

Bel Air Town Center Bel Air, MD 21014

Perfect Opportunity for Junior Anchor, Organic Food Market, Fashion & Specialty Retail Stores



PROPERTY FACT SHEET



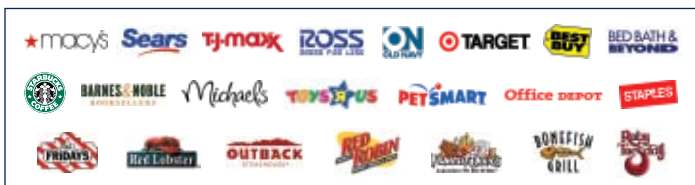
Rendering of the Redeveloped Bel Air Town Center



PROPERTY DESCRIPTION & FEATURES

- Bel Air Town Center is a 96,397 SF neighborhood center built on 8 acres
- Junior anchor available - ideal for a organic food market, fashion, and specialty retail stores
- Bel Air Town Center will be undergoing several architectural and cosmetic improvements to provide an even more enjoyable shopping experience, including:
 - Updated graphics and landscaping
 - New façade treatments, architectural features, and canopy improvements
- Located at the highest traffic volume intersection (Route 24 & Route 1) in Harford County with more than 61,900 VPD
- Other shopping centers at Route 24 & Route 1 intersection include the Harford Mall, Bel Air Plaza Shopping Center, and Tollgate Marketplace

AREA RETAILERS



DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	6,989	56,921	101,193
Households	3,117	21,864	38,445
Average Household Income	\$82,483	\$98,914	\$100,091
Daytime Employees	11,180	28,565	39,530

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Bel Air Town Center

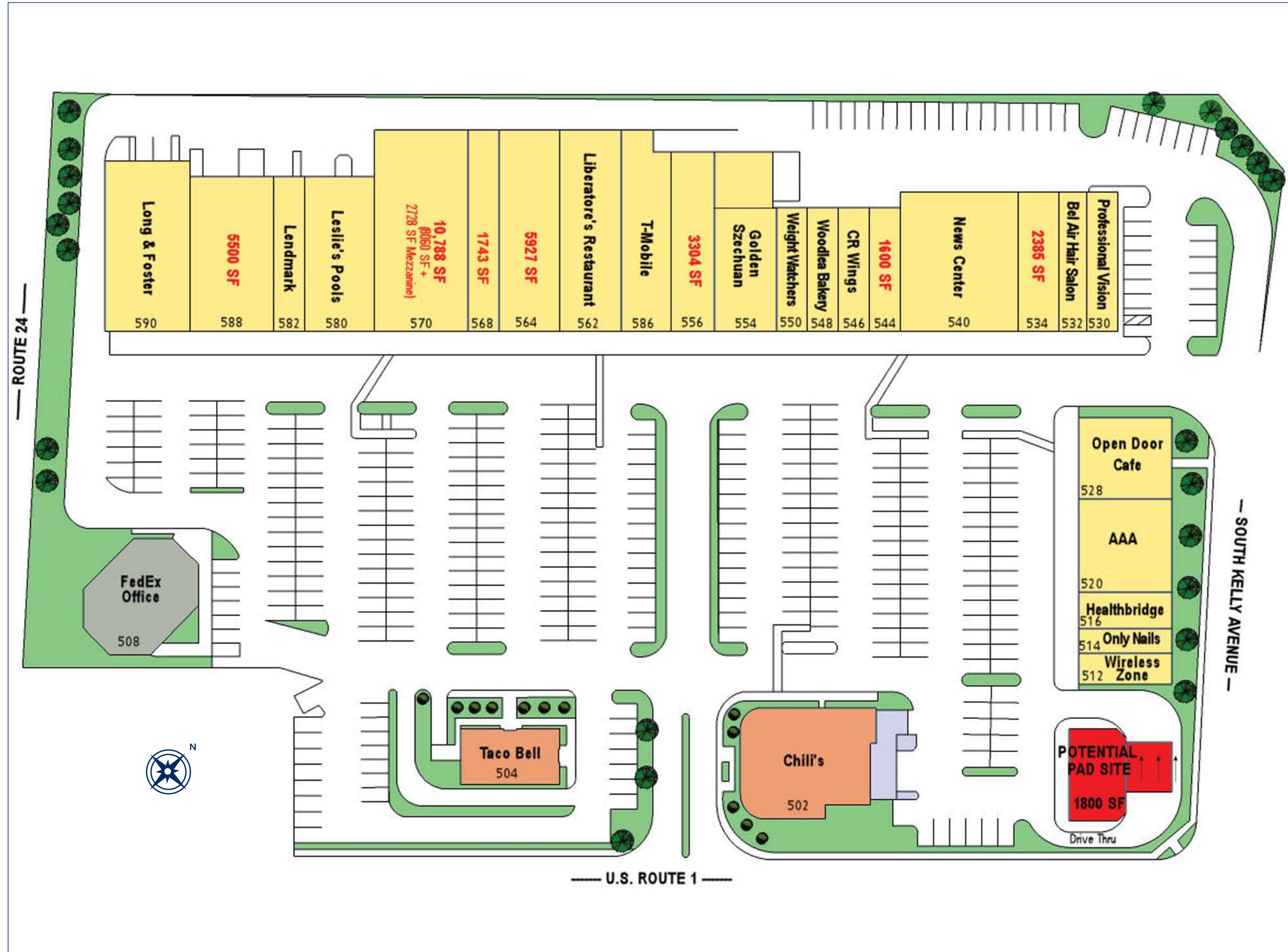
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SITE PLAN - MERCHANDISED

Address	Tenant	SF
508	FedEx Office	4,725
504	Taco Bell	2,500
502	Chili's	5,999
PAD	AVAILABLE PAD SITE	1,800
512	Wireless Zone	1,200
514	Only Nails	960
516	Healthbridge/Dr. Menges	1,410
520	AAA	3,600
528	Open Door Café	3,070
530	Professional Vision	1,751
532	Bel Air Hair Salon	1,620
534	AVAILABLE	2,385
540	News Center	6,885
544	AVAILABLE	1,600
546	C. R. Wings	1,600
548	Woodlea Bakery	1,600
550	Weight Watchers	1,600
554	Golden Szechuan Restaurant	3,830
556	AVAILABLE	3,304
586	T-Mobile	3,520
562	Liberatore's Ristorante	5,200
564	AVAILABLE	5,927
568	AVAILABLE	1,743
570	AVAILABLE	10,788
580	Leslie's Pools	4,500
582	Lendmark Financial Services	2,000
588	AVAILABLE	5,500
590	Long & Foster	6,206
Total GLA of Center		95,023
Common Area		1,374
CENTER TOTAL		96,397





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RENDERINGS OF IMPROVEMENTS



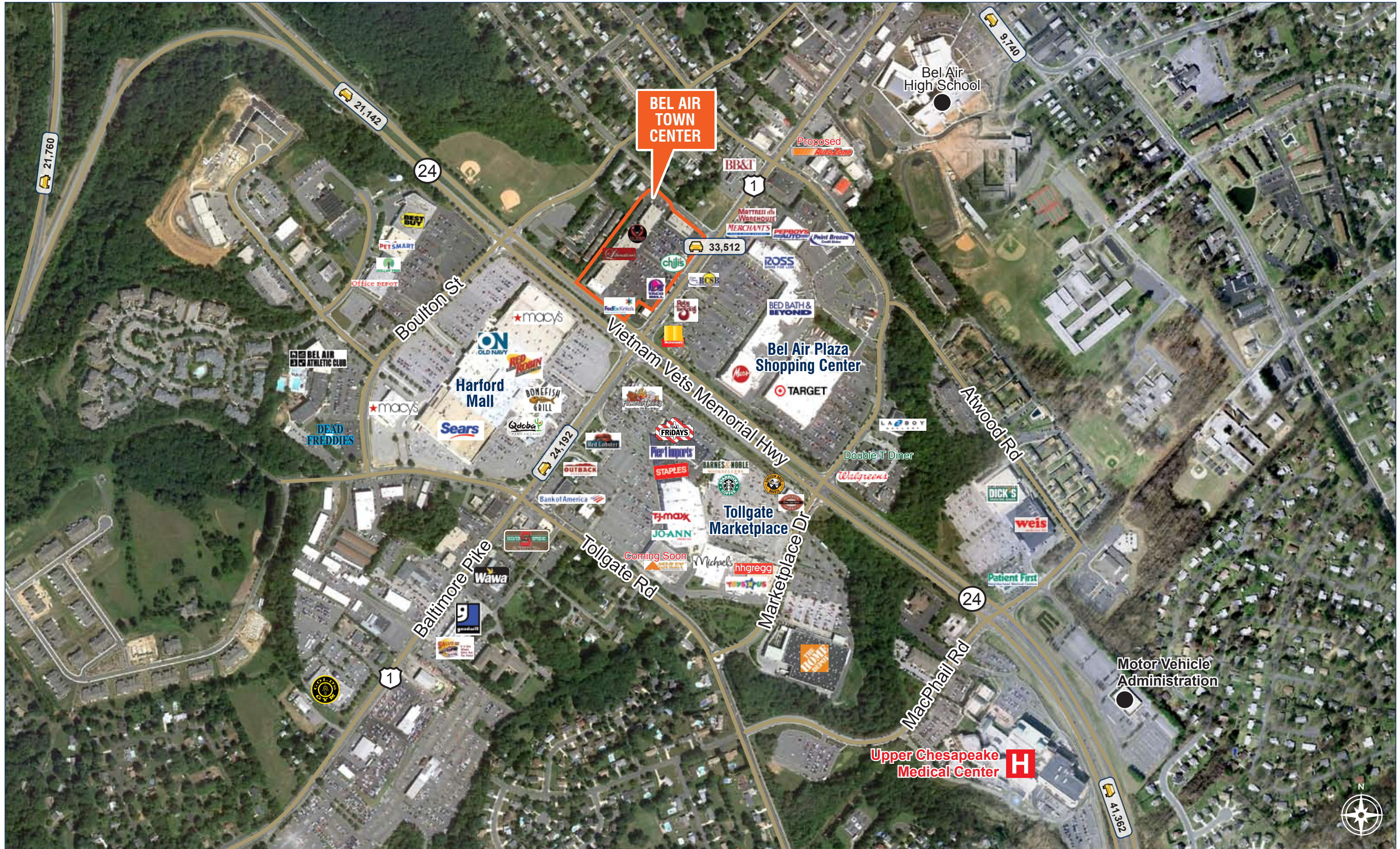
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RETAILER AERIAL



FULL PROFILE

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



Lat/Lon: 39.52801/-76.35431

Bel Air Town Center (502 Baltimore Pike)		1 Mile	3 Miles	5 Miles
Bel Air , MD				
POPULATION	2010 Estimated Population	6,989	56,921	101,193
	2015 Projected Population	6,959	57,536	99,746
	2000 Census Population	6,467	50,525	89,802
	1990 Census Population	5,381	36,637	63,176
	Historical Annual Growth 1990 to 2010	1.5%	2.8%	3.0%
	Projected Annual Growth 2010 to 2015	-0.1%	0.2%	-0.3%
HOUSEHOLDS	2010 Est. Households	3,117	21,864	38,445
	2015 Proj. Households	3,219	23,049	39,400
	2000 Census Households	2,765	18,497	32,532
	1990 Census Households	2,157	13,133	22,216
	Historical Annual Growth 1990 to 2010	2.2%	3.3%	3.7%
	Projected Annual Growth 2010 to 2015	0.7%	1.1%	0.5%
AGE	2010 Est. Population 0 to 9 Years	9.8%	12.4%	13.0%
	2010 Est. Population 10 to 19 Years	11.9%	14.7%	14.2%
	2010 Est. Population 20 to 29 Years	12.0%	11.9%	12.3%
	2010 Est. Population 30 to 44 Years	17.2%	19.6%	20.2%
	2010 Est. Population 45 to 59 Years	21.7%	22.5%	22.4%
	2010 Est. Population 60 to 74 Years	16.5%	12.8%	12.3%
	2010 Est. Population 75 Years Plus	11.0%	6.3%	5.6%
	2010 Est. Median Age	43.8	38.6	37.8
MARITAL STATUS & SEX	2010 Est. Male Population	46.9%	48.7%	48.8%
	2010 Est. Female Population	53.1%	51.3%	51.2%
	2010 Est. Never Married	22.4%	19.8%	19.7%
	2010 Est. Now Married	53.8%	62.5%	64.1%
	2010 Est. Separated or Divorced	14.5%	11.6%	10.6%
	2010 Est. Widowed	9.3%	6.1%	5.6%
INCOME	2010 Est. HH Income \$200,000 or More	3.7%	4.7%	4.6%
	2010 Est. HH Income \$150,000 to \$199,999	4.1%	9.5%	9.6%
	2010 Est. HH Income \$100,000 to \$149,999	19.0%	24.5%	24.7%
	2010 Est. HH Income \$75,000 to \$99,999	17.1%	18.1%	18.8%
	2010 Est. HH Income \$50,000 to \$74,999	17.3%	16.3%	17.5%
	2010 Est. HH Income \$35,000 to \$49,999	11.9%	11.0%	11.1%
	2010 Est. HH Income \$25,000 to \$34,999	9.6%	6.3%	5.3%
	2010 Est. HH Income \$15,000 to \$24,999	9.6%	5.1%	4.5%
	2010 Est. HH Income \$0 to \$14,999	7.8%	4.4%	3.8%
	2010 Est. Average Household Income	\$82,483	\$98,914	\$100,091
	2010 Est. Median HH Income	\$67,287	\$82,593	\$84,569
	2010 Est. Per Capita Income	\$37,391	\$38,587	\$38,401
2010 Est. Number of Businesses	959	2,530	3,626	
2010 Est. Total Number of Employees	11,180	28,565	39,530	

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FULL PROFILE

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Bel Air Town Center (502 Baltimore Pike)		1 Mile	3 Miles	5 Miles
Bel Air , MD				
RACE	2010 Est. White Population	90.3%	90.3%	89.9%
	2010 Est. Black Population	6.0%	5.6%	6.2%
	2010 Est. Asian & Pacific Islander	2.3%	2.7%	2.6%
	2010 Est. American Indian & Alaska Native	0.1%	0.2%	0.2%
	2010 Est. Other Races Population	1.3%	1.1%	1.2%
HISPANIC	2010 Est. Hispanic Population	148	1,161	2,192
	2010 Est. Hispanic Population Percent	2.1%	2.0%	2.2%
	2015 Proj. Hispanic Population Percent	2.5%	2.4%	2.5%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	5,021	38,067	67,712
	2010 Est. Elementary (0 to 8)	2.1%	1.4%	1.6%
	2010 Est. Some High School (9 to 11)	4.9%	4.2%	4.5%
	2010 Est. High School Graduate (12)	31.7%	24.7%	24.8%
	2010 Est. Some College (13 to 16)	20.8%	21.6%	22.5%
	2010 Est. Associate Degree Only	8.7%	9.6%	9.7%
	2010 Est. Bachelor Degree Only	19.6%	23.2%	22.6%
	2010 Est. Graduate Degree	12.2%	15.3%	14.4%
HOUSING	2010 Est. Total Housing Units	3,339	23,002	40,322
	2010 Est. Owner Occupied Percent	71.8%	79.0%	81.7%
	2010 Est. Renter Occupied Percent	21.5%	16.0%	13.7%
	2010 Est. Vacant Housing Percent	6.6%	4.9%	4.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.0%	4.0%	3.7%
	2000 Homes Built 1995 to 1998	6.0%	11.5%	12.6%
	2000 Homes Built 1990 to 1994	15.8%	18.1%	20.5%
	2000 Homes Built 1980 to 1989	13.1%	22.2%	22.9%
	2000 Homes Built 1970 to 1979	17.2%	18.9%	17.3%
	2000 Homes Built 1960 to 1969	15.0%	12.8%	11.7%
	2000 Homes Built 1950 to 1959	19.4%	7.9%	6.2%
	2000 Homes Built Before 1949	9.5%	4.6%	5.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.3%	0.5%
	2000 Home Value \$400,000 to \$499,999	0.4%	0.8%	1.0%
	2000 Home Value \$300,000 to \$399,999	1.2%	4.2%	4.1%
	2000 Home Value \$200,000 to \$299,999	15.6%	23.2%	22.1%
	2000 Home Value \$150,000 to \$199,999	34.5%	33.6%	30.3%
	2000 Home Value \$100,000 to \$149,999	34.2%	30.2%	33.0%
	2000 Home Value \$50,000 to \$99,999	13.7%	7.0%	8.3%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.3%
	2000 Home Value \$0 to \$24,999	0.4%	0.3%	0.2%
	2000 Median Home Value	\$153,216	\$171,093	\$167,010
	2000 Median Rent	\$568	\$605	\$622

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Bel Air , MD				
LABOR FORCE	2010 Est. Labor: Population Age 16+	5,814	44,825	79,412
	2010 Est. Civilian Employed	63.1%	66.3%	67.2%
	2010 Est. Civilian Unemployed	4.1%	4.4%	4.4%
	2010 Est. in Armed Forces	0.6%	0.7%	0.8%
	2010 Est. not in Labor Force	32.3%	28.6%	27.7%
	2010 Labor Force: Males	45.9%	47.9%	48.1%
	2010 Labor Force: Females	54.1%	52.1%	51.9%
OCCUPATION	2000 Occupation: Population Age 16+	3,250	25,902	47,105
	2000 Mgmt, Business, & Financial Operations	14.6%	18.2%	18.3%
	2000 Professional & Related	24.3%	26.8%	26.2%
	2000 Service	13.5%	11.0%	11.5%
	2000 Sales and Office	31.9%	29.1%	28.0%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	8.2%	7.8%	8.1%
	2000 Production, Transport, & Material Moving	7.5%	7.1%	7.9%
	2000 Percent White Collar Workers	70.8%	74.1%	72.5%
2000 Percent Blue Collar Workers	29.2%	25.9%	27.5%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	84.6%	86.1%	86.9%
	2000 Drive to Work in Carpool	8.4%	8.0%	7.7%
	2000 Travel to Work by Public Transportation	0.9%	0.9%	0.8%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.5%	1.0%	0.8%
	2000 Other Means	-	0.4%	0.5%
	2000 Work at Home	3.7%	3.5%	3.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.9%	23.6%	20.6%
	2000 Travel to Work in 15 to 29 Minutes	21.7%	23.6%	25.4%
	2000 Travel to Work in 30 to 59 Minutes	41.0%	41.6%	42.3%
	2000 Travel to Work in 60 Minutes or More	10.4%	11.2%	11.7%
	2000 Average Travel Time to Work	29.1	30.3	31.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$193 M	\$1.54 B	\$2.73 B
	2010 Est. Apparel	\$9.14 M	\$73.5 M	\$130 M
	2010 Est. Contributions & Gifts	\$12.5 M	\$106 M	\$187 M
	2010 Est. Education & Reading	\$5.38 M	\$45.7 M	\$80.9 M
	2010 Est. Entertainment	\$10.8 M	\$87.1 M	\$154 M
	2010 Est. Food, Beverages & Tobacco	\$30.3 M	\$237 M	\$420 M
	2010 Est. Furnishings & Equipment	\$8.67 M	\$70.8 M	\$126 M
	2010 Est. Health Care & Insurance	\$13.7 M	\$106 M	\$187 M
	2010 Est. Household Operations & Shelter & Utilities	\$57.6 M	\$460 M	\$815 M
	2010 Est. Miscellaneous Expenses	\$3.22 M	\$25.0 M	\$44.2 M
	2010 Est. Personal Care	\$2.79 M	\$22.1 M	\$39.2 M
	2010 Est. Transportation	\$38.6 M	\$305 M	\$542 M

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