

servicing bel air, forest hill & northern harford county | great access | new, in-line retail space | prime location!



for lease

northern bel air retail/flex
space and pad sites available

The Shops at Bynum Run
1651 Robin Circle
Forest Hill, MD 21050



Winter Delivery 2019

retail building: 12,000 SF

- » 8 units @1,500 SF spaces each; spaces can be combined from 1,500 to 12,000 SF
- » Retail: \$23 per SF/NNN

pad sites available

- » 5 pad sites available from 0.5 acre to 4 acres
- » \$85,000.00 to \$225,000.00 NNN

zoning

B3 (Highest Commercial Usage); allows for: retail, restaurants, office, lodging/hotels, residential/multi-family, mixed use and many more!

property type

New Retail/Flex Space & Pad Sites

highlights

- » New In-Line Retail; servicing Bel Air, Forest Hill and northern Harford County
- » Great access from Route 23, Route 24, Route 1, Granary Road via Water Tower Way. Great visibility From Route 23 and Water Tower Way.



HEAVER PLAZA
1301 York Rd., Suite 208, Lutherville, MD 21093
410.296.2626 | fax 410.296.2660
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contact your agents today



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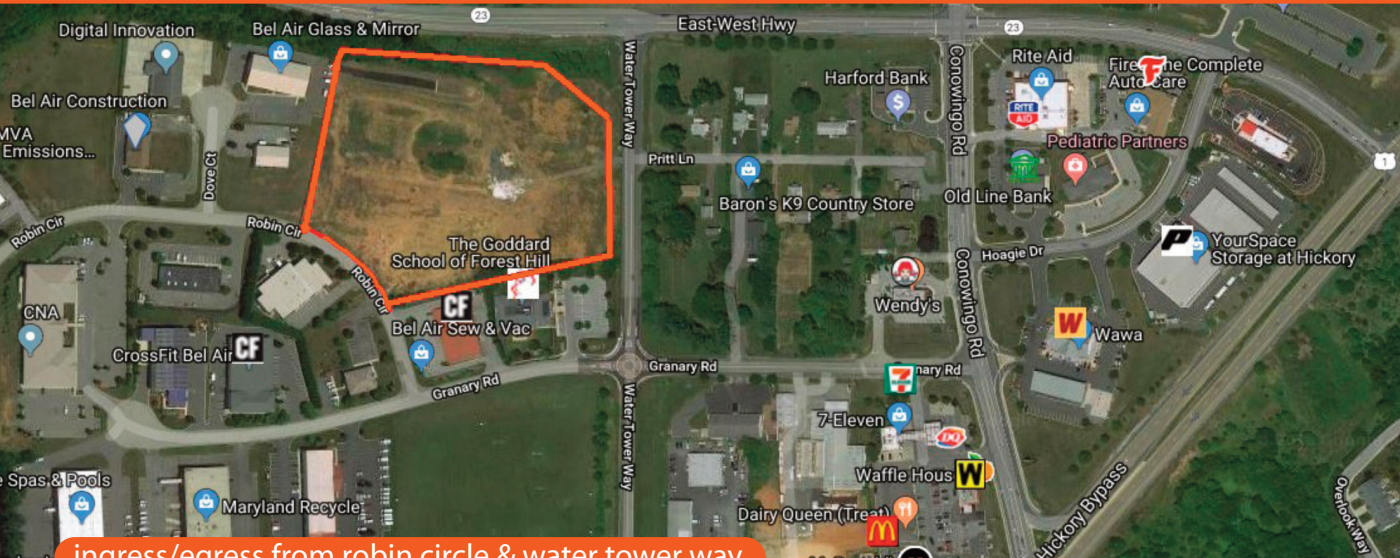
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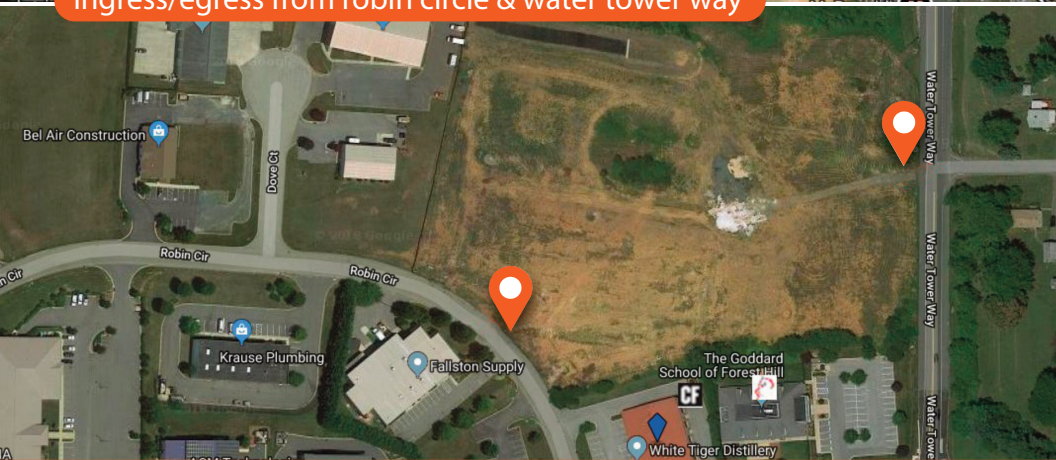
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trade area and demographics

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ingress/egress from robin circle & water tower way



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Demographics:

population

- » 1 Mile: 7,571
- » 5 Mile: 81,122

population growth 2018-2023

- » 1 Mile: 1.21%
- » 5 Mile: 1.9%

average age

- » 1 Mile: 38.5
- » 5 Mile: 40.7

2018 total households

- » 1 Mile: 2,704
- » 5 Mile: 29,472

median income

- » 1 Mile: \$100,171
- » 5 Mile: \$98,851

average household size

- » 1 Mile: 2.8
- » 5 Mile: 2.7



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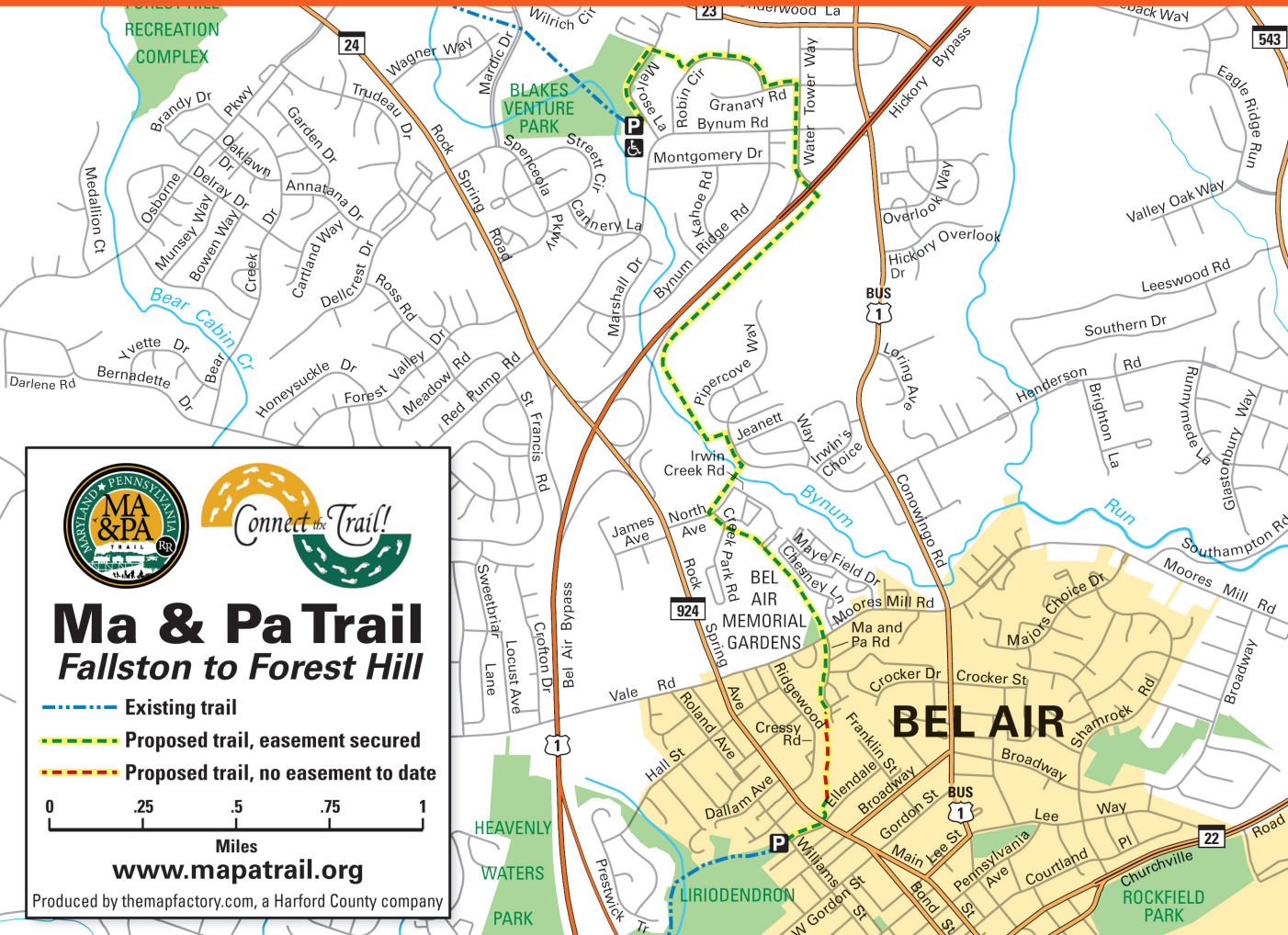
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expansion of the
ma and pa trail

The Shops at Bynum Run
1651 Robin Circle
Forest Hill, MD 21050



Expansion Benefits:

- » This expansion will connect The Shops at Bynum Run directly to Bel Air behind Independent Brewing
- » This trail will also connect the 13 neighborhoods between Robin Circle and Independent Brewing



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