

# PRIME RETAIL SPACE FOR LEASE

BEL AIR NORTH VILLAGE

1517-1525 Rock Spring Road - Forest Hill, MD



## JOIN THESE TENANTS



Other area co-tenants include:



Excellent opportunities for restaurants (fast food or sit down), mobile phone retailer, furniture store, tanning facility, flower shop, and specialty shops



- Spaces available for immediate occupancy:
  - Lot 1 - Space D: 1,600 SF
  - Lot 3 - Space A: 1,600 SF
  - Lot 3 - Space D: 1,600 SF
  - Lot 4 - Space C: 4,000 SF
- Asking Rent: \$21/SF
- More than 36,000 VPD
- Located at the signalized intersection of Rock Spring Rd & Forest Valley Dr on the going home side of Rt 24 North
- Adjacent to Spenceola Farms Residential Development



## DEMOGRAPHICS

### Population

1 Mile	9,011
3 Mile	42,398
5 Mile	79,291

### Average HH Income

1 Mile	\$ 99,956
3 Mile	\$ 95,398
5 Mile	\$101,686



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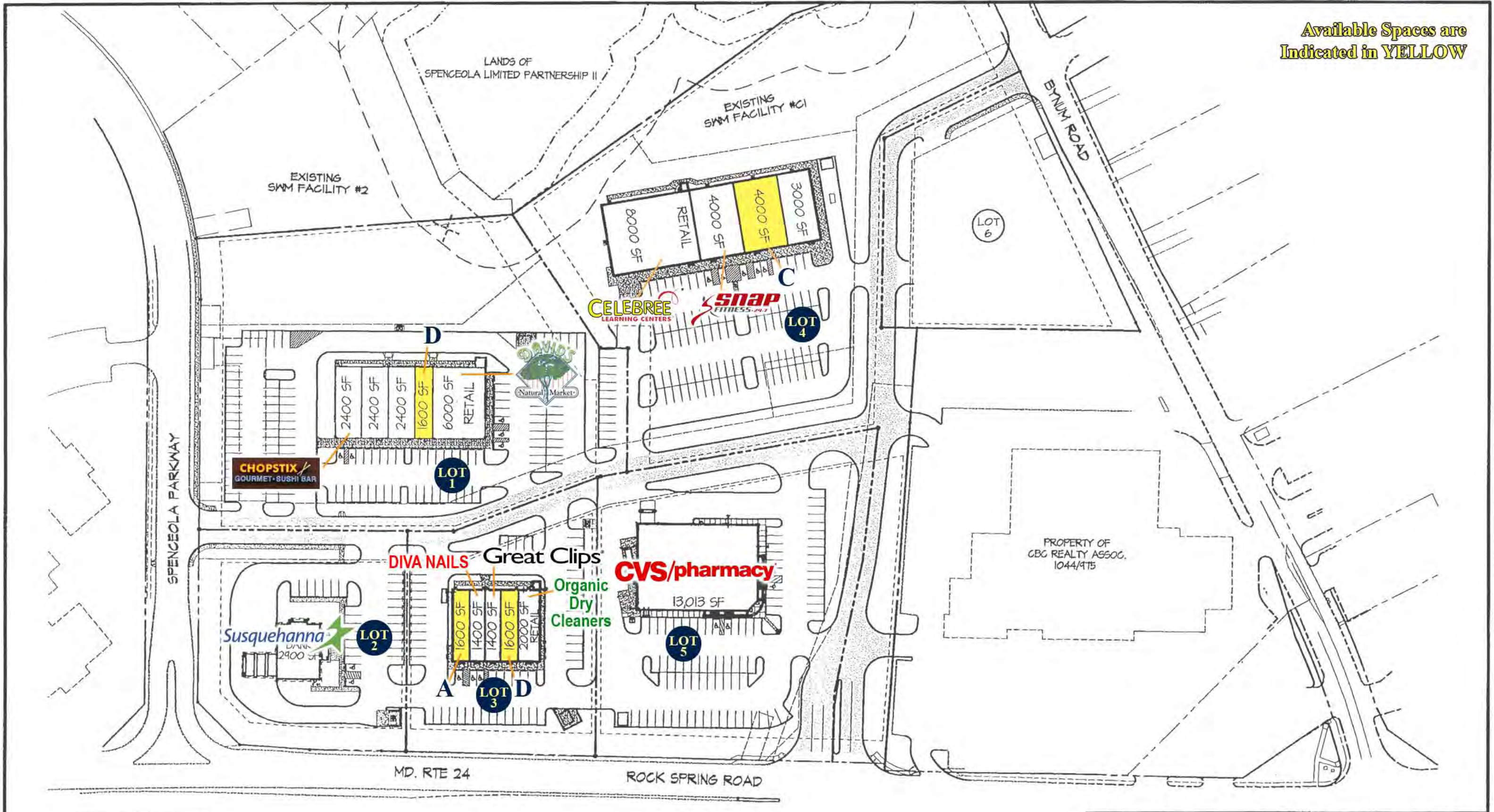
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# Bel Air North Village

1517-1525 Rock Spring Road - Forest Hill, MD



Available Spaces are Indicated in YELLOW



PLAN VIEW



JOB NO. 11311 SCALE: 1"=100' DESIGN BY: DRS DRAWN BY: DRS REVIEW BY: GFS DATE: 12/12/07	<b>BEL AIR NORTH VILLAGE</b> SITE LAYOUT EXHIBIT	<b>MORRIS &amp; RITCHE ASSOCIATES, INC.</b> ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS 3445-A BOX HILL CORPORATE CENTER DRIVE ABERGONON, MARYLAND 21030 (410) 515-9000 FAX: (410) 515-9002	<b>MRA</b>
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# Bel Air North Village

1517-1525 Rock Spring Road - Forest Hill, MD



CVS/pharmacy building (Lot 5)



lot 1 building photo

# Bel Air North Village

1517-1525 Rock Spring Road - Forest Hill, MD



lot 4 building photo



bird's eye view of the center

# Bel Air North Village

1517-1525 Rock Spring Road - Forest Hill, MD



# FULL PROFILE

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



Lat/Lon: 39.55961/-76.37097

1525 Rock Spring Road		1 Mile	3 Miles	5 Miles
Forest Hill, MD				
POPULATION	2010 Estimated Population	9,011	42,398	79,291
	2015 Projected Population	8,901	41,592	79,468
	2000 Census Population	7,713	38,203	70,591
	1990 Census Population	4,751	25,963	52,064
	Historical Annual Growth 1990 to 2010	4.5%	3.2%	2.6%
	Projected Annual Growth 2010 to 2015	-0.2%	-0.4%	-
HOUSEHOLDS	2010 Est. Households	3,356	16,044	29,900
	2015 Proj. Households	3,445	16,367	31,206
	2000 Census Households	2,708	13,811	25,391
	1990 Census Households	1,530	9,144	18,190
	Historical Annual Growth 1990 to 2010	6.0%	3.8%	3.2%
	Projected Annual Growth 2010 to 2015	0.5%	0.4%	0.9%
AGE	2010 Est. Population 0 to 9 Years	12.7%	12.6%	12.3%
	2010 Est. Population 10 to 19 Years	13.8%	14.6%	14.7%
	2010 Est. Population 20 to 29 Years	13.4%	12.2%	11.4%
	2010 Est. Population 30 to 44 Years	19.7%	19.9%	19.4%
	2010 Est. Population 45 to 59 Years	21.2%	22.0%	23.1%
	2010 Est. Population 60 to 74 Years	12.0%	12.1%	13.0%
	2010 Est. Population 75 Years Plus	7.3%	6.6%	6.1%
	2010 Est. Median Age	37.2	38.0	38.9
MARITAL STATUS & SEX	2010 Est. Male Population	49.1%	48.6%	48.8%
	2010 Est. Female Population	50.9%	51.4%	51.2%
	2010 Est. Never Married	18.5%	19.7%	19.2%
	2010 Est. Now Married	59.8%	62.2%	64.5%
	2010 Est. Separated or Divorced	12.2%	11.2%	10.3%
	2010 Est. Widowed	9.5%	6.9%	6.0%
INCOME	2010 Est. HH Income \$200,000 or More	4.0%	3.5%	4.9%
	2010 Est. HH Income \$150,000 to \$199,999	11.8%	8.6%	10.2%
	2010 Est. HH Income \$100,000 to \$149,999	24.0%	24.9%	25.4%
	2010 Est. HH Income \$75,000 to \$99,999	17.8%	18.7%	18.0%
	2010 Est. HH Income \$50,000 to \$74,999	17.5%	16.9%	16.2%
	2010 Est. HH Income \$35,000 to \$49,999	12.7%	11.0%	10.7%
	2010 Est. HH Income \$25,000 to \$34,999	4.3%	6.2%	5.7%
	2010 Est. HH Income \$15,000 to \$24,999	4.4%	5.5%	4.6%
	2010 Est. HH Income \$0 to \$14,999	3.3%	4.7%	4.1%
	2010 Est. Average Household Income	\$99,956	\$95,056	\$101,686
	2010 Est. Median HH Income	\$83,702	\$80,612	\$85,591
2010 Est. Per Capita Income	\$39,332	\$36,837	\$38,829	
2010 Est. Number of Businesses	251	2,052	3,179	
2010 Est. Total Number of Employees	2,741	22,748	34,634	

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Lat/Lon: 39.55961/-76.37097

## 1525 Rock Spring Road

### Forest Hill, MD

1 Mile      3 Miles      5 Miles

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	90.7%	90.9%	90.9%
	2010 Est. Black Population	5.9%	5.6%	5.6%
	2010 Est. Asian & Pacific Islander	2.2%	2.3%	2.3%
	2010 Est. American Indian & Alaska Native	0.2%	0.2%	0.2%
	2010 Est. Other Races Population	1.0%	1.0%	1.0%
<b>HISPANIC</b>	2010 Est. Hispanic Population	183	789	1,479
	2010 Est. Hispanic Population Percent	2.0%	1.9%	1.9%
	2015 Proj. Hispanic Population Percent	2.4%	2.2%	2.2%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	6,013	28,218	53,205
	2010 Est. Elementary (0 to 8)	2.4%	1.7%	1.6%
	2010 Est. Some High School (9 to 11)	6.0%	4.7%	4.5%
	2010 Est. High School Graduate (12)	26.6%	25.5%	25.4%
	2010 Est. Some College (13 to 16)	20.9%	21.6%	21.6%
	2010 Est. Associate Degree Only	10.0%	9.9%	9.8%
	2010 Est. Bachelor Degree Only	22.8%	23.1%	22.6%
	2010 Est. Graduate Degree	11.3%	13.4%	14.5%
<b>HOUSING</b>	2010 Est. Total Housing Units	3,558	16,939	31,396
	2010 Est. Owner Occupied Percent	80.4%	80.1%	81.5%
	2010 Est. Renter Occupied Percent	13.9%	14.6%	13.8%
	2010 Est. Vacant Housing Percent	5.7%	5.3%	4.8%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	10.5%	6.0%	4.4%
	2000 Homes Built 1995 to 1998	19.2%	13.7%	12.0%
	2000 Homes Built 1990 to 1994	16.3%	18.9%	17.2%
	2000 Homes Built 1980 to 1989	18.2%	19.2%	20.2%
	2000 Homes Built 1970 to 1979	15.0%	16.5%	19.7%
	2000 Homes Built 1960 to 1969	14.0%	12.1%	13.2%
	2000 Homes Built 1950 to 1959	3.8%	7.6%	7.3%
	2000 Homes Built Before 1949	2.9%	5.8%	6.0%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.1%	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.3%	0.2%	0.4%
	2000 Home Value \$400,000 to \$499,999	0.2%	0.5%	1.0%
	2000 Home Value \$300,000 to \$399,999	2.1%	4.3%	5.6%
	2000 Home Value \$200,000 to \$299,999	23.3%	23.1%	25.3%
	2000 Home Value \$150,000 to \$199,999	34.3%	34.0%	32.4%
	2000 Home Value \$100,000 to \$149,999	32.4%	30.3%	29.1%
	2000 Home Value \$50,000 to \$99,999	6.2%	6.9%	5.4%
	2000 Home Value \$25,000 to \$49,999	0.7%	0.4%	0.3%
	2000 Home Value \$0 to \$24,999	0.3%	0.3%	0.3%
	2000 Median Home Value	\$165,934	\$170,481	\$175,562
	2000 Median Rent	\$686	\$624	\$606

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LABOR FORCE	2010 Est. Labor: Population Age 16+	7,130	33,284	62,471
	2010 Est. Civilian Employed	65.4%	66.0%	66.6%
	2010 Est. Civilian Unemployed	4.1%	4.4%	4.3%
	2010 Est. in Armed Forces	0.6%	0.7%	0.7%
	2010 Est. not in Labor Force	29.9%	28.9%	28.4%
	2010 Labor Force: Males	48.5%	47.9%	48.1%
	2010 Labor Force: Females	51.5%	52.1%	51.9%
OCCUPATION	2000 Occupation: Population Age 16+	3,847	19,327	36,479
	2000 Mgmt, Business, & Financial Operations	16.6%	17.9%	18.4%
	2000 Professional & Related	23.6%	25.3%	26.0%
	2000 Service	10.8%	11.8%	11.2%
	2000 Sales and Office	31.1%	29.8%	28.6%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	9.4%	7.9%	8.2%
	2000 Production, Transport, & Material Moving	8.5%	7.2%	7.5%
	2000 Percent White Collar Workers	71.3%	73.0%	73.0%
	2000 Percent Blue Collar Workers	28.7%	27.0%	27.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	87.6%	86.6%	86.6%
	2000 Drive to Work in Carpool	7.8%	8.1%	7.6%
	2000 Travel to Work by Public Transportation	0.8%	0.7%	0.8%
	2000 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2000 Walk or Bicycle to Work	0.2%	0.8%	0.9%
	2000 Other Means	0.9%	0.5%	0.4%
	2000 Work at Home	2.6%	3.2%	3.6%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	24.5%	23.4%	21.4%
	2000 Travel to Work in 15 to 29 Minutes	20.9%	21.8%	24.6%
	2000 Travel to Work in 30 to 59 Minutes	41.4%	41.9%	41.8%
	2000 Travel to Work in 60 Minutes or More	13.2%	12.9%	12.3%
	2000 Average Travel Time to Work	32.7	31.3	31.1
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$239 M	\$1.10 B	\$2.15 B
	2010 Est. Apparel	\$11.4 M	\$52.4 M	\$103 M
	2010 Est. Contributions & Gifts	\$16.6 M	\$73.8 M	\$148 M
	2010 Est. Education & Reading	\$7.13 M	\$32.1 M	\$64.2 M
	2010 Est. Entertainment	\$13.6 M	\$62.2 M	\$122 M
	2010 Est. Food, Beverages & Tobacco	\$36.8 M	\$170 M	\$330 M
	2010 Est. Furnishings & Equipment	\$11.0 M	\$50.5 M	\$99.1 M
	2010 Est. Health Care & Insurance	\$16.5 M	\$76.0 M	\$147 M
	2010 Est. Household Operations & Shelter & Utilities	\$71.5 M	\$329 M	\$642 M
	2010 Est. Miscellaneous Expenses	\$3.89 M	\$17.9 M	\$34.7 M
	2010 Est. Personal Care	\$3.43 M	\$15.8 M	\$30.8 M
	2010 Est. Transportation	\$47.4 M	\$220 M	\$425 M

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