

**FOR LEASE**

Harford County, Maryland

# Campus Commons

2215 E. Churchville Road | Bel Air, Maryland 21015



*Located across from*



## YEAR BUILT

2020

## AVAILABLE

MULTIPLE SUITES AVAILABLE  
UP TO 34,800 SF  
DRIVE-THRU OPTION

## RENTAL RATE

\$25.00 / SF, NNN

## ZONING

B2 (COMMUNITY BUSINESS DISTRICT)

## TRAFFIC COUNT

25,152 AADT (E. CHURCHVILLE ROAD)

## BUILDING CLASS

CLASS B

LOCATED ACROSS FROM HARFORD  
COMMUNITY COLLEGE

ACCESS FROM E. CHURCHVILLE ROAD  
AND SCHUCKS ROAD

4 MILES FROM MAIN STREET BEL AIR



CHURCHVILLE ROAD (MD RTE 22) 25,152 AADT

SCHUCKS ROAD



CAMPUS LIQUORS

7,200 SF  
EXISTING RETAIL  
AVAILABLE

7,200 SF  
PROPOSED RETAIL  
AVAILABLE

MAIN STREET  
CIGAR

Goodwill

CHILDTIME  
LEARNING CENTER

10,200 SF  
PROPOSED RETAIL  
AVAILABLE

10,200 SF  
PROPOSED RETAIL  
AVAILABLE

ENTRANCE/EXIT TO SCHUCKS ROAD

1  
MILE

TOWSON  
UNIVERSITY IN  
NORTHEASTERN  
MARYLAND

HARFORD  
COMMUNITY  
COLLEGE  
JOPPA HALL

HARFORD  
TECHNICAL  
HIGH SCHOOL

HARFORD  
COMMUNITY  
COLLEGE

PROSPECT MILL  
ELEMENTARY  
SCHOOL

JOHN ARCHER  
SCHOOL

CAMPUS  
COMMONS

SCHUCKS  
REGIONAL PARK



# TRADE AREA

C. MILTON WRIGHT HIGH SCHOOL

HARFORD TECHNICAL HIGH SCHOOL

CAMPUS COMMONS

THE JOHN CARROLL SCHOOL

FOUNTAIN GREEN ELEMENTARY SCHOOL

MARYLAND GOLF & COUNTRY CLUB

James Run

NEW CONSTRUCTION TOWNHOMES, RESTAURANTS AND SHOPPING

924

3 MILES

2 MILES

1 MILE

**Greenbrier Shopping Center**

SAFeway Hallmark  
CVS pharmacy Smoothie King AT&T  
DOLLAR TREE verizon

**Amyclae Center**

RITE AID BURGER KING STARBUCKS  
ROYAL FARMS Advance Auto Parts Wawa

**Bel Air Town Center**

LIBERATOR'S ESIE'S  
FedEx MATHNASIUM Chilis  
BARRETT'S P-Mobile  
POPEYES weightwatchers

**Bel Air Plaza**

TARGET ROSS  
ALDI BED BATH & BEYOND KIRKLAND'S  
IHOP STARBUCKS

**Macphail Crossing**

weis DICK'S Patient First

**Tollgate Marketplace**

PROUT'S BARNES & NOBLE JOANN  
Michaels MISSION BBQ Ashley  
ALADWORKS Staples T-max  
Red Lobster OUTBACK SALLY BEAUTY SAKURA  
MILLER'S LE HOUSE FRIDAYS noodles

**UNIVERSITY OF MARYLAND UPPER CHESAPEAKE HEALTH**

**Campus Hills Shopping Center**

FOOD LION amco  
Ashley HOMESTORE DOLLAR GENERAL

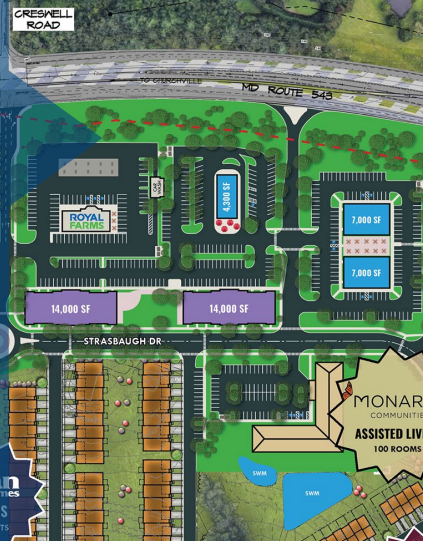
**HARFORD COMMUNITY COLLEGE**

**the Arena club**

# JAMES RUN

5.6 miles / 13 min.

Harford County's newest mixed-use project. Set to deliver in Spring of 2022, the project will feature 6 apartment buildings (300 units), townhouse villas (191 units), townhouse apartments (79 units) and an assisted living facility (100 rooms). James Run will include retail (inline, end cap, drive-thru, various sizes), freestanding restaurants (proposed 7,000 square feet each), office/medical space (proposed 14,000-30,000 square feet ea., 1 & 2 stories) and a hotel (proposed 5-story, 125 rooms).



# MARYLAND GOLF & COUNTRY CLUB

4.1 miles / 8 min.

This private, full-service country club in Bel Air, MD, offers a variety of meeting/seminar rooms, dining rooms and banquet space to accommodate up to 300 guests. Many weddings and receptions are celebrated here, in addition to the many members and guests that come for its golf course and tennis courts.



# HARFORD COMMUNITY COLLEGE

0.5 miles / 2 min.

Founded in 1957, Harford Community College now occupies 332 acres and comprises 21 buildings, totaling over 287,000 square feet, and is home to 20,000+ students and an academic staff of 106.



# ABERDEEN PROVING GROUND

15.3 miles / 31 min.

Aberdeen Proving Ground employs more than 7,500 civilians and 5,000 military personnel. It is Harford County's largest employer and also one of the state's largest employers. APG is also home to the U.S. Army Ordnance Museum.



# HAVRE DE GRACE, MD

11.7 miles / 18 min.

Situated at the mouth of the Susquehanna River and the head of the Chesapeake Bay, Havre de Grace was named one of America's 20 best small towns to visit by *Smithsonian* magazine. The area is popular for its recreation and tourism, with a restored promenade and boardwalk that run along its shore from the Concord Point Lighthouse to the yacht basin, and also boasts numerous museums.



# BEL AIR, MD

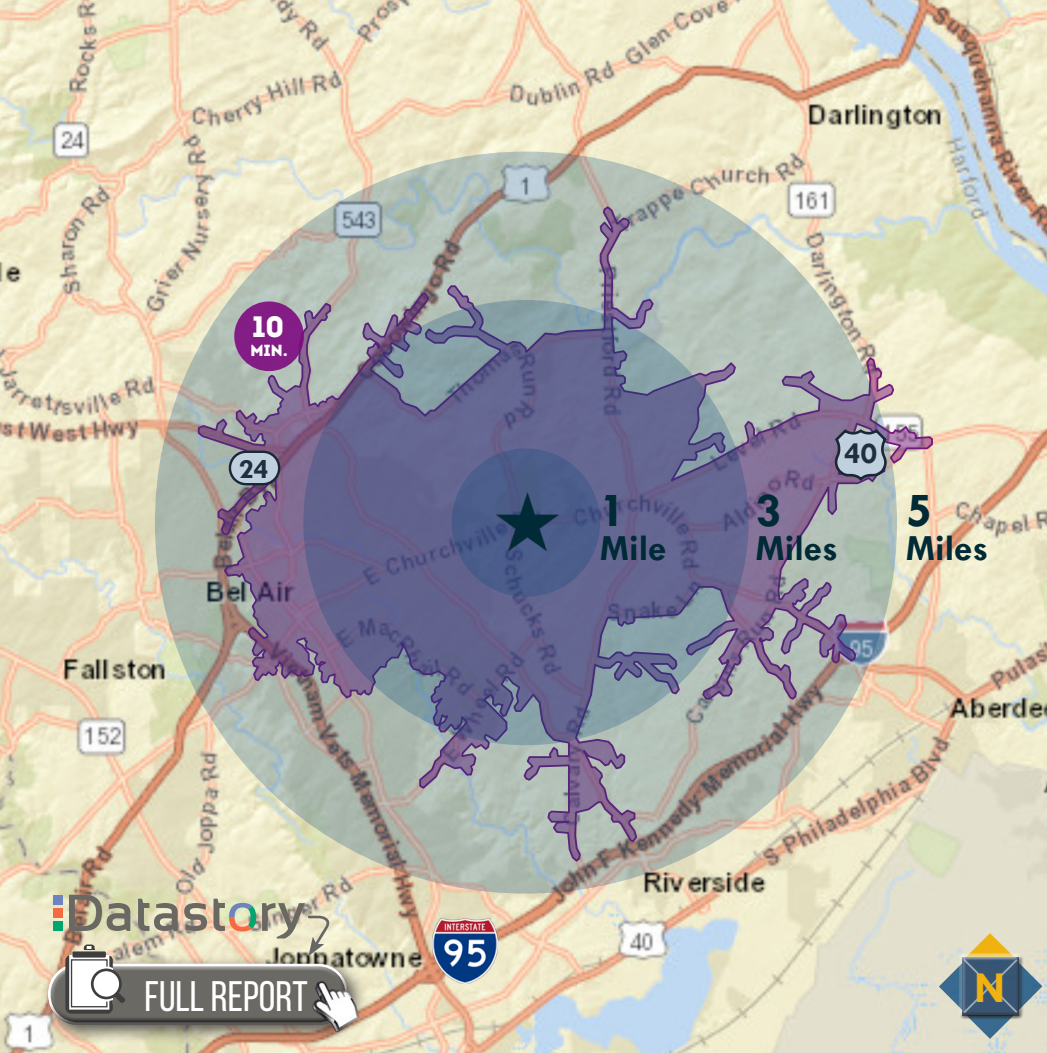
4 miles / 11 min.

Bel Air's central location as the county seat has earned the town the slogan as 'The Heart of Harford', with the various county and state agencies, regional medical facilities, shopping, entertainment, and recreation opportunities conveniently placed within easy access for citizens of Harford County. The town's excellent schools, safe and clean neighborhoods, and historic district add to its appeal for residents and businesses.



# DEMOGRAPHICS / TOP LIFESTYLES (2021)

(1, 3, 5 MILE RADIUS)



## RESIDENTIAL POPULATION

920  
1 MILE

13,871  
3 MILES

38,613  
5 MILES

## NUMBER OF HOUSEHOLDS

599  
1 MILE

9,957  
3 MILES

29,037  
5 MILES

## AVERAGE HH SIZE

3.07  
1 MILE

2.81  
3 MILES

2.66  
5 MILES

## MEDIAN AGE

47.1  
1 MILE

41.7  
3 MILES

42.8  
5 MILES

## AVERAGE HH INCOME

\$147,605  
1 MILE

\$133,352  
3 MILES

\$128,441  
5 MILES

## EDUCATION (COLLEGE+)

56.2%  
1 MILE

53.8%  
3 MILES

52.4%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.3%  
1 MILE

96.2%  
3 MILES

95.9%  
5 MILES

## DAYTIME POPULATION

2,238  
1 MILE

24,286  
3 MILES

80,668  
5 MILES

## SAVVY SUBURBANITES

13%

These residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise.

2.97  
AVERAGE HH SIZE

37.0  
MEDIAN AGE

\$90,500  
MEDIAN HH INCOME

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## ENTERPRISING PROFESSIONALS

4%

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48  
AVERAGE HH SIZE

35.3  
MEDIAN AGE

\$86,600  
MEDIAN HH INCOME

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## OLD AND NEWCOMERS

19%

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12  
AVERAGE HH SIZE

39.4  
MEDIAN AGE

\$44,900  
MEDIAN HH INCOME

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## PROFESSIONAL PRIDE

18%

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13  
AVERAGE HH SIZE

40.8  
MEDIAN AGE

\$138,100  
MEDIAN HH INCOME

LEARN MORE



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