

NOW ON THE MARKET!

Mac Phail Crossing

540 W MacPhail Rd, Bel Air, MD 21014

45,207 SF Available for Lease



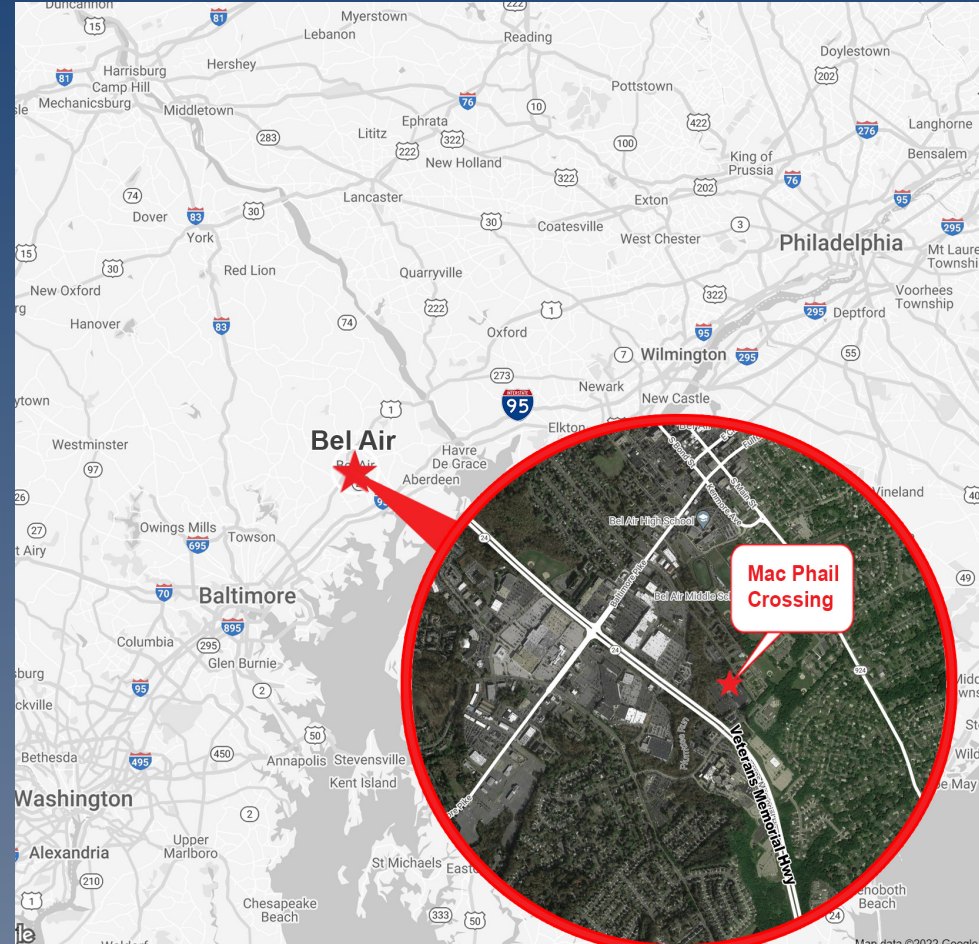
Mac Phail Crossing

540 W MacPhail Rd, Bel Air, MD 21014

Highlights

- Join: **weis Patient First**
- Area Retailers:    

- 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



Questions? Get in touch.



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Mac Phail Crossing

Key Facts



Population

68,270



Households

25,790



Avg Household Income

\$127,042

Education



22.9%

High School
Diploma



24.9%

Bachelor's
Degree



19.2%

Graduate
Degree

Business



2,703

Total
Businesses

27,053

Total
Employees

Income



\$106,307

Median

\$48,130

Per Capita

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

*Demographic Profile (3-Mile Ring)

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.

Atwood Road: 4,990 VPD

West MacPhail Road: 5,200 VPD

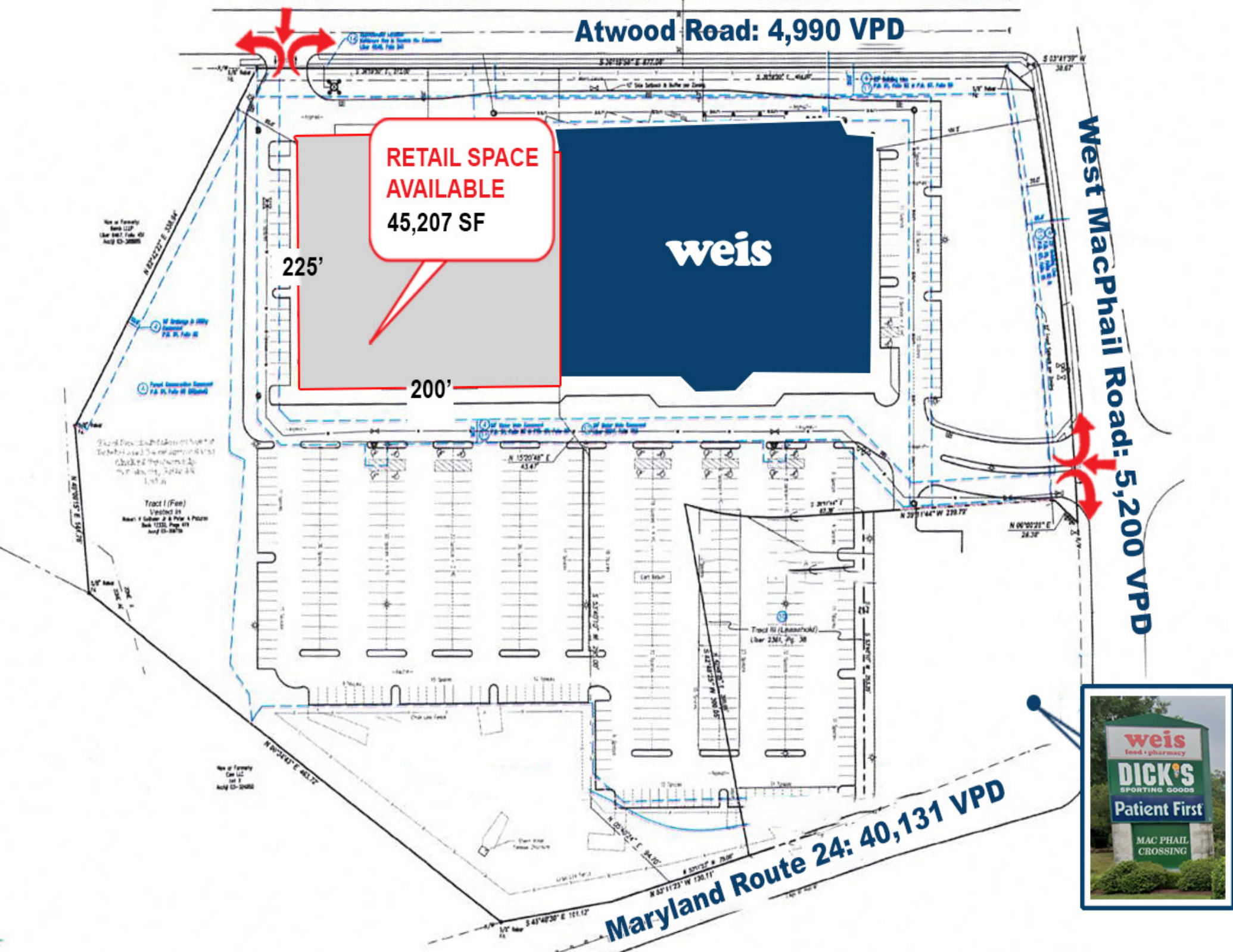
Maryland Route 24: 40,131 VPD

RETAIL SPACE AVAILABLE
45,207 SF

weis

225'

200'



Bel Air Plaza



TARGET



Tollgate Marketplace



Veterans Memorial Hwy: 40,131 VPD

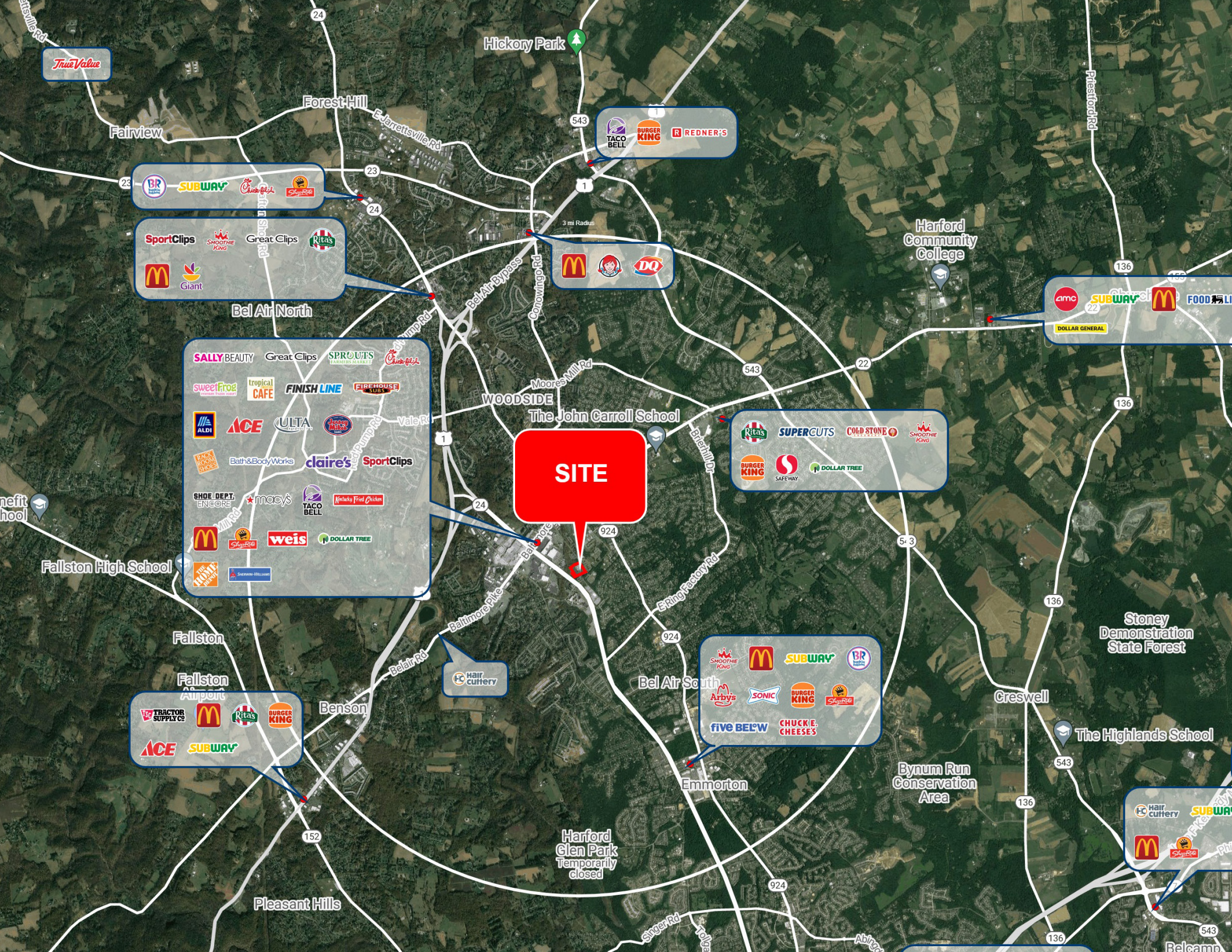
S Atwood Rd: 4,990 VPD



W MacPhail Rd: 5,200 VPD



Pylon Sign



SITE

BR
SUBWAY
Chick-fil-A
Santitas

SportClips
Smoothie King
Great Clips
Ritas
McDonald's
Giant

SALLY BEAUTY
Great Clips
SPROUTS
Chick-fil-A
sweetFrog
Tropical CAFE
FINISH LINE
FIREHOUSE SUBS
ALDI
ACE
ULTA
Bath & Body Works
claire's
SportClips
SHOE DEPT. ENCORE
macy's
TACO BELL
Ketchik's Fried Chicken
McDonald's
Santitas
weis
DOLLAR TREE
Hobby Lobby
Santitas

TACO BELL
BURGER KING
REDNER'S

McDonald's
DO

amc
SUBWAY
McDonald's
FOOD LION
DOLLAR GENERAL

Ritas
SUPERCUTS
COLD STONE
SMOOTHIE KING
BURGER KING
SAFEWAY
DOLLAR TREE

Smoothie King
McDonald's
SUBWAY
BR
Arbys
SONIC
BURGER KING
Santitas
five BELOW
CHUCK E. CHEESE'S

TRACTOR SUPPLY CO.
McDonald's
Ritas
BURGER KING
ACE
SUBWAY

hair cuttery

hair cuttery
SUBWAY
McDonald's
Santitas

Hickory Park

Forest Hill

Harford Community College

WOODSIDE

The John Carroll School

Fallston High School

Fallston

Fallston Airport

Benson

Bel Air South

Emmorton

Creswell

The Highlands School

Bynum Run Conservation Area

Harford Glen Park Temporarily closed

Pleasant Hills

Stoney Demonstration State Forest

Belcam