



Festival at Bel Air

Bel Air, MD

1,005 - 14,398 SF available

RAPPAPORT
CULTIVATING PLACES®

Bel Air

Maryland

- A dominant, grocery-anchored community shopping center located in Harford County, Maryland
- Anchored by retail giants Kohl's, ShopRite, Burlington and Marshalls, with several junior anchors such as Petco and The Tile Shop
- The 433,720 square foot shopping center sits near the heart of highly affluent Bel Air, between Veteran's Memorial Highway and Emmorton Road
- Supported by a thriving household and daytime population within five miles, including nearly 129K people with an average income above \$116K and over 44K employees



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	12,382	60,182	131,411
Daytime Population	3,642	23,415	44,317
Household Income	\$1,327,289	\$131,715	\$127,712
Traffic Counts	Veterans Memorial Highway on 43.000		

Area Retailers





Festival at Bel Air

Belair Professional Center

The University of Maryland Upper Chesapeake Medical Center Bel Air

VETERANS MEMORIAL HWY 43,000 VPD

LAUREL BUSH ROAD

EMMORTON ROAD

W RING FACTORY ROAD

Site Plan

1,924 - 14,398 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
A01	3,500	Available
A02	1,950	Amazing Glaze
A03	3,163	Festival Liquours
A05	1,600	GameStop
A06	1,200	Smoothie King
A07	1,900	Coffee Coffee
B01	3,240	Available
B02	2,067	Fuji Sushi Teriyaki Restaurant
B02A	1,200	No 1 Nails
B03	12,073	Petco
C	62,741	ShopRite
E	6,864	Kids First Swim
F	14,868	The Tile Shop
G	24,671	Burlington Coat Factory
H01	3,948	Rack Room Shoes
H03	2,550	Chungs Martial Arts
I	27,098	Marshall's
J	10,582	Skechers

Space #	Sq. Ft.	Tenant
K	85,060	Kohl's
L01	1,720	Slim Life Health
L02	1,005	Available
L03	5,126	KidStrong
M01	9,363	Five Below
M05	2,440	MyEyeDr.
M06	7,200	Available
M07	2,450	AT&T
M08	14,398	Available
N01	3,750	Festival Veterinary
N02	5,000	X-Golf
N03	13,550	Chuck E. Cheese
N06	6,592	Coldwell Banker
N07	1,468	US Army National Guard
N08	4,550	Anytime Fitness
N11	1,400	Harmony Hearing and Audiology
N12	1,900	Music & Arts
N13	3,000	Towson Orthopedic

Space #	Sq. Ft.	Tenant
O01	3,792	Huo Guo Korean Hot Pot
O01A	1,563	Mariner Finance
O02	2,267	Tai Chi Asian Cuisine
O02A	1,593	Red Wing Shoes
O03	1,060	Luminous Nails
O04	1,687	Split Endz
O05	1,924	Available
O07	2,925	Thai Spice
O08	7,500	Latitudes
O09	3,001	Chipotle
O09A	2,842	Seasons Pizza
O10	8,250	Advance Auto Parts
O11	5,206	ExpressCare Urgent Care
P01	5,382	Available
P02	4,260	Phenix Salon Suites
P03	2,950	T-Mobile

Tenant List

Space #	Sq. Ft.	Tenant
P05	5,724	Mr. Tire
P05A	844	Phone Axs
P06	1,128	Tobacco Stop

Space #	Sq. Ft.	Tenant
P07	1,200	Subway
P08	1,600	Lacrosse Unlimited
P09	1,600	Blue Fox Mobile

Space #	Sq. Ft.	Tenant
P10	1,634	Jake's Wayback Burgers
P12	1,161	Hummus Republic
P14	5,982	Buffalo Wild Wings

The Property



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