

# Emmorton Square

Valuable Retail Land Available in Bel Air, MD



## DEMOGRAPHICS

### Population

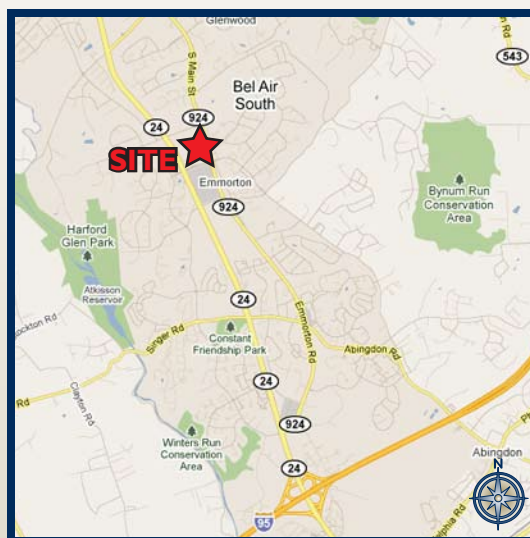
1 Mile	8,660
3 Mile	55,525
5 Mile	113,549

### Average HH Income

1 Mile	\$99,296
3 Mile	\$98,167
5 Mile	\$93,430

## AVAILABLE for SALE or LEASE

- Two Parcels: 1.93 acres and .79 acres (lot lines can be adjusted)
- Access to both Emmorton Road (Route 924) and Bel Air South Parkway (via Blue Spruce)
- Located in a major retail shopping district, adjacent to Festival at Bel Air Shopping Center
- Proposed Walmart to be built just north of the site
- Traffic Counts (VPD)(2007):
  - 18,161 - Emmorton Road (Route 924)
  - 39,370 - Route 24
- Area co-tenants include Kohl's, Marshalls, Dress Barn, Payless Shoe Source, Rite Aid, ShopRite, GameStop, Five Below, BB&T Bank, Anytime Fitness, Advance Auto Parts, Mr. Tire, Children's Place, Chuck E. Cheese's, Fuji Sushi, Buffalo Wild Wings, and Scotto's Restaurant



**Mark Mueller**

443.286.9063

mmueller@sierraus.com

616 Water Street

Suite 317

Baltimore, MD 21202

888.656.7744 (toll-free)

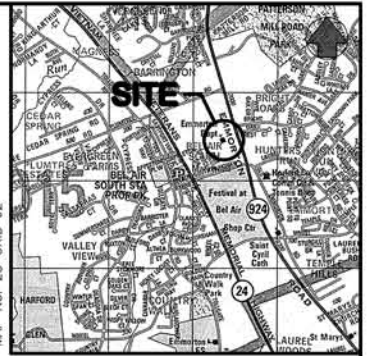
410.230.0320 (fax)

[www.SierraUS.com](http://www.SierraUS.com)

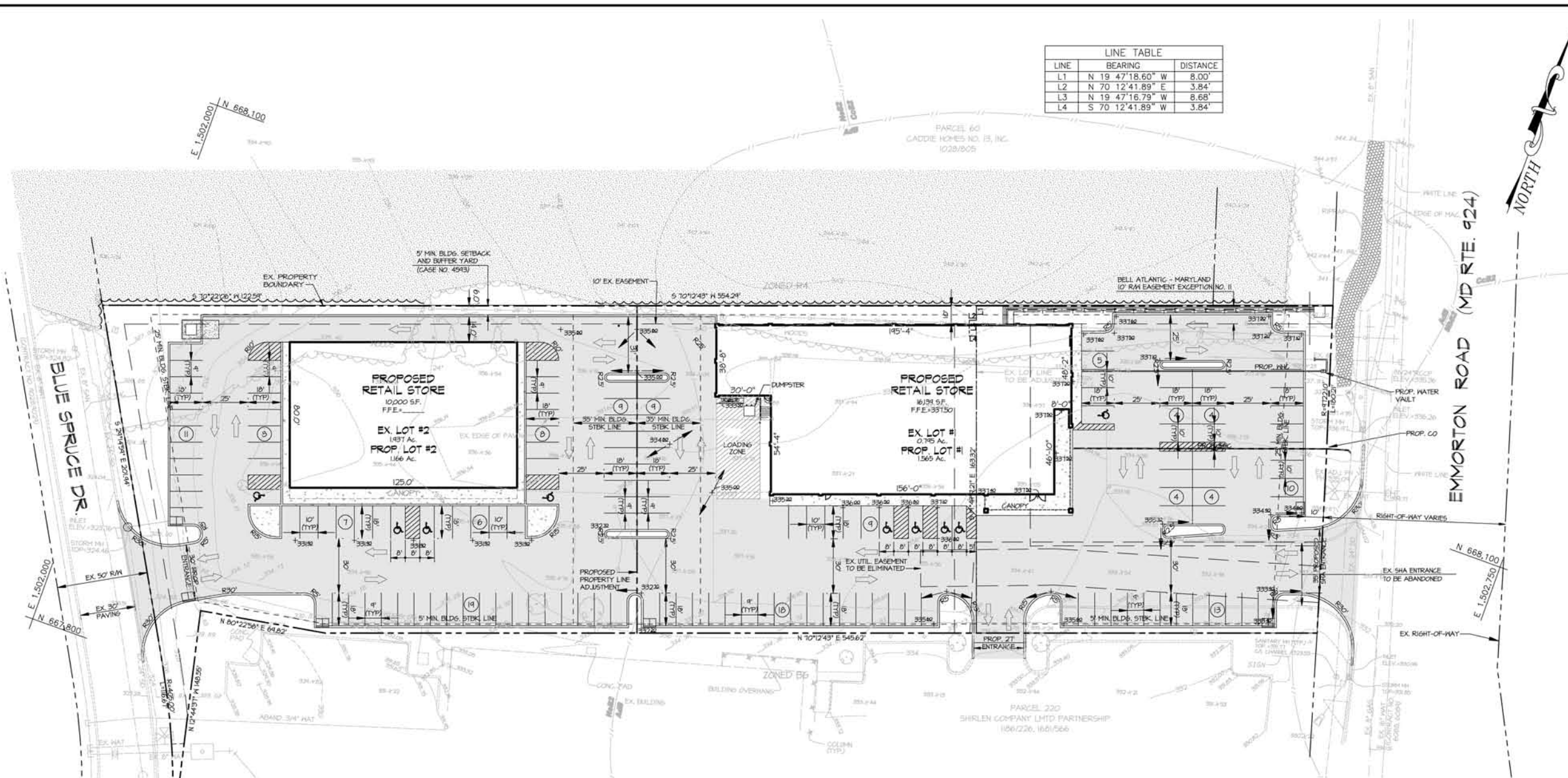
Project Leasing • Restaurant & Entertainment • Tenant Representation  
Urban Retail • Office Brokerage • Asset Management



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19 47'18.60" W	8.00'
L2	N 70 12'41.89" E	3.84'
L3	N 19 47'16.79" W	8.68'
L4	S 70 12'41.89" W	3.84'



**LOCATION MAP**  
SCALE: 1" = 2000'



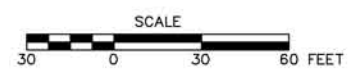
**SITE DATA**

- OWNER:** RUGBY REALTY LLC  
9385 GERWIG LANE STE. K  
COLUMBIA, MARYLAND 21046-2887  
ATTN: JORDAN LEVINE
- DEVELOPER:** RUGBY REALTY LLC  
9385 GERWIG LANE STE. K  
COLUMBIA, MARYLAND 21046-2887  
ATTN: JORDAN LEVINE
- TAX MAP:** 56
- PARCEL:** 356
- DEED REFERENCE:** 5040/42
- PREMISE ADDRESS:** LOT #1 = 2100 EMMORTON RD, BEL AIR, MARYLAND  
LOT #2 = 2102 BLUE SPRUCE DRIVE, BEL AIR, MARYLAND
- EXISTING LOT AREA:** LOT #1 = 0.80 Ac.  
LOT #2 = 1.94 Ac.
- EXISTING USE:** VACANT
- PROPOSED USE:** LOT #1 = RETAIL  
LOT #2 = RETAIL
- ZONING:** B3 - GENERAL BUSINESS
- BULK REGULATIONS:** B3: BUILDING SETBACKS:  
1 PER 150 SQ. FT. (GROSS FLOOR AREA)  
25' FRONT  
5' SIDE  
35' REAR  
25' FROM ADJACENT RESIDENTIAL LOT
- MAXIMUM BUILDING HEIGHT:** 35'
- PARKING:**  
MAXIMUM BUILDING COVERAGE: 30%  
MAX. IMPERVIOUS COVERAGE: 85%  
MINIMUM LOT AREA: N/A
- PROPOSED LOT AREA:** LOT #1 = 1.57 Ac.  
LOT #2 = 1.17 Ac.

- PROPOSED BUILDING COVERAGE:** LOT #1 = 0.370 Ac. (23.6%)  
LOT #2 = 0.239 Ac. (20.4%)
- PROPOSED IMPERVIOUS AREA:** LOT #1 = 1.396 Ac. (89.2%)  
LOT #2 = 0.877 Ac. (74.9%)
- PARKING REQUIRED:** LOT #1 COMMERCIAL: GROSS BUILDING AREA = 16,139 S.F.  
STORAGE SPACE = 5,254 S.F.  
NET BUILDING AREA = 10,885 S.F.  
PARKING REQUIRED = 73 SPACES (NET/150)  
LOT #2 COMMERCIAL: GROSS BUILDING AREA = 10,000 S.F.  
NET BUILDING AREA = 10,000 S.F.  
PARKING REQUIRED = 67 SPACES (NET/150)  
TOTAL PARKING REQUIRED = 140 SPACES (TOTAL NET/150)
- PARKING PROVIDED:** LOT #1 COMMERCIAL: REGULAR SPACE: 75  
H.C. SPACE: 5  
TOTAL LOT #1: 80  
LOT #2 COMMERCIAL: REGULAR SPACE: 64  
H.C. SPACE: 4  
TOTAL LOT #2: 68  
TOTAL PROVIDED (LOT #1 & LOT #2): 148 PARKING SPACES
- ZONING APPEAL CASE NO. 4593,** APPROVED A REDUCTION OF THE REQUIRED 25-FT USE SETBACK FROM THE ADJACENT RESIDENTIAL LOT 5 FEET AND A REDUCTION OF THE REQUIRED 20-FT BUFFER YARD TO 5 FEET. THIS VARIANCE WAS APPROVED ON MARCH 14, 1996 AND BECAME FINAL ON APRIL 13, 1996.
- THE PURPOSE OF THIS PLAN IS TO ACQUIRE DAC SITE PLAN APPROVAL.**
- STORMWATER MANAGEMENT** WILL BE PROVIDED FOR IN ACCORDANCE WITH CHAPTER 214, ARTICLE II STORM WATER QUANTITY AND QUALITY MANAGEMENT SECTION 214-29 TITLED REDEVELOPMENT, AS A REDEVELOPMENT SITE. RECHARGE, CHANNEL PROTECTION STORAGE VOLUME AND OVERBANK FLOOD PROTECTION VOLUME DO NOT APPLY UNLESS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS. SINCE SITE CONDITIONS PREVENT THE REDUCTION OF IMPERVIOUS AREA, STORMWATER PRACTICES SHALL BE IMPLEMENTED TO PROVIDE QUALITATIVE CONTROL AT LEAST 20% OF THE SITE IMPERVIOUS AREA.
- THE FRONT OF THIS SITE ALONG MARYLAND RTE. 924 DRAIN TO AS EXISTING SWM FACILITY** LOCATED ALONG LAUREL BUSH ROAD. THE REAR OF THIS SITE DRAINS TO AN EXISTING SWM FACILITY LOCATED AT THE GARDENS OF BEL AIR SOUTH.
- EXISTING SOILS ARE:** NcB2, BøB, Av, CgC3. THESE SOILS HAVE BEEN MODIFIED BY DEVELOPMENT.

**LEGEND**

- |                 |                           |                 |                                     |
|-----------------|---------------------------|-----------------|-------------------------------------|
| <b>EXISTING</b> | PROPERTY LINE             | <b>PROPOSED</b> | PROPOSED 1' CONTOUR                 |
|                 | EXISTING RIGHT OF WAY     |                 | PROPOSED 2' CONTOUR                 |
|                 | BUILDING SETBACK          |                 | PROPOSED 10' CONTOUR                |
|                 | EASEMENT                  |                 | PROPOSED HEADER CURB                |
|                 | EXISTING 1' CONTOUR       |                 | PROPOSED CURB AND GUTTER            |
|                 | EXISTING 2' CONTOUR       |                 | PROPOSED PAVEMENT                   |
|                 | EXISTING 10' CONTOUR      |                 | PROPOSED FENCE                      |
|                 | EXISTING CURB AND GUTTER  |                 | PROPOSED GAS                        |
|                 | EXISTING EDGE OF PAVEMENT |                 | PROPOSED SANITARY SEWER             |
|                 | EXISTING FENCE            |                 | PROPOSED STORM DRAIN                |
|                 | EXISTING FORCE MAIN       |                 | PROPOSED WATER                      |
|                 | EXISTING GAS              |                 | EXISTING WOODY VEGETATION TO REMAIN |
|                 | EXISTING SANITARY SEWER   |                 | PROPOSED PAVING                     |
|                 | EXISTING STORM DRAIN      |                 | PROPOSED CONCRETE                   |
|                 | EXISTING WATER            |                 | PROPOSED SPOT ELEVATION             |
|                 | EXISTING WOODY VEGETATION |                 |                                     |
|                 | EXISTING PAVING           |                 |                                     |
|                 | EXISTING SPOT ELEVATION   |                 |                                     |

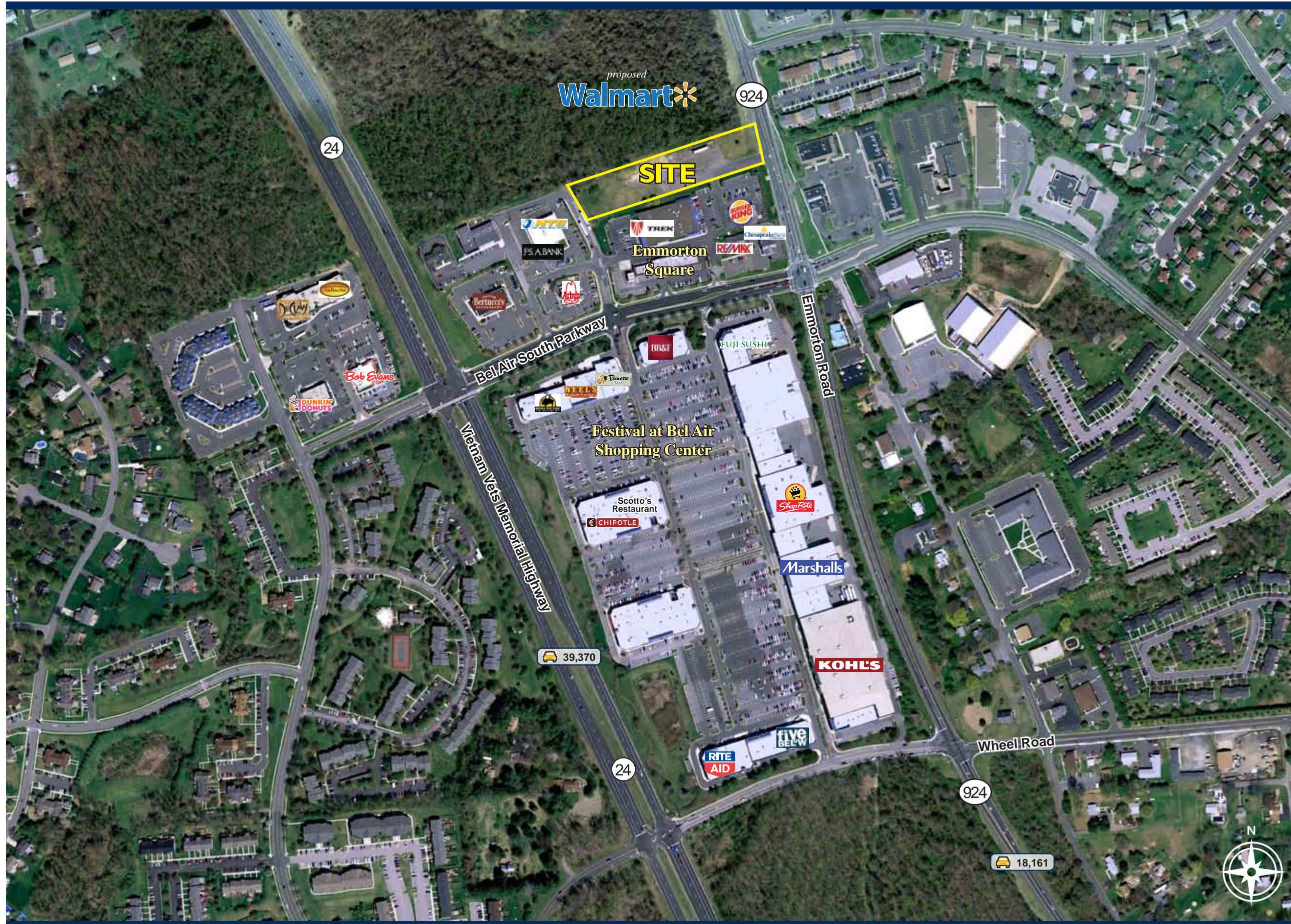


**MRA**  
**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
3578 CONCORD RD.  
YORK, PA 17402  
(717) 751-6073  
FAX: (717) 751-6401  
www.mragi.com

**CONCEPT PLAN FOR EMMORTON SQUARE LOT #1 & LOT #2**

DATE	REVISIONS	JOB NO.:	SCALE:
		13776.02	1" = 30'
		DATE:	03/28/07
		DRAWN BY:	CRK
		DESIGN BY:	DGT
		REVIEW BY:	DGT
		SHEET:	1 OF 1

# Emmorton Square



This copyrighted report contains research licensed to The Sierra Group, Inc. Logos are displayed to depict store locations only and are the property of their respective owners.



# FULL PROFILE

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



Lat/Lon: 39.4985/-76.32644

Emmorton Square (2108 Emmorton Rd)		1 Mile	3 Miles	5 Miles
Bel Air, MD				
POPULATION	2010 Estimated Population	8,660	55,525	113,549
	2015 Projected Population	8,345	54,796	115,857
	2000 Census Population	7,442	48,184	99,740
	1990 Census Population	4,145	33,136	71,356
	Historical Annual Growth 1990 to 2010	5.4%	3.4%	3.0%
	Projected Annual Growth 2010 to 2015	-0.7%	-0.3%	0.4%
HOUSEHOLDS	2010 Est. Households	3,296	21,809	43,715
	2015 Proj. Households	3,302	22,352	46,348
	2000 Census Households	2,684	18,072	36,652
	1990 Census Households	1,464	12,257	25,799
	Historical Annual Growth 1990 to 2010	6.3%	3.9%	3.5%
	Projected Annual Growth 2010 to 2015	-	0.5%	1.2%
AGE	2010 Est. Population 0 to 9 Years	14.4%	13.6%	13.3%
	2010 Est. Population 10 to 19 Years	14.0%	13.3%	13.8%
	2010 Est. Population 20 to 29 Years	11.9%	13.5%	13.4%
	2010 Est. Population 30 to 44 Years	21.6%	21.0%	20.7%
	2010 Est. Population 45 to 59 Years	22.9%	21.4%	21.8%
	2010 Est. Population 60 to 74 Years	11.0%	11.8%	11.8%
	2010 Est. Population 75 Years Plus	4.2%	5.4%	5.2%
	2010 Est. Median Age	36.3	36.7	36.9
MARITAL STATUS & SEX	2010 Est. Male Population	48.9%	48.8%	48.9%
	2010 Est. Female Population	51.1%	51.2%	51.1%
	2010 Est. Never Married	19.1%	20.4%	21.0%
	2010 Est. Now Married	65.4%	63.2%	61.8%
	2010 Est. Separated or Divorced	11.7%	11.5%	12.1%
	2010 Est. Widowed	3.8%	4.9%	5.1%
INCOME	2010 Est. HH Income \$200,000 or More	3.9%	4.6%	3.9%
	2010 Est. HH Income \$150,000 to \$199,999	10.7%	9.3%	7.8%
	2010 Est. HH Income \$100,000 to \$149,999	25.3%	23.0%	22.4%
	2010 Est. HH Income \$75,000 to \$99,999	19.1%	18.8%	18.5%
	2010 Est. HH Income \$50,000 to \$74,999	18.5%	18.5%	19.0%
	2010 Est. HH Income \$35,000 to \$49,999	12.2%	11.6%	12.5%
	2010 Est. HH Income \$25,000 to \$34,999	4.0%	5.9%	6.4%
	2010 Est. HH Income \$15,000 to \$24,999	3.3%	4.4%	5.1%
	2010 Est. HH Income \$0 to \$14,999	3.0%	3.9%	4.3%
	2010 Est. Average Household Income	\$99,296	\$98,167	\$93,430
	2010 Est. Median HH Income	\$85,345	\$82,345	\$78,670
	2010 Est. Per Capita Income	\$37,796	\$38,704	\$36,285
	2010 Est. Number of Businesses	375	2,026	3,880
	2010 Est. Total Number of Employees	4,275	22,154	43,329

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

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



Lat/Lon: 39.4985/-76.32644

<b>Emmorton Square (2108 Emmorton Rd)</b>		<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Bel Air, MD</b>				
<b>RACE</b>	2010 Est. White Population	88.7%	87.9%	85.9%
	2010 Est. Black Population	6.2%	7.3%	9.8%
	2010 Est. Asian & Pacific Islander	3.6%	3.1%	2.6%
	2010 Est. American Indian & Alaska Native	0.2%	0.2%	0.2%
	2010 Est. Other Races Population	1.4%	1.5%	1.5%
<b>HISPANIC</b>	2010 Est. Hispanic Population	196	1,491	2,981
	2010 Est. Hispanic Population Percent	2.3%	2.7%	2.6%
	2015 Proj. Hispanic Population Percent	2.6%	3.1%	3.0%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	5,728	37,149	75,560
	2010 Est. Elementary (0 to 8)	0.5%	1.3%	1.6%
	2010 Est. Some High School (9 to 11)	2.9%	4.0%	5.1%
	2010 Est. High School Graduate (12)	22.0%	24.0%	26.2%
	2010 Est. Some College (13 to 16)	24.2%	23.9%	23.7%
	2010 Est. Associate Degree Only	11.6%	9.8%	9.5%
	2010 Est. Bachelor Degree Only	21.9%	22.2%	20.7%
	2010 Est. Graduate Degree	16.9%	14.7%	13.2%
<b>HOUSING</b>	2010 Est. Total Housing Units	3,435	22,873	46,149
	2010 Est. Owner Occupied Percent	84.0%	78.3%	78.6%
	2010 Est. Renter Occupied Percent	12.0%	17.1%	16.1%
	2010 Est. Vacant Housing Percent	4.0%	4.7%	5.3%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	2.4%	2.2%	2.8%
	2000 Homes Built 1995 to 1998	19.9%	12.0%	11.7%
	2000 Homes Built 1990 to 1994	29.1%	23.6%	20.8%
	2000 Homes Built 1980 to 1989	20.5%	26.9%	25.5%
	2000 Homes Built 1970 to 1979	16.8%	15.4%	16.8%
	2000 Homes Built 1960 to 1969	5.6%	10.0%	11.3%
	2000 Homes Built 1950 to 1959	4.1%	6.4%	6.0%
	2000 Homes Built Before 1949	1.7%	3.5%	5.1%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.6%	0.5%
	2000 Home Value \$400,000 to \$499,999	0.7%	1.0%	0.8%
	2000 Home Value \$300,000 to \$399,999	2.8%	2.6%	3.2%
	2000 Home Value \$200,000 to \$299,999	25.9%	17.6%	17.7%
	2000 Home Value \$150,000 to \$199,999	21.6%	27.4%	28.7%
	2000 Home Value \$100,000 to \$149,999	40.8%	38.1%	34.9%
	2000 Home Value \$50,000 to \$99,999	7.5%	12.2%	13.6%
	2000 Home Value \$25,000 to \$49,999	0.4%	0.2%	0.3%
	2000 Home Value \$0 to \$24,999	0.1%	0.2%	0.2%
	2000 Median Home Value	\$154,478	\$155,311	\$156,954
	2000 Median Rent	\$722	\$610	\$620

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# FULL PROFILE

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



Lat/Lon: 39.4985/-76.32644

<b>Emmorton Square (2108 Emmorton Rd)</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+	6,678	43,534	89,090
	2010 Est. Civilian Employed	69.3%	68.0%	67.0%
	2010 Est. Civilian Unemployed	4.6%	4.4%	4.7%
	2010 Est. in Armed Forces	0.8%	0.8%	0.9%
	2010 Est. not in Labor Force	25.4%	26.8%	27.4%
	2010 Labor Force: Males	48.1%	48.0%	48.2%
	2010 Labor Force: Females	51.9%	52.0%	51.8%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	4,053	25,828	52,415
	2000 Mgmt, Business, & Financial Operations	19.7%	18.3%	17.1%
	2000 Professional & Related	28.7%	27.2%	24.7%
	2000 Service	11.0%	11.4%	12.4%
	2000 Sales and Office	26.2%	27.0%	27.7%
	2000 Farming, Fishing, and Forestry	-	-	0.1%
	2000 Construction, Extraction, & Maintenance	7.5%	8.1%	8.6%
	2000 Production, Transport, & Material Moving	6.9%	8.0%	9.4%
	2000 Percent White Collar Workers	74.6%	72.5%	69.5%
2000 Percent Blue Collar Workers	25.4%	27.5%	30.5%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	84.7%	86.9%	85.6%
	2000 Drive to Work in Carpool	8.2%	7.4%	8.7%
	2000 Travel to Work by Public Transportation	0.6%	1.1%	1.2%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.8%	1.0%	1.0%
	2000 Other Means	0.4%	0.5%	0.5%
	2000 Work at Home	4.3%	3.0%	2.9%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	19.2%	20.1%	20.3%
	2000 Travel to Work in 15 to 29 Minutes	27.2%	26.9%	27.4%
	2000 Travel to Work in 30 to 59 Minutes	46.1%	42.9%	41.2%
	2000 Travel to Work in 60 Minutes or More	7.4%	10.1%	11.2%
	2000 Average Travel Time to Work	29.9	30.3	30.6
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$233 M	\$1.52 B	\$2.95 B
	2010 Est. Apparel	\$11.2 M	\$72.8 M	\$141 M
	2010 Est. Contributions & Gifts	\$16.0 M	\$104 M	\$198 M
	2010 Est. Education & Reading	\$6.93 M	\$45.0 M	\$85.4 M
	2010 Est. Entertainment	\$13.2 M	\$86.1 M	\$166 M
	2010 Est. Food, Beverages & Tobacco	\$35.9 M	\$235 M	\$457 M
	2010 Est. Furnishings & Equipment	\$10.8 M	\$70.1 M	\$135 M
	2010 Est. Health Care & Insurance	\$16.0 M	\$105 M	\$204 M
	2010 Est. Household Operations & Shelter & Utilities	\$69.8 M	\$455 M	\$880 M
	2010 Est. Miscellaneous Expenses	\$3.79 M	\$24.8 M	\$48.1 M
	2010 Est. Personal Care	\$3.36 M	\$21.9 M	\$42.4 M
	2010 Est. Transportation	\$46.5 M	\$303 M	\$589 M

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.