BEL AIR, MARYLAND

DERBY PLACE

SJC VENTURES

BEL AIR, MARYLAND

DERBY PLACE

PROJECT

- 94,587 square feet of total retail space
  - 35,684 square feet of grocery store
  - 58,903 square feet of retail and restaurant space
- 535 retail parking stalls

MARKET – BEL AIR, MD

- Derby Place is located at the intersection of Route 1 and Route 24, the busiest intersection in Harford County with over 85,000 cars per day.
- Major employers within Harford County include Aberdeen Proving Ground, Harford Community College, University of Maryland Medical System.

TIMING

- **CONSTRUCTION STARTS:** Q4 2026
- **SHELL CONSTRUCTION DELIVERY:** Q3 2027
- **PROJECT OPENING:** Q2 2028

2024 TRADE AREA DEMOGRAPHICS

	Total Population	Daytime Population	Average HH Income	Total Businesses	Bachelor's/Grad/ Prof Degree
PRIMARY TRADE AREA	136,198	124,667	$148,036	4,412	46.8%
SECONDARY TRADE AREA	282,873	252,996	$141,701	8,826	42.8%

DERBY PLACE

ROCK SPRING RD

E BROADWAY

ShopRite

CHURCHVILLE RD

29,450 AAWDT

22

GREENBRIER S/C

SAFEWAY

CVS

DOLLAR TREE

1

24

VIETNAM VETERANS MEMORIAL HWY

23,431 AAWDT

HARFORD MALL ANNEX

PETSMART

BEST BUY

Office DEPOT

BEL AIR PLAZA

ALDI

ROSS DRESS FOR LESS

La-Z-boy

DERBY PLACE

TARGET

45,301 AAWDT

40,801 AAWDT

19,724 AAWDT

S MAIN ST

17,890 AAWDT

SHOPS AT HARFORD MALL

amazonfresh

Inspire NAIL BAR

Drayer PHYSICAL THERAPY WORKOUTS

AKIRA RAMEN & IZAKAYA

THB

EUROPEAN WAX CENTER

MAC PHAIL CROSSING

weis markets

BEL AIR BYP

BALTIMORE PIKE

TOLLGATE MARKETPLACE

Staples

Michaels

SPROUTS FARMERS MARKET

T.J.maxx

BARNES & NOBLE

DICK'S

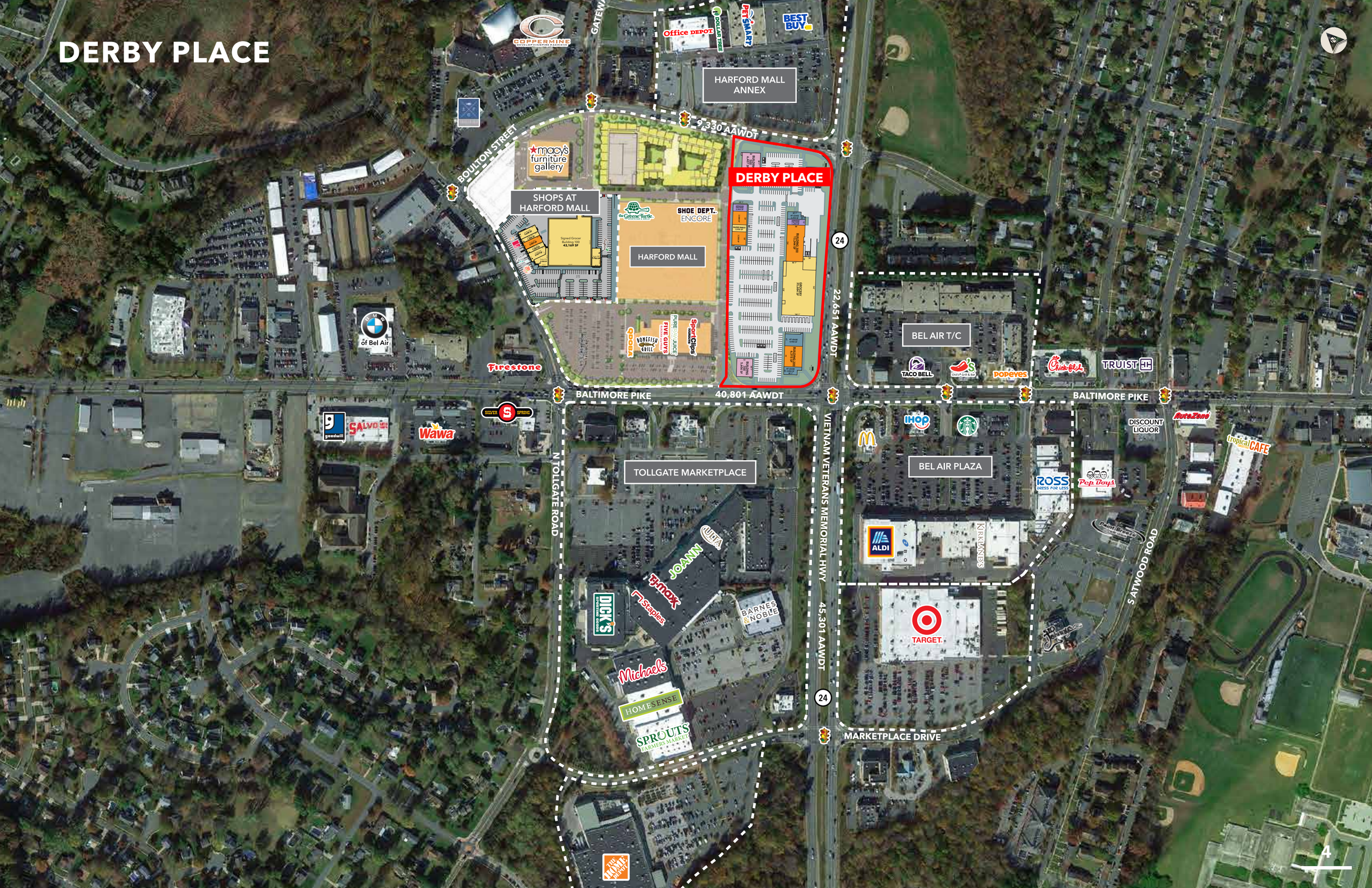
HOMESENSE

ULTA BEAUTY

THE HOME DEPOT

0 0.25 0.5 MILES

DERBY PLACE


COPPERMINE
GATEWAY
Office DEPOT
DOLLAR TREE
PETSMART
BEST BUY
HARFORD MALL ANNEX
9,230 AAWDT
BOULTON STREET
macy's furniture gallery
SHOPS AT HARFORD MALL
Signed Grocer Building 100 43,169 SF
the Greene Turtle
SHOE DEPT. ENCORE
HARFORD MALL
DERBY PLACE
24
22,651 AAWDT
BMW of Bel Air
Firestone
BOBA
BONEFISH GRILL
FIVE GUYS
PURE ESSENCE JUICE
Sport Clips
BALTIMORE PIKE
40,801 AAWDT
BEL AIR T/C
TACO BELL
Chick-fil-A
TRUIST
POPEYES
BALTIMORE PIKE
goodwill
SALVO
Wawa
SILVER SPRING
N TOLLGATE ROAD
TOLLGATE MARKETPLACE
JOANN
ULTA
T.J.maxx
Staples
DICK'S SPORTING GOODS
BARNES & NOBLE
Michaels
HOMESENSE
SPROUTS FARMERS MARKET
THE HOME DEPOT
VIETNAM VETERANS MEMORIAL HWY
45,301 AAWDT
MARKETPLACE DRIVE
IHOP
BEL AIR PLAZA
ALDI
KIRKLAND'S
TARGET
ROSS DRESS FOR LESS
Pep Boys
DISCOUNT LIQUOR
AutoZone
Tropical CAFE
S ATWOOD ROAD
4

DERBY PLACE

VETERANS MEMORIAL PKWY 22,651 AAWDT

BOULTON ST 9,330 AAWDT

BALTIMORE PIKE 40,801 AAWDT

PROPOSED MONUMENT SIGN

PROPOSED MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN

BUILDING 400
5,256 SF

BUILDING 300
13,244 SF

GROCERY
35,684 SF

AT LEASE
2,200 SF

APPROVED FOR FOOD
1,200 SF

AT LEASE
4,900 SF

BUILDING 200
6,315 SF

AT LEASE
2,800 SF

215 STALLS

199 STALLS

121 STALLS

BUILDING
500
6,407 SF

APPROVED FOR FOOD
2,000 SF

3,588 SF

GLOSS NAILS
2,000 SF

3,588 SF

BUILDING 600

BUILDING
700
5,606 SF

SHOE DEPT. ENCORE

HARFORD MALL

PURE RAW JUICE
FUELING HEALTHY LIFESTYLES

FIVE GUYS
BURGERS and FRIES

BONEFISH GRILL

QDOBA

the Greene Turtle
SPORTS BAR & GRILLE

EX. SHOPS

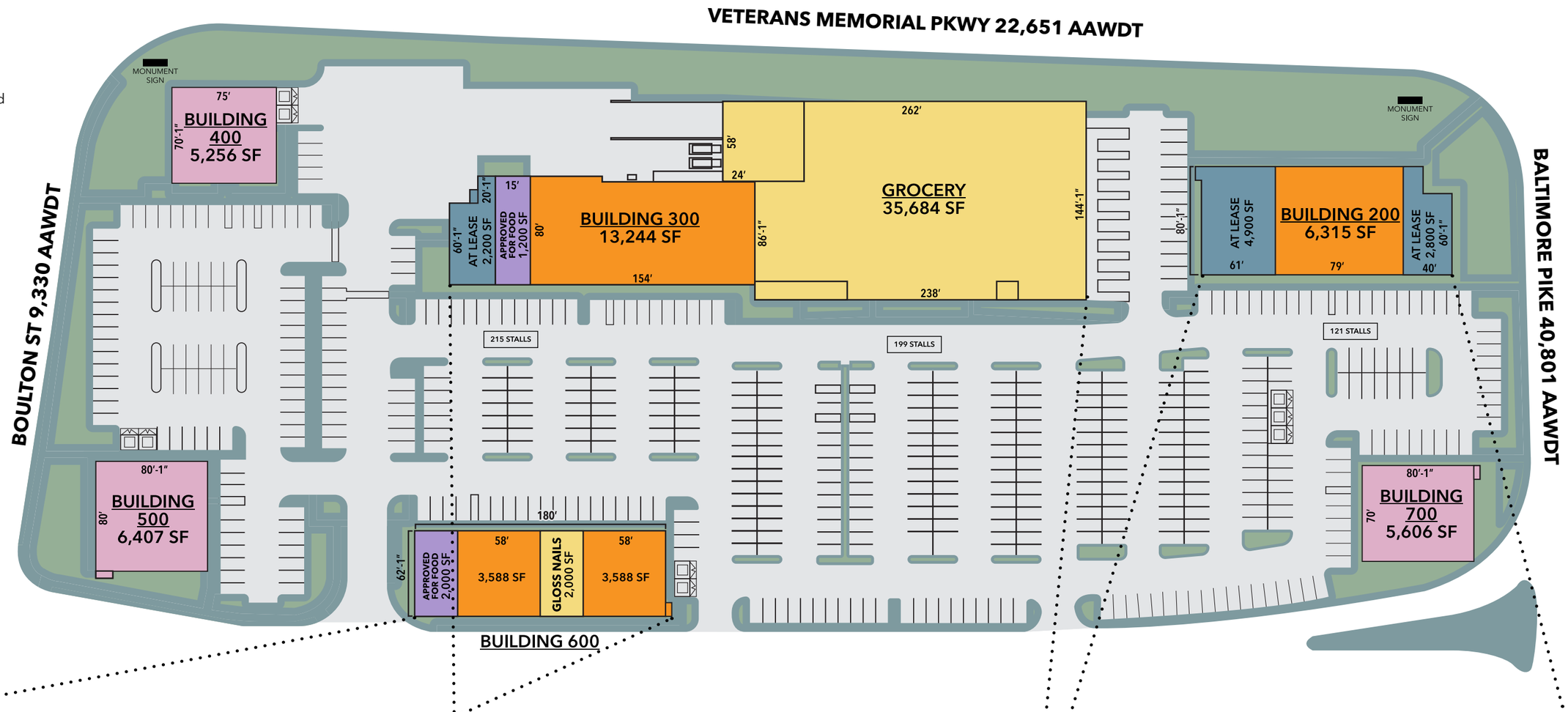
SHOPS AT HARFORD MALL

PROPOSED MONUMENT SIGN

- Available
- Signed Lease
- At Lease
- LOI
- Approved for Food

DERBY PLACE

- Available
- Signed Lease
- At Lease
- LOI
- Approved for Food



BUILDING 600

BUILDING 300

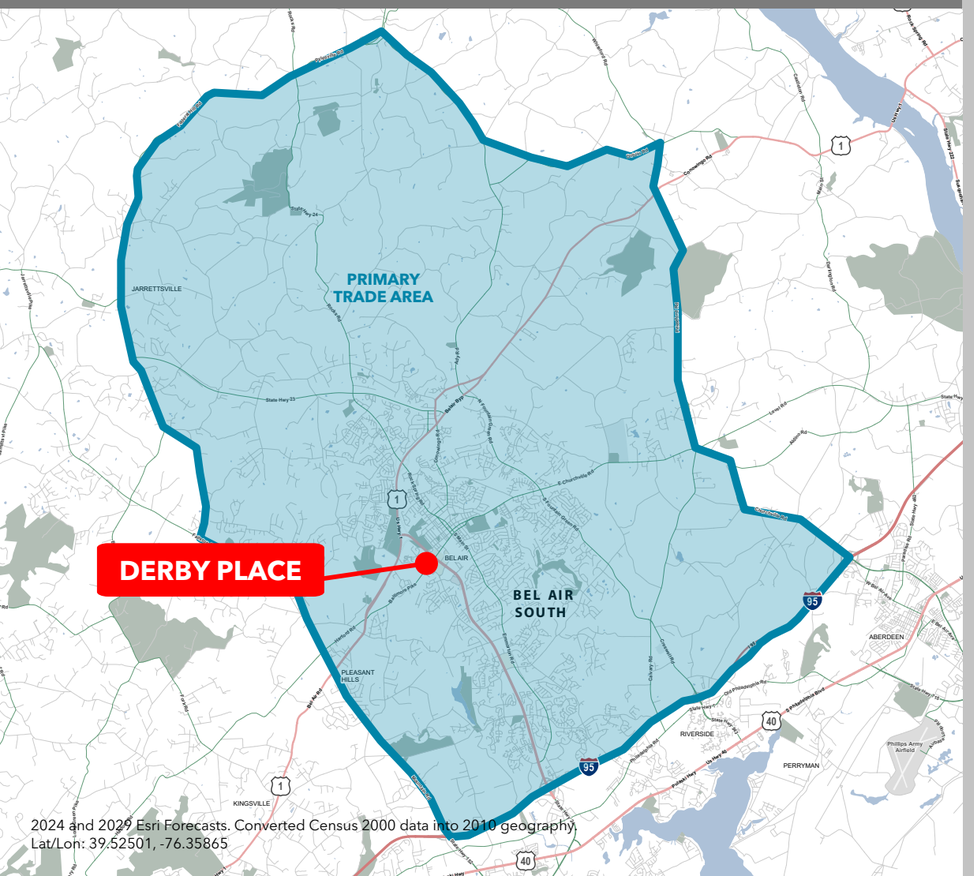
BUILDING 200

DERBY PLACE

PRIMARY
TRADE AREA
BEL AIR, MD

DEMOGRAPHIC PROFILE

Area: 145.8 square miles



2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography.
Lat/Lon: 39.52501, -76.35865

EDUCATION

No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree
4%	23.9%	25.3%	46.8%

EMPLOYMENT

White Collar	73.5%
Blue Collar	14.1%
Services	12.4%

2.1% Unemployment Rate

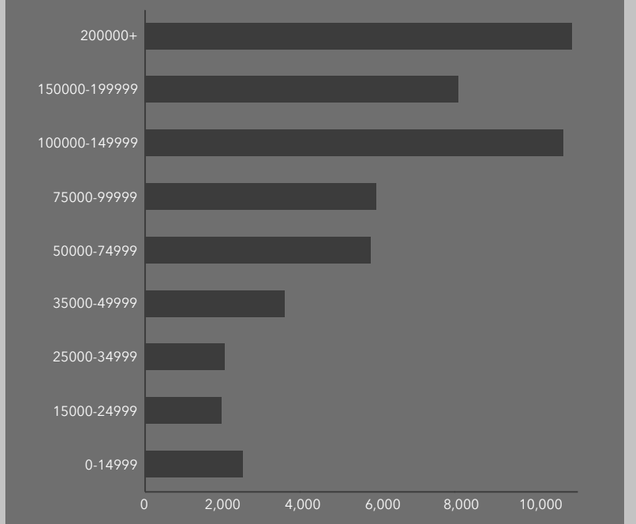
KEY FACTS

134,326 Population	41.6 Median Age
50,640 Households	$88,951 Median Disposable Income

INCOME

$113,771	Median Household Income
$55,814	Per Capita Income
$578,203	Median Net Worth

HOUSEHOLD INCOME ($)



BUSINESS

4,412 Total Businesses

62,037 Total Employees

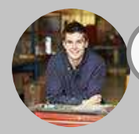
TAPESTRY SEGMENTS

1D

Savvy Suburbanites
11,095 households
21.9% of Households

1B

Professional Pride
5,747 households
11.3% of Households



8F

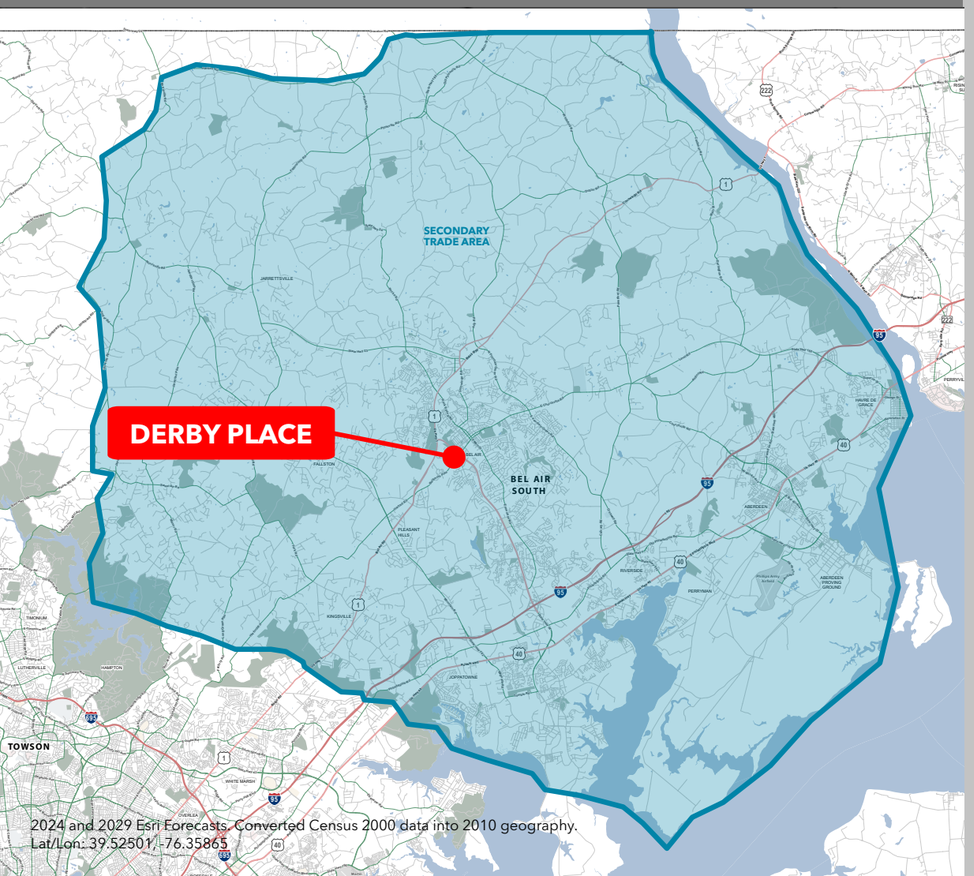
Old and Newcomers
5,129 households
10.1% of Households

DERBY PLACE

SECONDARY TRADE AREA
BEL AIR, MD

DEMOGRAPHIC PROFILE

Area: 496.93 square miles



EDUCATION

No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree
4.8%	26%	26.4%	42.7%

EMPLOYMENT

White Collar	69.9%
Blue Collar	16.7%
Services	13.4%

2.4% Unemployment Rate

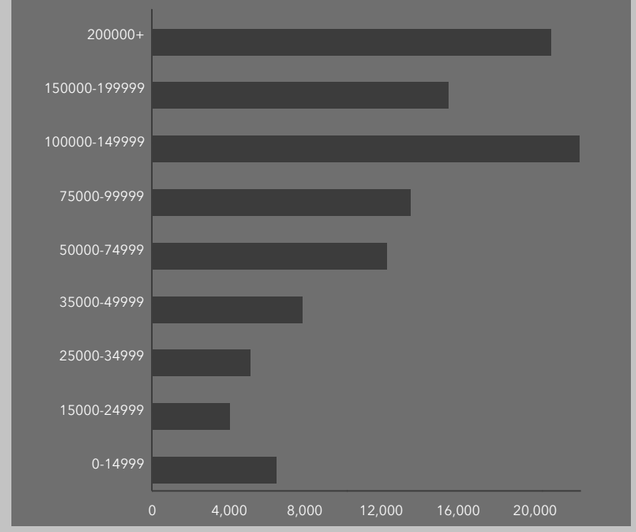
KEY FACTS

277,019 Population	41.4 Median Age
102,472 Households	$65,242 Median Disposable Income

INCOME

$107,429	Median Household Income
$53,929	Per Capita Income
$506,970	Median Net Worth

HOUSEHOLD INCOME ($)



BUSINESS

8,826 Total Businesses

120,260 Total Employees

TAPESTRY SEGMENTS

1D
Savvy Suburbanites
20,571 households
19.1% of Households

A4
Workday Drive
10,896 households
10.1% of Households

5A
Comfortable Empty Nesters
6,576 households
6.1% of Households

DERBY PLACE

TRADE AREA	PRIMARY	SECONDARY
POPULATION SUMMARY		
2000 Total Population	106,731	233,545
2010 Total Population	123,403	259,500
2024 Total Population	**134,326**	**282,873**
2024 Group Quarters	1,192	1,855
2029 Total Population	136,198	287,164
2024-2029 Annual Rate	0.28%	0.30%
2024 Total Daytime Population	**124,667**	**252,996**
Workers	62,037	120,260
Residents	62,630	132,736
2024 POPULATION BY AGE		
Population Age 0 - 4	5.2%	5.4%
Population Age 5 - 9	6.1%	6.0%
Population Age 10 - 14	6.4%	6.2%
Population Age 15 - 24	11.9%	11.6%
Population Age 25 - 34	11.4%	11.7%
Population Age 35 - 44	13.9%	13.5%
Population Age 45 - 54	12.6%	12.4%
Population Age 55 - 64	13.6%	13.9%
Population Age 65 - 74	10.8%	11.2%
Population Age 75 - 84	6.1%	6.1%
Population Age 85 +	2.1%	2.0%
Population Age 18 +	78.5%	78.7%
Median Age	**41.6**	**41.7**
2024 POPULATION BY SEX		
Male Population	66,719	140,228
Female Population	67,607	142,645
2024 POPULATION BY RACE/ETHNICITY		
White Alone	80.4%	72.1%
Black Alone	6.5%	14.6%
American Indian Alone	0.2%	0.3%
Asian Alone	4.3%	3.3%
Pacific Islander Alone	0.0%	0.1%
Some Other Race Alone	1.6%	2.2%
Two or More Races	6.8%	7.4%
Hispanic Origin	4.9%	5.8%
Diversity Index	40.3	51.3

TRADE AREA	PRIMARY	SECONDARY
2024 POPULATION 15+ BY MARITAL STATUS		
Total Population 15+	110,583	233,076
Never Married	27.4%	28.9%
Married	59.1%	57.3%
Widowed	5.5%	5.5%
Divorced	8.0%	8.4%
2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT		
Total	**94,637**	**200,250**
Less than 9th Grade	1.5%	1.5%
9th - 12th Grade, No Diploma	2.5%	3.3%
High School Graduate	21.1%	22.4%
GED/Alternative Credential	2.8%	3.6%
Some College, No Degree	16.1%	17.4%
Associate Degree	9.2%	9.0%
Bachelor's Degree	27.4%	24.4%
Graduate/Professional Degree	19.4%	18.4%
HOUSEHOLDS SUMMARY		
2000 Households	38,470	84,988
2000 Average Household Size	2.75	2.73
2010 Households	45,177	95,698
2010 Average Household Size	2.70	2.68
2024 Households	**50,640**	**107,610**
2024 Average Household Size	2.63	2.61
2029 Households	52,142	111,034
2029 Average Household Size	2.59	2.57
2024-2029 Annual Rate	0.59%	0.63%
2010 Families	33,709	70,777
2010 Average Family Size	3.15	3.12
2024 Families	36,370	76,080
2024 Average Family Size	3.12	3.12
2029 Families	37,284	78,100
2029 Average Family Size	3.12	3.07
2024-2029 Annual Rate	0.50%	0.53%
HOUSING UNIT SUMMARY		
2024 Housing Units	**52,085**	**112,843**
Owner Occupied Housing Units	80.9%	75.5%
Renter Occupied Housing Units	16.4%	19.8%
Vacant Housing Units	2.8%	4.6%

TRADE AREA	PRIMARY	SECONDARY
2024 HOUSEHOLDS BY INCOME		
<$15,000	4.8%	5.9%
$15,000 - $24,999	4.3%	4.1%
$25,000 - $34,999	3.8%	4.8%
$35,000 - $49,999	7.0%	7.2%
$50,000 - $74,999	15.3%	15.1%
$75,000 - $99,999	11.6%	12.5%
$100,000 - $149,999	21.9%	21.4%
$150,000 - $199,999	14.2%	13.1%
$200,000+	17.1%	16.0%
Average Household Income	**$148,036**	**$141,701**
Median Household Income	$113,771	$107,429
Per Capita Income	$55,814	$53,929
2024 OWNER OCCUPIED HOUSING UNITS BY VALUE		
Total	42,107	85,216
<$50,000	2.4%	4.2%
$50,000 - $99,999	0.3%	1.0%
$100,000 - $149,999	0.7%	1.6%
$150,000 - $199,999	2.7%	4.1%
$200,000 - $249,999	8.0%	8.0%
$250,000 - $299,999	8.4%	9.2%
$300,000 - $399,999	25.1%	23.1%
$400,000 - $499,999	27.0%	21.8%
$500,000 - $749,999	20.1%	20.9%
$750,000 - $999,999	3.8%	4.0%
$1,000,000 +	0.8%	1.2%
Average Home Value	**$443,180**	**$431,690**
2024 EMPLOYED POPULATION 16+ BY INDUSTRY		
Total	72,143	151,008
Agriculture/Mining	0.4%	0.4%
Construction	6.1%	6.7%
Manufacturing	7.5%	7.0%
Wholesale Trade	1.6%	1.4%
Retail Trade	10.1%	10.1%
Transportation/Utilities	5.3%	5.8%
Information	1.3%	1.2%
Finance/Insurance/Real Estate	7.2%	6.3%
Services	48.7%	49.0%
Public Administration	11.7%	12.1%

TRADE AREA	PRIMARY	SECONDARY
2024 EMPLOYED POPULATION 16+ BY OCCUPATION		
White Collar	**73.5%**	**69.9%**
Management/Business/Financial	23.6%	22.4%
Professional	31.8%	29.6%
Sales	8.9%	8.1%
Administrative Support	9.2%	9.8%
Services	12.4%	13.4%
Blue Collar	**14.1%**	**16.7%**
Farming/Forestry/Fishing	0.1%	0.1%
Construction/Extraction	3.4%	3.8%
Installation/Maintenance/Repair	2.7%	3.2%
Production	3.0%	3.4%
Transportation/Material Moving	4.9%	6.1%
2024 CONSUMER SPENDING		
Apparel & Services: Total $	$152,859,528	$313,849,829
Average Spent	$3,018.55	$2,916.55
Education: Total $	$121,316,865	$242,287,923
Average Spent	$2,395.67	$2,251.54
Entertainment/Recreation: Total $	$271,218,040	$551,758,761
Average Spent	$5,355.81	$5,127.39
Food at Home: Total $	$424,979,363	$953,433,441
Average Spent	$8,460.84	$8,860.08
Food Away from Home: Total $	$256,196,693	$522,971,653
Average Spent	$5,059.18	$4,859.88
Health Care: Total $	$500,591,473	$1,029,191,456
Average Spent	$9,885.30	$9,564.09
HH Furnishings & Equipment: Total $	$208,215,968	$425,374,832
Average Spent	$4,111.69	$3,952.93
Personal Care Products & Services: Total $	$64,815,052	$132,423,260
Average Spent	$1,279.92	$1,230.59
Shelter: Total $	$1,725,936,334	$3,527,416,005
Average Spent	$34,082.47	$32,779.63
Support Payments/Cash Contributions/Gifts in Kind: Total $	$237,785,361	$483,161,704
Average Spent	$4,695.60	$4,489.93
Travel: Total $	$204,066,557	$412,394,810
Average Spent	$4,029.75	$3,832.31
Vehicle Maintenance & Repairs: Total $	$95,046,624	$195,799,929
Average Spent	$1,876.91	$1,819.53

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography.

BEL AIR, MARYLAND

DERBY PLACE

RETAIL LEASING

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