

Mac Phail Crossing

540 W MacPhail Road - Bel Air, MD 21014

100% Fully Leased!

**HARBOR
FREIGHT**



UNIVERSITY of MARYLAND
UPPER CHESAPEAKE HEALTH

weis

Patient First

24 VETERANS MEMORIAL HIGHWAY

W MAC PHAIL ROAD

Questions? Contact Us.

Melissa Lippe

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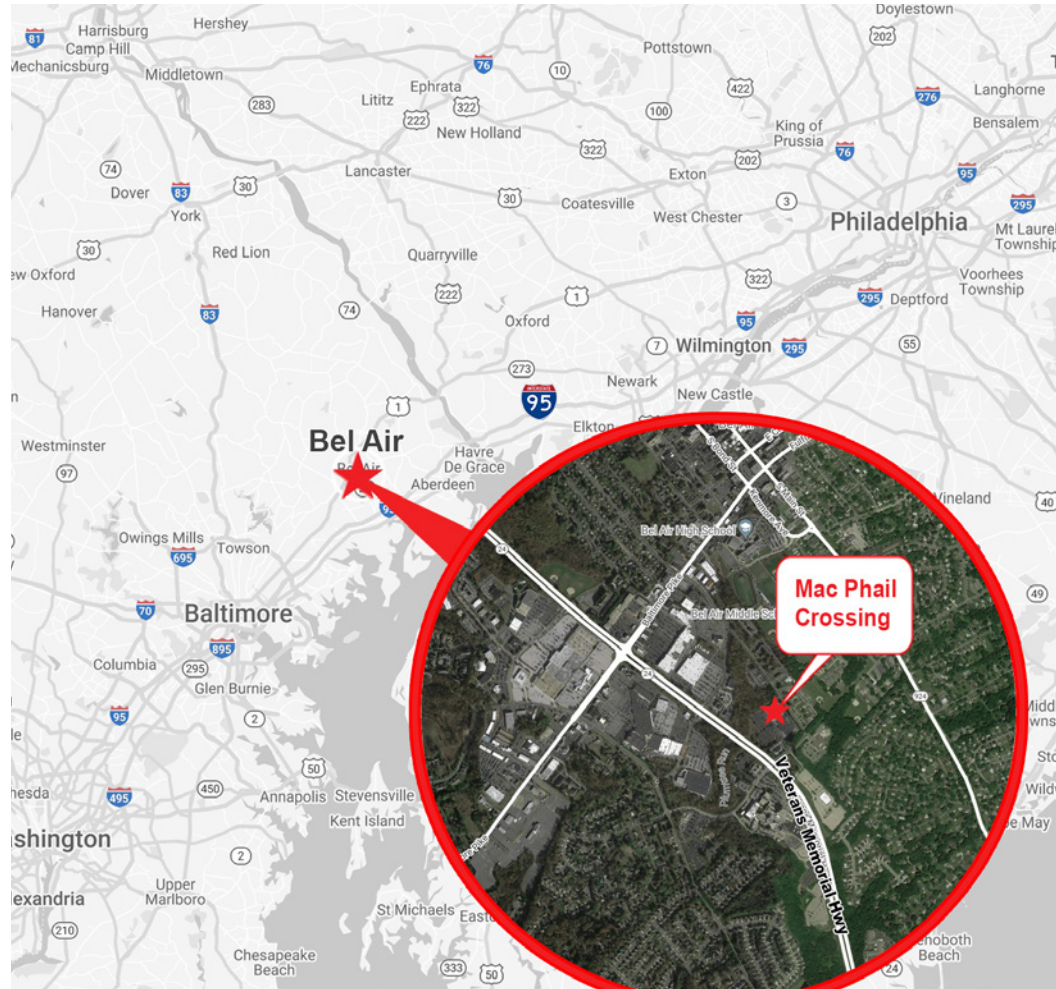
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Highlights

- Rare Anchor Opportunity in unmatched retail market at the high-profile intersection: Veterans Memorial Highway (Route 24) and W. Mac Phail Road!
- Traffic Count: Veterans Memorial Highway (Route 24): 40,131 VPD
- 17' clear to roof deck
- Sign on Monument Available
- Area Retailers:



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MAJOR EMPLOYERS

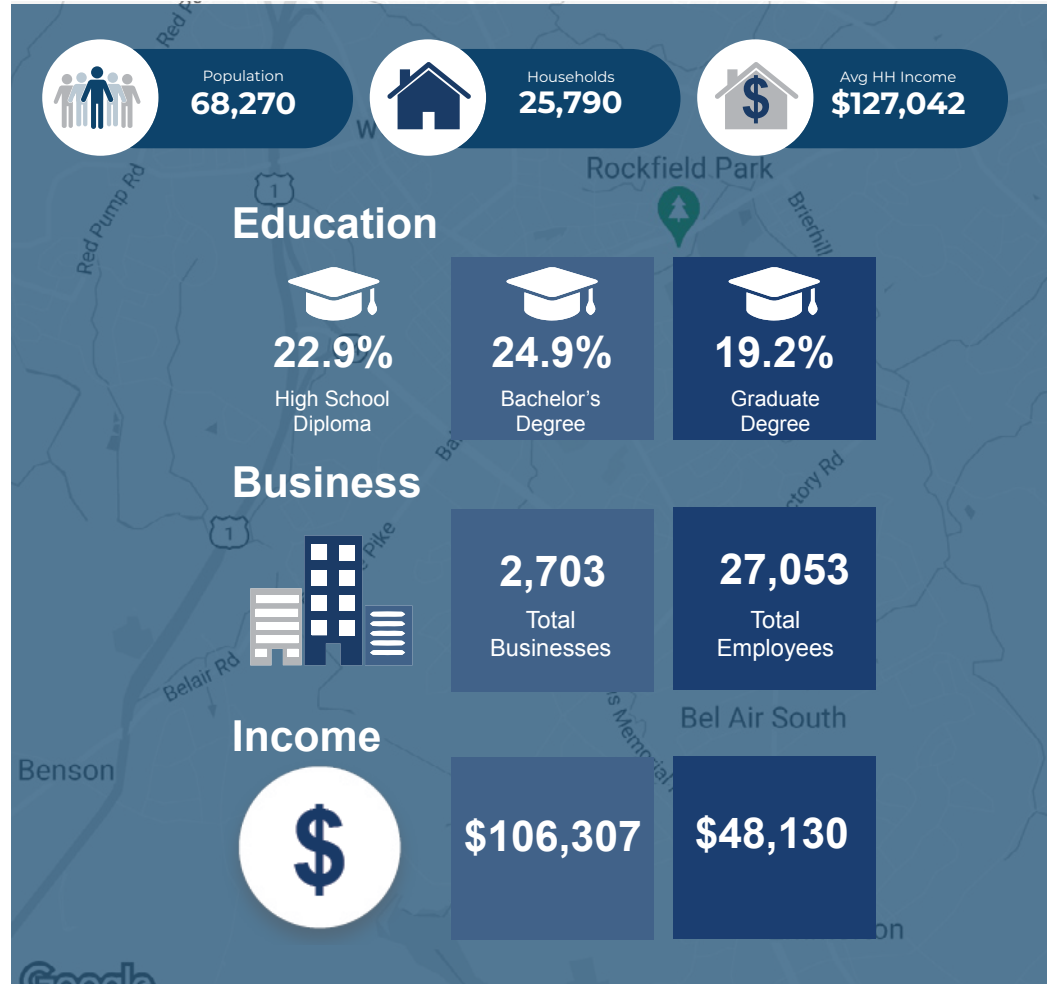
Start within Aberdeen Proving Ground, Harford Community College, University of Maryland Medical System, RiteAid, ShopRite, Kohl's, Frito Lay, and Sephora USA.

EDUCATION

Harford Community College has an enrollment of 10,000 students with a median age of 22 and was selected as one of the Baltimore Sun's top workplaces. In addition, Harford County is home to 11 senior high schools boasting a combined enrollment of more than 12,000 students.

Demographic	1 Mile	3 Miles	5 Miles
Population	9,818	68,270	118,628
Households	3,944	25,790	44,602
Avg HH Income	\$113,841	\$127,042	\$125,473

Traffic Count Maryland Route: 40,131 ADT



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