18,465	34,863
	2000 Census Households	2,700	14,466	28,781
	1990 Census Households	1,690	10,738	19,744
	Historical Annual Growth 1990 to 2010	5.3%	3.1%	3.6%
	Projected Annual Growth 2010 to 2015	4.5%	1.3%	0.6%
AGE	2010 Est. Population 0 to 9 Years	13.6%	12.4%	12.9%
	2010 Est. Population 10 to 19 Years	15.9%	14.6%	14.5%
	2010 Est. Population 20 to 29 Years	13.1%	12.1%	11.8%
	2010 Est. Population 30 to 44 Years	20.5%	19.5%	20.1%
	2010 Est. Population 45 to 59 Years	20.7%	22.4%	22.7%
	2010 Est. Population 60 to 74 Years	11.5%	12.7%	12.3%
	2010 Est. Population 75 Years Plus	4.6%	6.2%	5.7%
	2010 Est. Median Age	35.4	38.4	38.0
MARITAL STATUS & SEX	2010 Est. Male Population	48.9%	48.7%	48.8%
	2010 Est. Female Population	51.1%	51.3%	51.2%
	2010 Est. Never Married	20.0%	19.5%	19.5%
	2010 Est. Now Married	62.1%	62.4%	63.7%
	2010 Est. Separated or Divorced	14.0%	12.1%	10.9%
	2010 Est. Widowed	3.9%	6.0%	5.8%
INCOME	2010 Est. HH Income \$200,000 or More	2.4%	6.0%	4.8%
	2010 Est. HH Income \$150,000 to \$199,999	9.6%	9.4%	10.2%
	2010 Est. HH Income \$100,000 to \$149,999	24.5%	24.0%	24.5%
	2010 Est. HH Income \$75,000 to \$99,999	17.4%	16.9%	18.2%
	2010 Est. HH Income \$50,000 to \$74,999	16.7%	16.1%	17.3%
	2010 Est. HH Income \$35,000 to \$49,999	11.5%	10.9%	11.0%
	2010 Est. HH Income \$25,000 to \$34,999	9.0%	7.0%	5.5%
	2010 Est. HH Income \$15,000 to \$24,999	5.1%	5.1%	4.5%
	2010 Est. HH Income \$0 to \$14,999	3.8%	4.6%	3.9%
	2010 Est. Average Household Income	\$90,407	\$102,129	\$100,890
	2010 Est. Median HH Income	\$76,867	\$83,588	\$84,713
	2010 Est. Per Capita Income	\$34,577	\$39,980	\$38,515
2010 Est. Number of Businesses	175	2,033	3,339	
2010 Est. Total Number of Employees	1,518	23,001	35,871	

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## Amyclae Shopping Center (1201 Agora Dr.)

### Bel Air, MD

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	88.7%	89.9%	90.1%
	2010 Est. Black Population	6.3%	6.1%	6.1%
	2010 Est. Asian & Pacific Islander	3.5%	2.7%	2.6%
	2010 Est. American Indian & Alaska Native	0.2%	0.2%	0.2%
	2010 Est. Other Races Population	1.3%	1.1%	1.1%
<b>HISPANIC</b>	2010 Est. Hispanic Population	253	965	1,861
	2010 Est. Hispanic Population Percent	2.8%	2.1%	2.1%
	2015 Proj. Hispanic Population Percent	3.4%	2.6%	2.4%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	5,835	30,034	59,908
	2010 Est. Elementary (0 to 8)	1.3%	1.4%	1.6%
	2010 Est. Some High School (9 to 11)	5.1%	4.4%	4.6%
	2010 Est. High School Graduate (12)	20.6%	25.0%	25.0%
	2010 Est. Some College (13 to 16)	22.7%	21.0%	22.3%
	2010 Est. Associate Degree Only	10.5%	9.4%	9.8%
	2010 Est. Bachelor Degree Only	24.9%	23.4%	22.2%
	2010 Est. Graduate Degree	14.9%	15.4%	14.7%
<b>HOUSING</b>	2010 Est. Total Housing Units	3,662	18,230	35,593
	2010 Est. Owner Occupied Percent	70.0%	78.3%	81.6%
	2010 Est. Renter Occupied Percent	25.0%	16.6%	13.6%
	2010 Est. Vacant Housing Percent	5.0%	5.1%	4.7%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	1.3%	4.4%	4.0%
	2000 Homes Built 1995 to 1998	12.4%	10.5%	12.4%
	2000 Homes Built 1990 to 1994	19.4%	16.7%	20.1%
	2000 Homes Built 1980 to 1989	32.6%	22.4%	23.4%
	2000 Homes Built 1970 to 1979	16.7%	17.5%	16.8%
	2000 Homes Built 1960 to 1969	10.9%	13.3%	11.2%
	2000 Homes Built 1950 to 1959	4.5%	9.4%	6.7%
	2000 Homes Built Before 1949	2.2%	5.8%	5.4%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.5%	0.5%
	2000 Home Value \$400,000 to \$499,999	0.4%	1.0%	1.0%
	2000 Home Value \$300,000 to \$399,999	3.2%	5.1%	4.2%
	2000 Home Value \$200,000 to \$299,999	25.1%	23.0%	22.0%
	2000 Home Value \$150,000 to \$199,999	31.9%	30.2%	30.5%
	2000 Home Value \$100,000 to \$149,999	30.7%	32.4%	33.8%
	2000 Home Value \$50,000 to \$99,999	8.1%	6.7%	7.3%
	2000 Home Value \$25,000 to \$49,999	-	0.4%	0.4%
	2000 Home Value \$0 to \$24,999	0.5%	0.4%	0.3%
	2000 Median Home Value	\$174,505	\$172,243	\$167,550
	2000 Median Rent	\$568	\$609	\$619

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<b>Amyclae Shopping Center (1201 Agora Dr.)</b>		<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Bel Air, MD</b>				
<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	6,996	35,436	70,354
	2010 Est. Civilian Employed	66.7%	66.4%	67.1%
	2010 Est. Civilian Unemployed	5.0%	4.2%	4.4%
	2010 Est. in Armed Forces	1.1%	0.8%	0.7%
	2010 Est. not in Labor Force	27.3%	28.7%	27.8%
	2010 Labor Force: Males	48.3%	48.1%	48.1%
	2010 Labor Force: Females	51.7%	51.9%	51.9%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	3,794	20,101	41,677
	2000 Mgmt, Business, & Financial Operations	19.6%	18.2%	18.1%
	2000 Professional & Related	26.7%	26.7%	25.9%
	2000 Service	10.3%	10.9%	11.6%
	2000 Sales and Office	29.6%	28.7%	28.1%
	2000 Farming, Fishing, and Forestry	-	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	7.3%	8.0%	8.3%
	2000 Production, Transport, & Material Moving	6.4%	7.5%	8.0%
	2000 Percent White Collar Workers	75.9%	73.6%	72.1%
2000 Percent Blue Collar Workers	24.1%	26.4%	27.9%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	83.5%	85.7%	86.4%
	2000 Drive to Work in Carpool	9.5%	8.4%	7.9%
	2000 Travel to Work by Public Transportation	1.1%	1.0%	0.8%
	2000 Drive to Work on Motorcycle	0.6%	0.2%	0.1%
	2000 Walk or Bicycle to Work	1.0%	1.1%	0.9%
	2000 Other Means	0.8%	0.4%	0.4%
	2000 Work at Home	3.5%	3.3%	3.5%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	23.9%	23.6%	21.5%
	2000 Travel to Work in 15 to 29 Minutes	25.2%	25.5%	26.2%
	2000 Travel to Work in 30 to 59 Minutes	36.8%	39.0%	40.5%
	2000 Travel to Work in 60 Minutes or More	14.1%	11.9%	11.8%
	2000 Average Travel Time to Work	31.7	30.3	30.6
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$230 M	\$1.24 B	\$2.42 B
	2010 Est. Apparel	\$11.0 M	\$59.4 M	\$116 M
	2010 Est. Contributions & Gifts	\$15.4 M	\$86.3 M	\$167 M
	2010 Est. Education & Reading	\$6.71 M	\$37.2 M	\$72.1 M
	2010 Est. Entertainment	\$13.0 M	\$70.3 M	\$137 M
	2010 Est. Food, Beverages & Tobacco	\$35.6 M	\$191 M	\$372 M
	2010 Est. Furnishings & Equipment	\$10.5 M	\$57.1 M	\$112 M
	2010 Est. Health Care & Insurance	\$15.9 M	\$85.4 M	\$166 M
	2010 Est. Household Operations & Shelter & Utilities	\$68.6 M	\$371 M	\$723 M
	2010 Est. Miscellaneous Expenses	\$3.76 M	\$20.1 M	\$39.1 M
	2010 Est. Personal Care	\$3.31 M	\$17.8 M	\$34.7 M
	2010 Est. Transportation	\$45.9 M	\$245 M	\$480 M

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