

Mac Phail Crossing

540 W MacPhail Road - Bel Air, MD 21014

±45,207 SF Available for Lease

NOW ON THE MARKET!



Questions? Contact Us.

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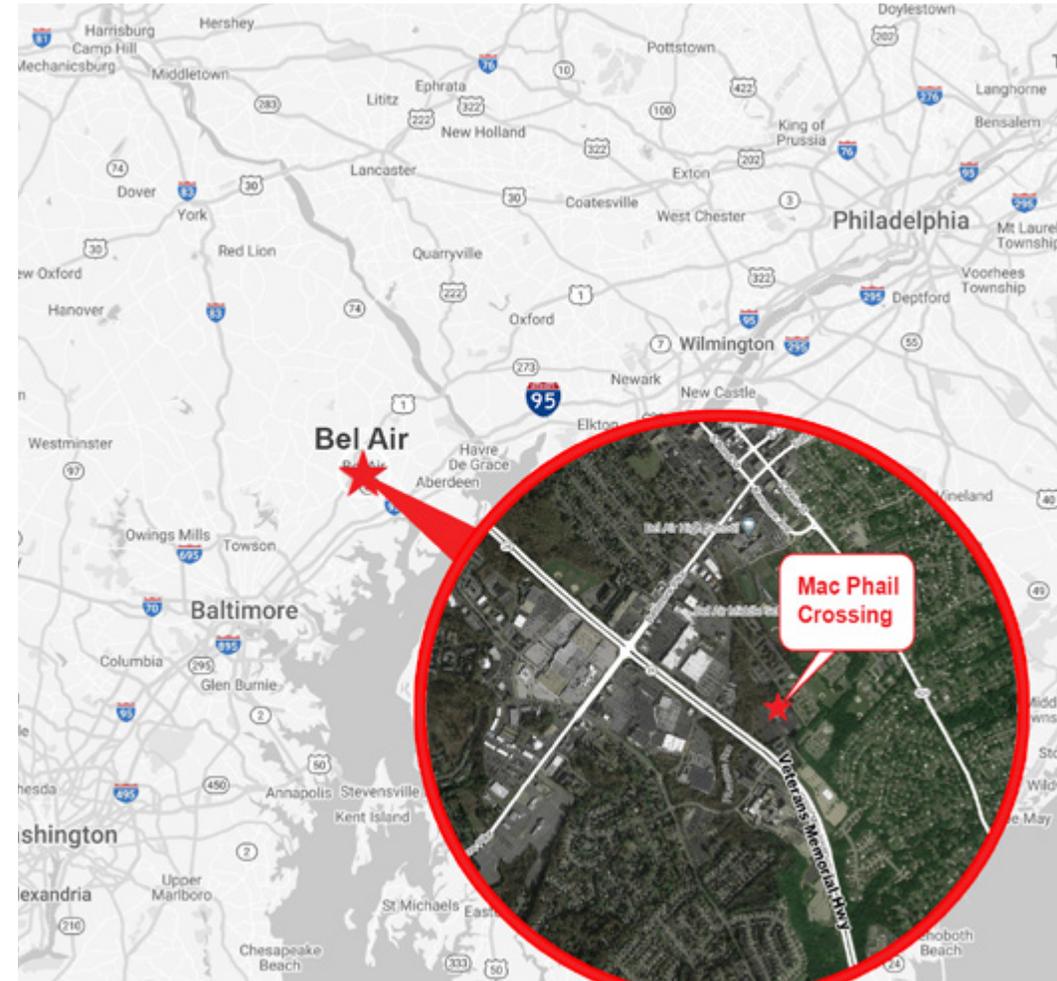
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weis Patient First

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

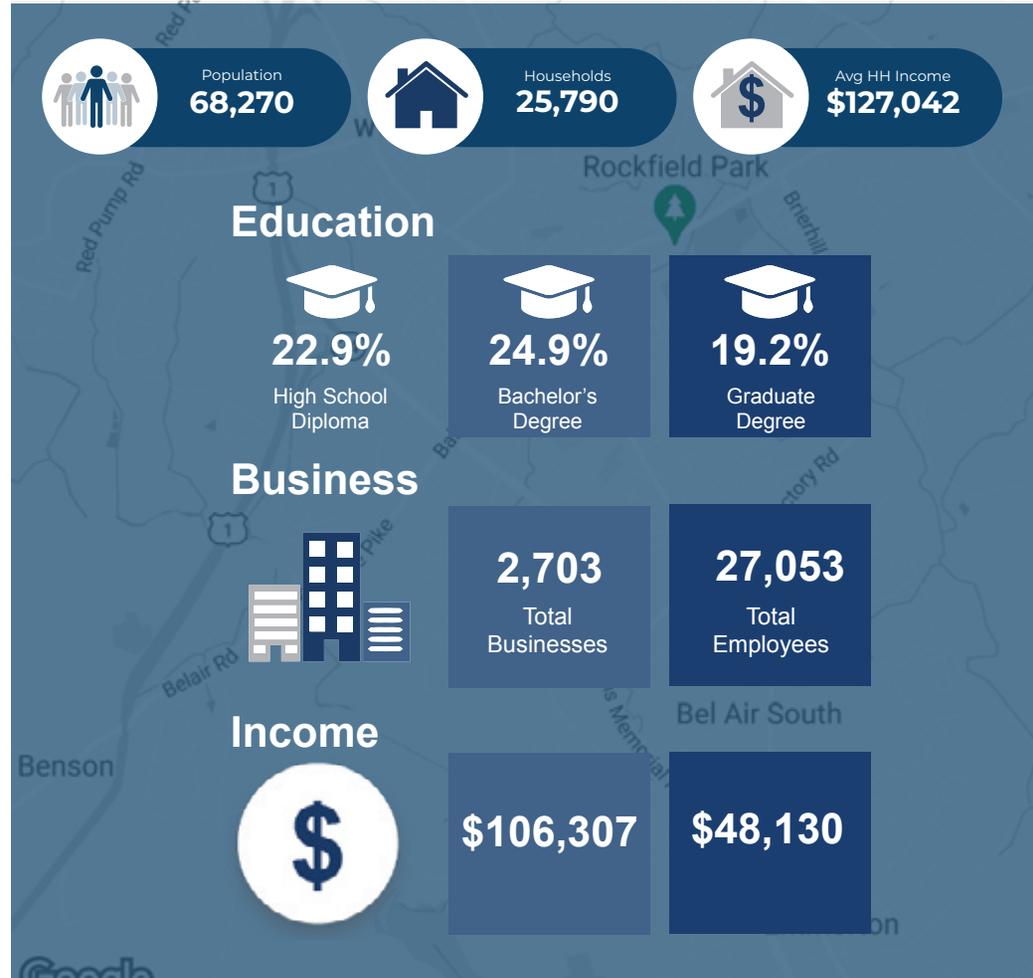
Start within Aberdeen Proving Ground, Harford Community College, University of Maryland Medical System, RiteAid, ShopRite, Kohl's, Frito Lay, and Sephora USA.

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



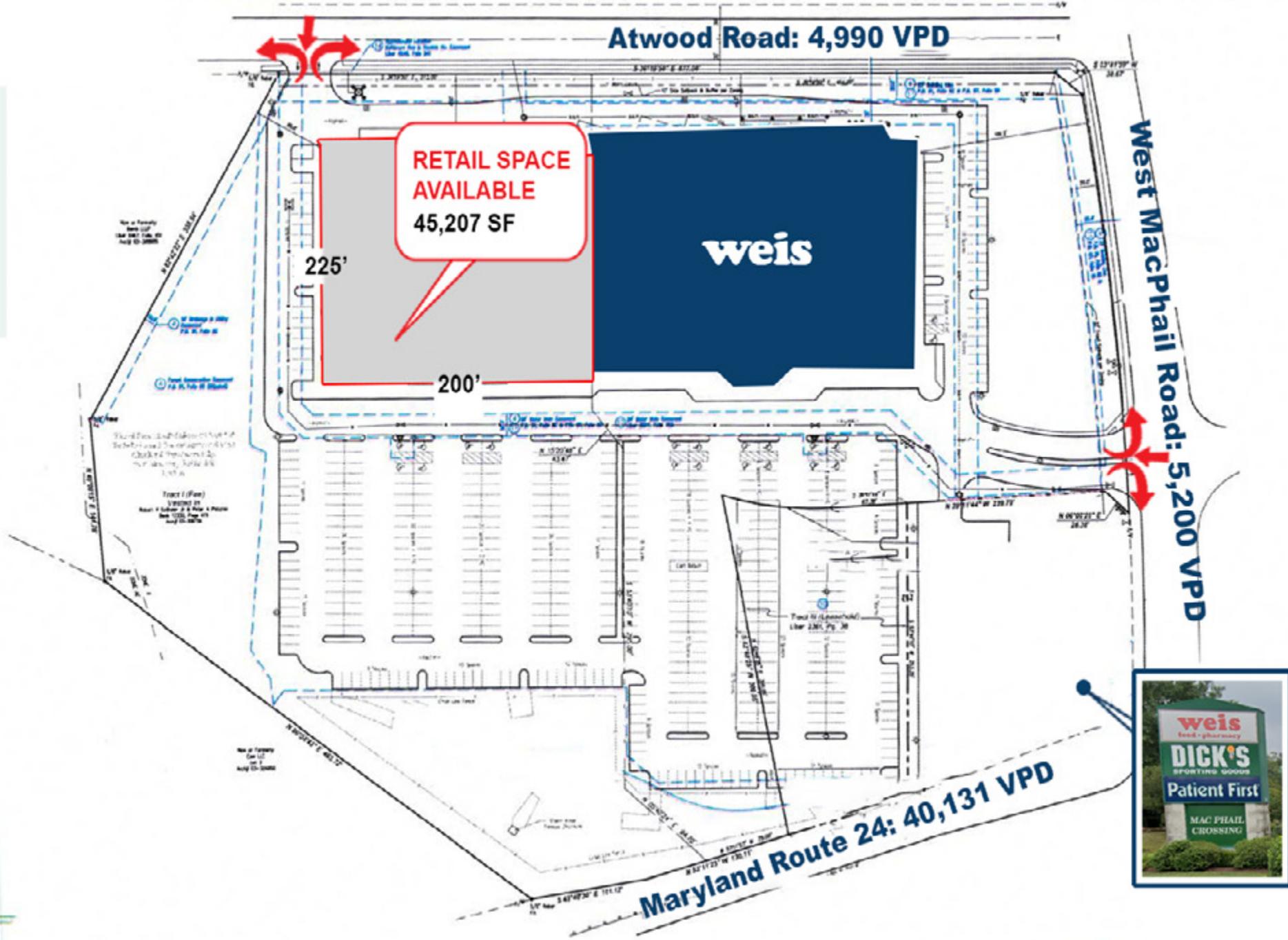
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Greg Jones

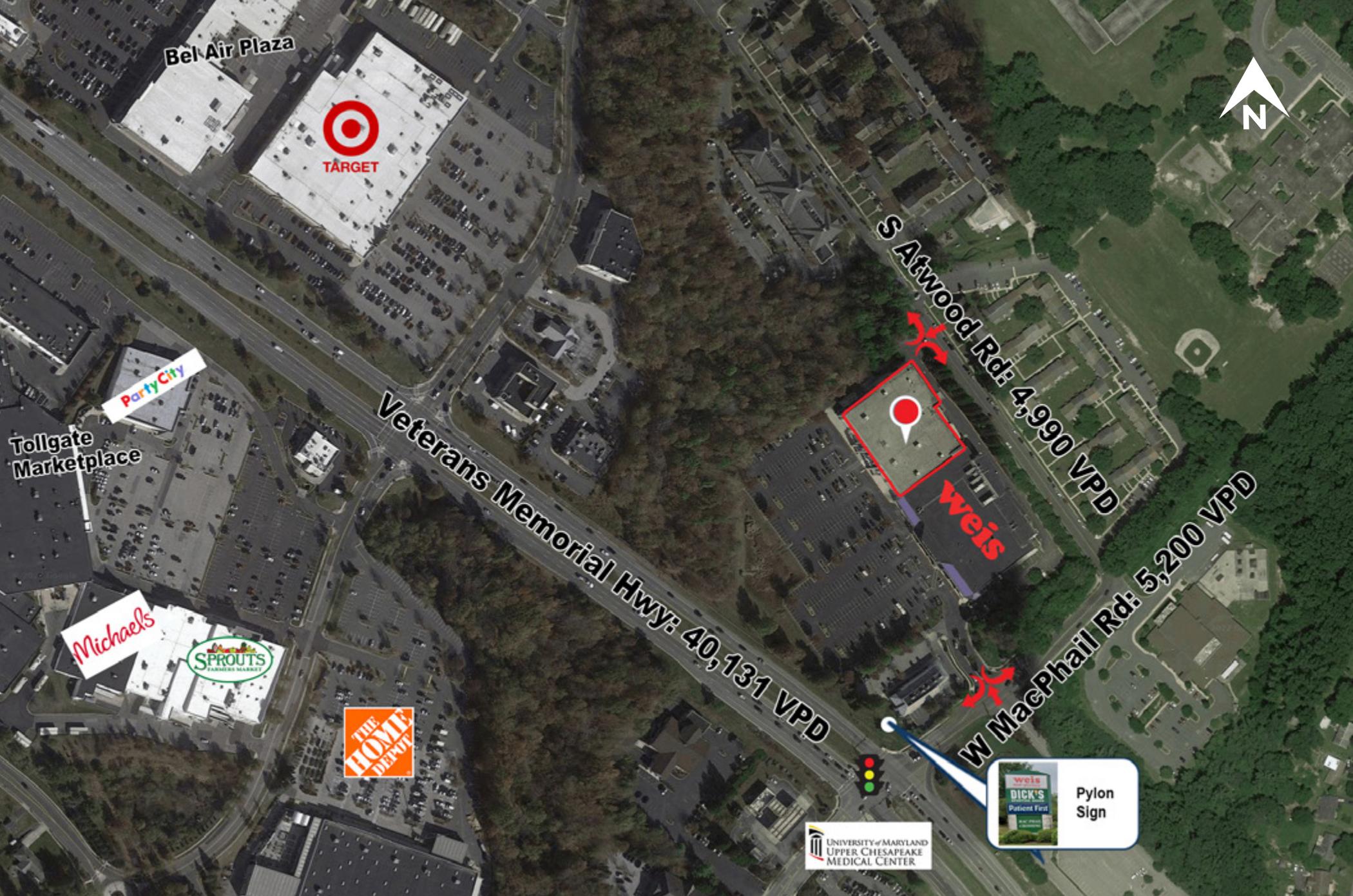
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Site Plan



Bel Air Plaza



Party City

S Atwood Rd: 4,990 VPD

W MacPhail Rd: 5,200 VPD

weis

Tollgate Marketplace

Veterans Memorial Hwy: 40,131 VPD

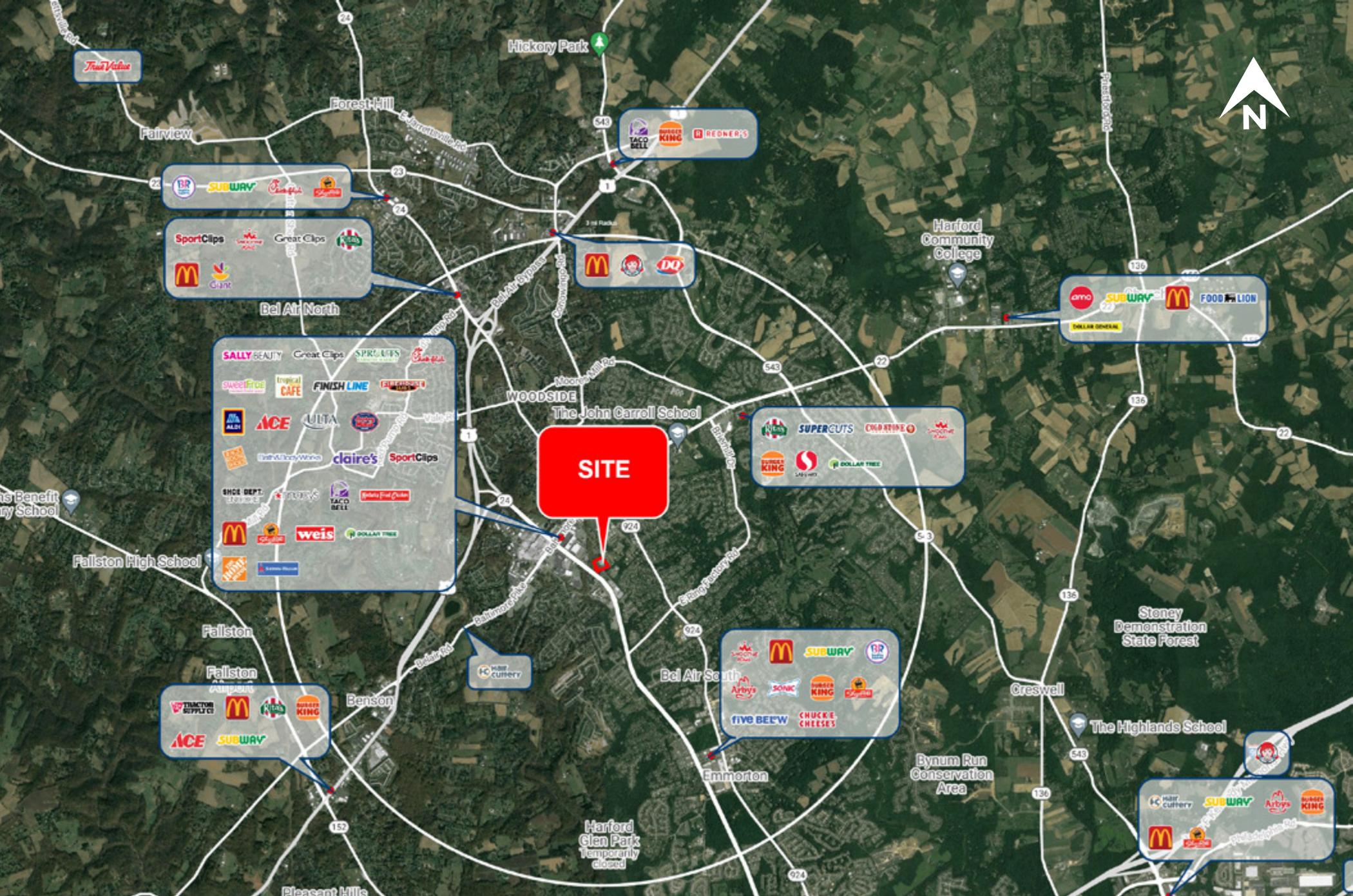
Michaels



Pylon Sign

Local Aerial

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Market Aerial