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**America's Best WINGS**

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## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Available: 1,500 SF, 3,532 SF, 9,000 SF & 12,974 SF
- Plaza at Beards Hill is the premier shopping center in Aberdeen, MD and is anchored by Shop Rite and Home Depot
- Located at the interchange of I-95 (106,124 ADT) and Route 22 (26,021 ADT)
- Aberdeen is the home of Aberdeen Proving Ground (21,000+ employees)
- Upper Chesapeake Hospital will open a \$400 million medical campus across the street in Spring 2023

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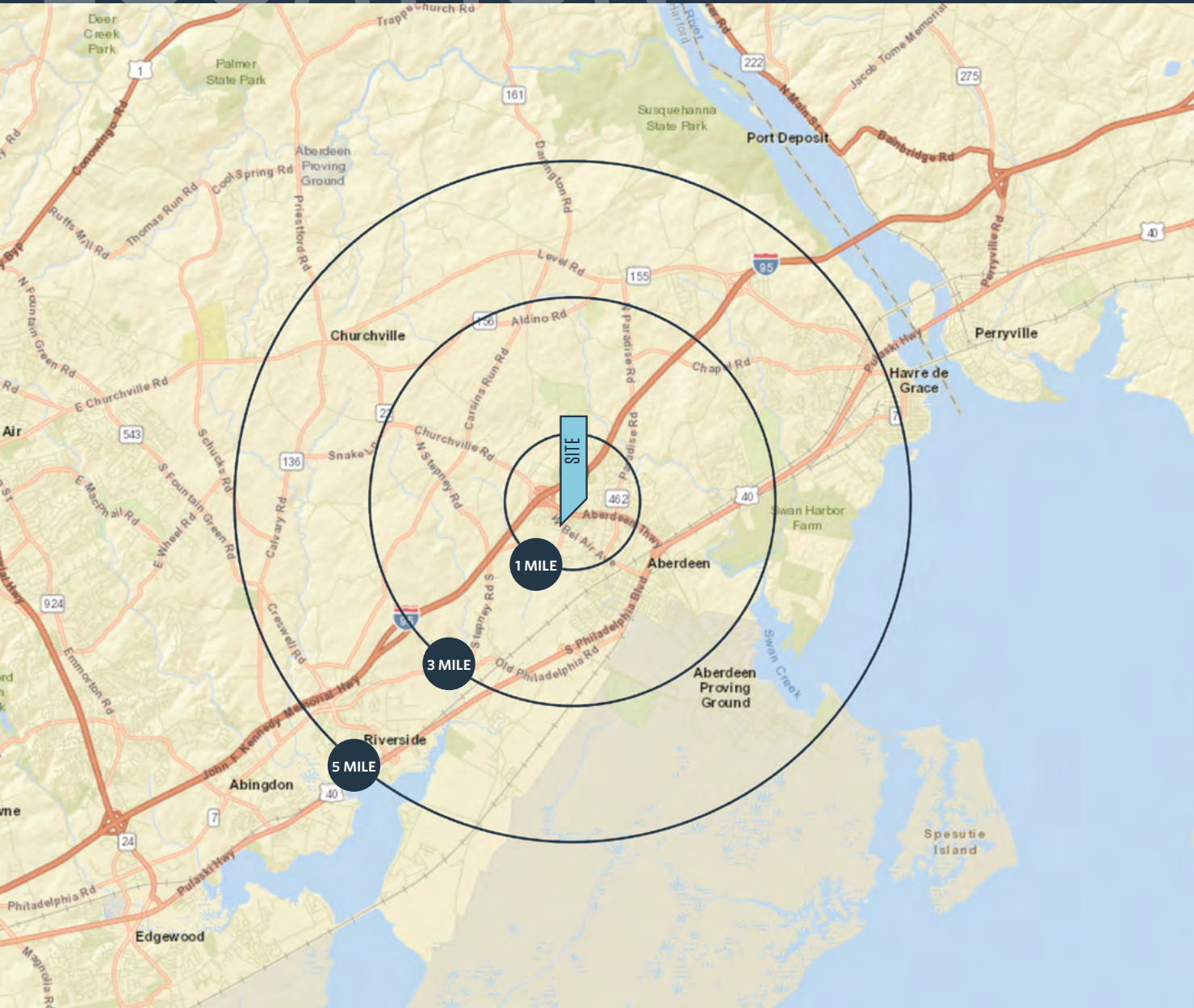
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# LOCATION

# PLAZA AT BEARDS HILL

BEARDS HILL ROAD & ROUTE 22, ABERDEEN, MD 21001



## AVAILABLE:

- 1,500 SF
- 3,532 SF
- 9,000 SF pad site
- 12,974 SF

## DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
4,548	26,795	49,794
Daytime Population		
2,082	10,924	20,244
Households		
1,799	10,361	19,040
Average HH Income		
\$87,844	\$100,371	\$101,441

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2019:

Route 22	26,021 ADT
Beards Hill Rd	12,371 ADT

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# SITE PLAN

# PLAZA AT BEARDS HILL

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TENANTS			
A	CLEANERS	1,600 SF	
B	BARBER	1,200 SF	
C	JOHNNY'S POKE BOWL	2,000 SF	
D	MAMIE'S CAFE	3,000 SF	
E	AVAILABLE	3,532 SF	
F	GREAT CLIPS	2,000 SF	
G	T-MOBILE	2,000 SF	
H	JERSEY MIKES	1,600 SF	
I	SHOP RITE	53,000 SF	
J	BEARDS HILL LIQUORS	10,000 SF	
K	AMERICA'S BEST WINGS	1,500 SF	
L	MY EYE DR	1,500 SF	
M	SANTINI'S ITALIAN CUISINE	2,500 SF	
N	H&R BLOCK	1,500 SF	
O	VET CLINIC	2,851 SF	
P	DOLLAR TREE	12,838 SF	
Q	AVAILABLE	1,500 SF	
R	RENT-A-CENTER	5,500 SF	
S	MODEL NAILS	1,500 SF	
T	HUNAN RESTAURANT	3,500 SF	
U	AVAILABLE	12,974 SF	
P2	DUNKIN DONUTS	2,400 SF	
P3	APPLEBEE'S	6,000 SF	
P4	WENDY'S	3,500 SF	
P5	ENTERPRISE RENT A CAR	2,336 SF	
P6	JIFFY LUBE	2,700 SF	
P7	MATTRESS WAREHOUSE	8,000 SF	
P8	AVAILABLE PAD	9,000 SF	

LEASED  
 AVAILABLE



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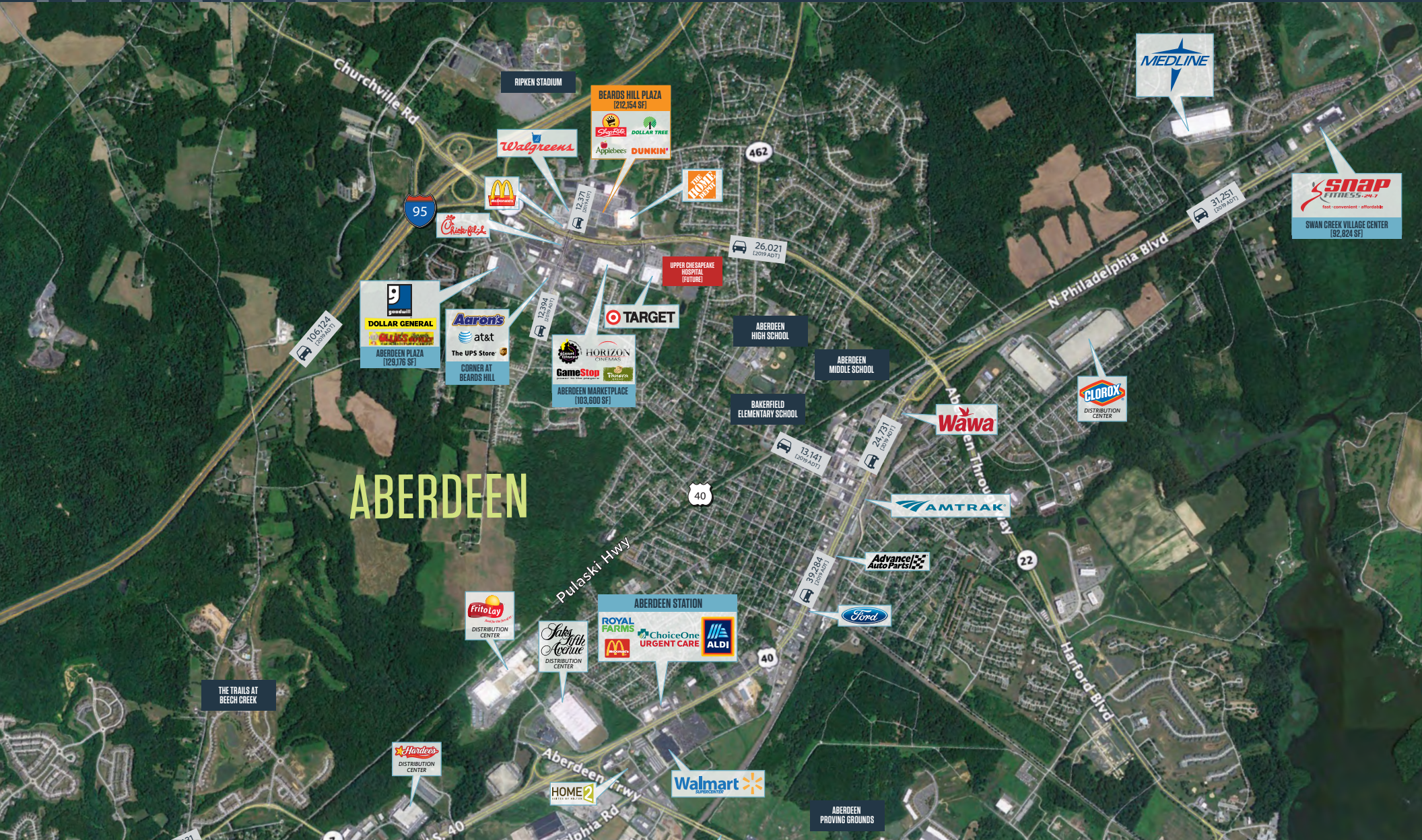
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# MARKET

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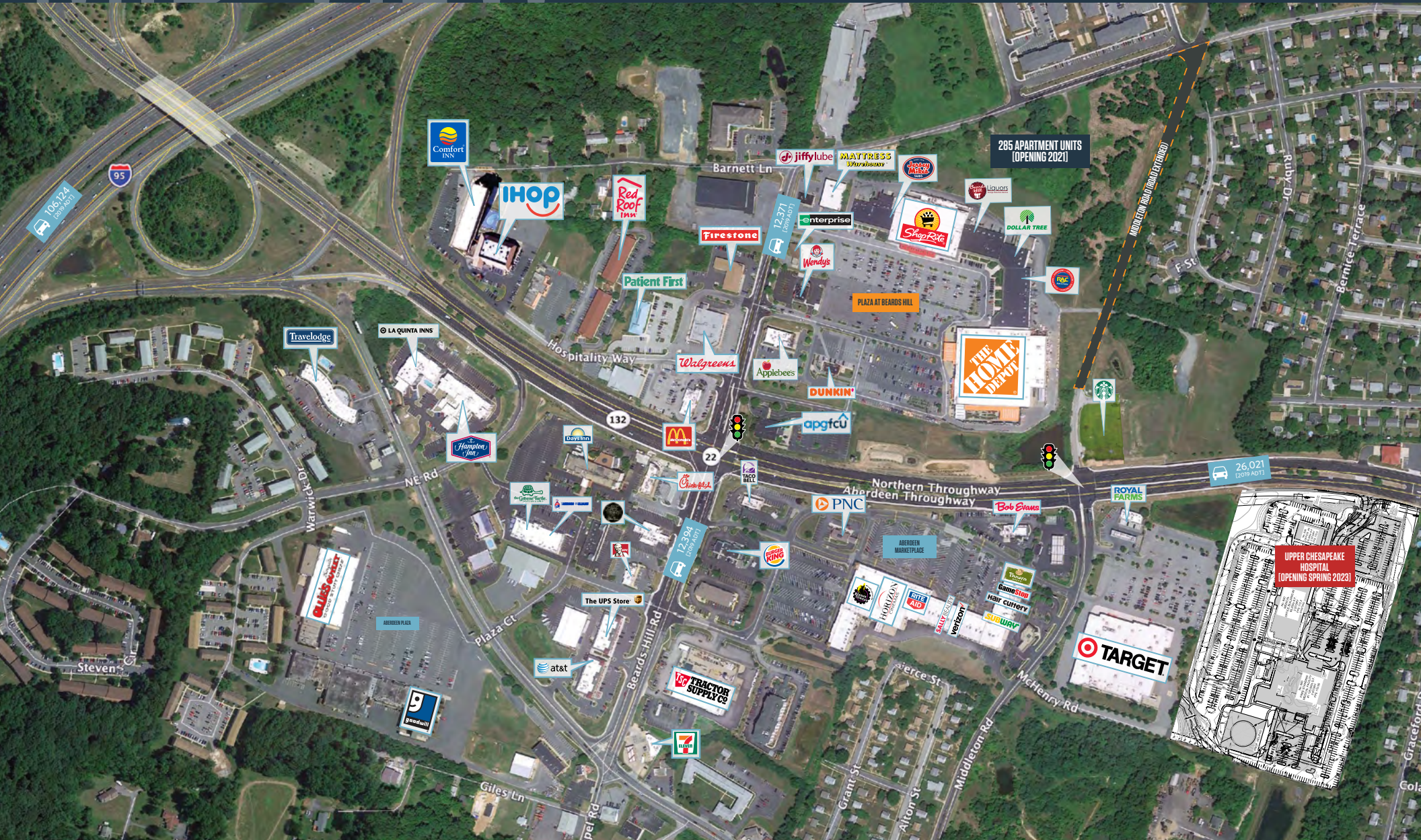
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# MID-VIEW

# PLAZA AT BEARDS HILL

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# PHOTOS

## PLAZA AT BEARDS HILL

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