



Ben Frederick Realty, Inc.

New Stores For Lease New Intersection Belair Rd & Honeygo Blvd (extended) Perry Hall / White Marsh, Maryland



Location: 9810 Belair Rd, Nottingham (Baltimore County), Maryland 21236. Southwest corner of Belair Road and Honeygo Boulevard (new intersection, new traffic light). Belair Rd is a major commercial corridor connecting I-695 (Baltimore Beltway), I-95, Harford County towns of Bel Air, Abingdon, and Kingsville to the Baltimore County Communities of Perry Hall, White Marsh, and Fullerton. Site is 2.1968 acres.

Traffic: This corridor has been designated as one of two growth corridors in the County's Master Plan Belair Rd is a 4-lane non-divided road (two lanes in each direction).

One Curb-cuts on Belair Rd and one on Honeygo Blvd.

Honeygo Blvd is a 96' wide r.o.w. built as a dual-lane road with no median.

Belair Rd has 29,000 average vehicles per day as of July 2005.

Parking: 188 Parking Spaces are provided (6½ spaces per 1,000 sq ft)

Anchor: CVS with drive-thru pharmacy.
Carrollton Bank pad with drive-thru

Available: 12,000 sq.ft. retail strip featuring 80' deep bays, creating six stores each 20'x80' (1,600 sq ft) and one store that is 30' x 80' (2,400 sq ft).
Delivery 60 days from lease execution.

Broker Comp: Full Commission paid to
Tenant-Rep Brokers

Pricing: \$23.00 per sq. ft. triple net with
\$6.00 budgeted for CAMTI.

Demographic Summary: (zip code 21236, 21128)

2,000 New Households are expected from 2005 to 2010, an increase of 9%.

Population is expected to increase from 53,858 in 2005 to 59,547 in 2010, an increase of 10.6%. Population has increased 22.3% from 1990 to 2000.

Average Household Income is \$70,539, Median Household income is \$70,539, Per Capita Income is \$28,757. Income is expected to grow 12% from 2005 to 2010. 62% of the population has some college or graduate level education.

Household expenditures are expected to increase from \$55,337 to \$60,046, an 8.5% increase.

Retail expenditures are expected to grow from \$23,942 in 2005 to \$25,937 in 2010, an 8.3% increase.

Population is currently 85% White, 9% Black, 5% Asian, 2% Hispanic.

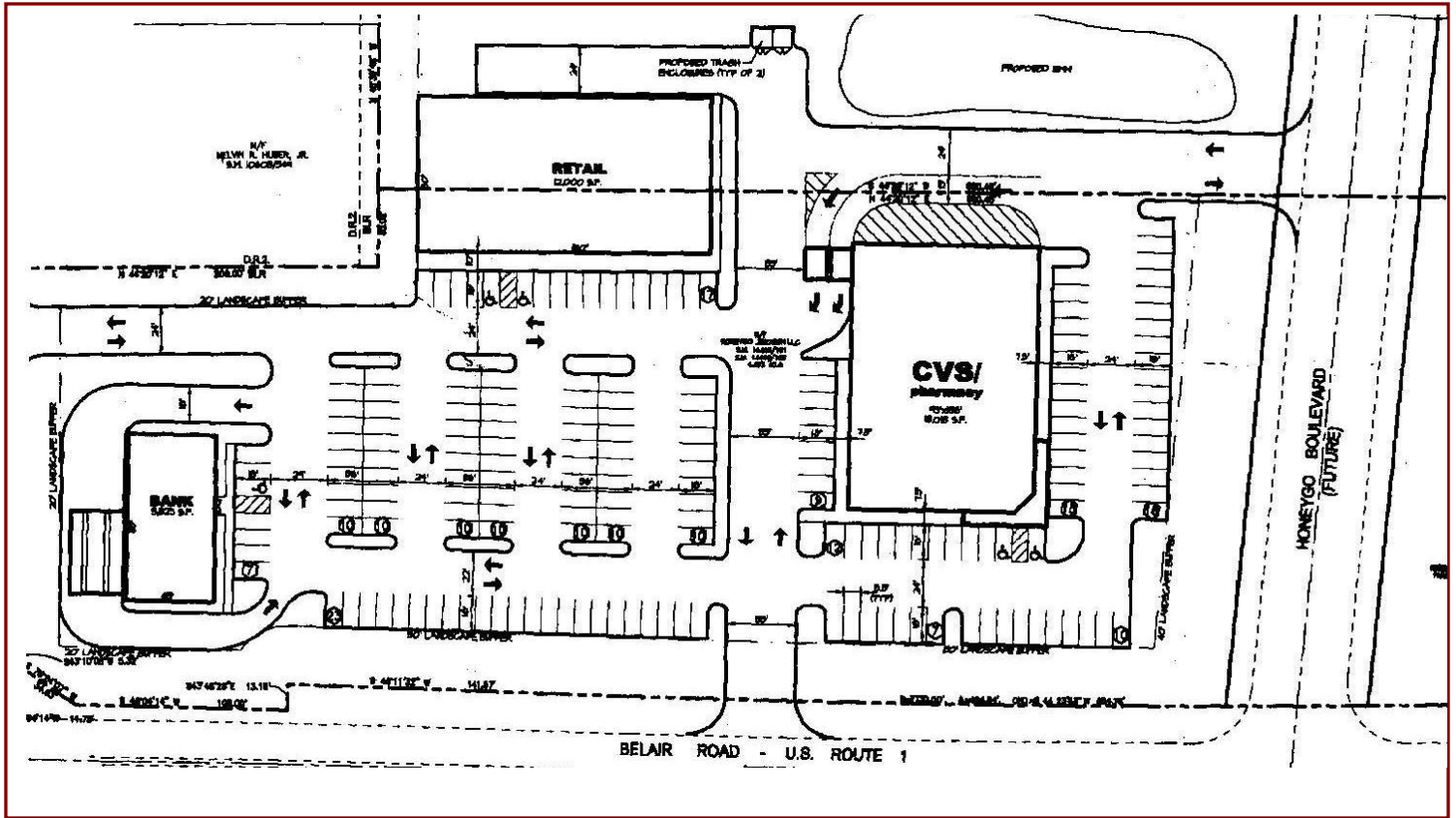
Median Age is 39, with 24% under 19, 20% age 20-34, 39% are 35-64, and 17% are over 65



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