

PRIME RETAIL OPPORTUNITIES

BEL AIR NORTH
VILLAGE CENTER

UP TO 3,800 SF

FOR LEASE

1517-1525 ROCK SPRING RD
FOREST HILL, MD



SIERRA U.S.
COMMERCIAL REAL ESTATE

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OPPORTUNITY

BEL AIR NORTH VILLAGE
1517 - 1525 ROCK SPRING RD
FOREST HILL, MD 21050

STATUS: FOR LEASE

PROPERTY TYPE: RETAIL

SPACE AVAILABLE:

4B: 3,800 SF (Divisible)

1D: 1,600 SF

3A: 1,600 SF

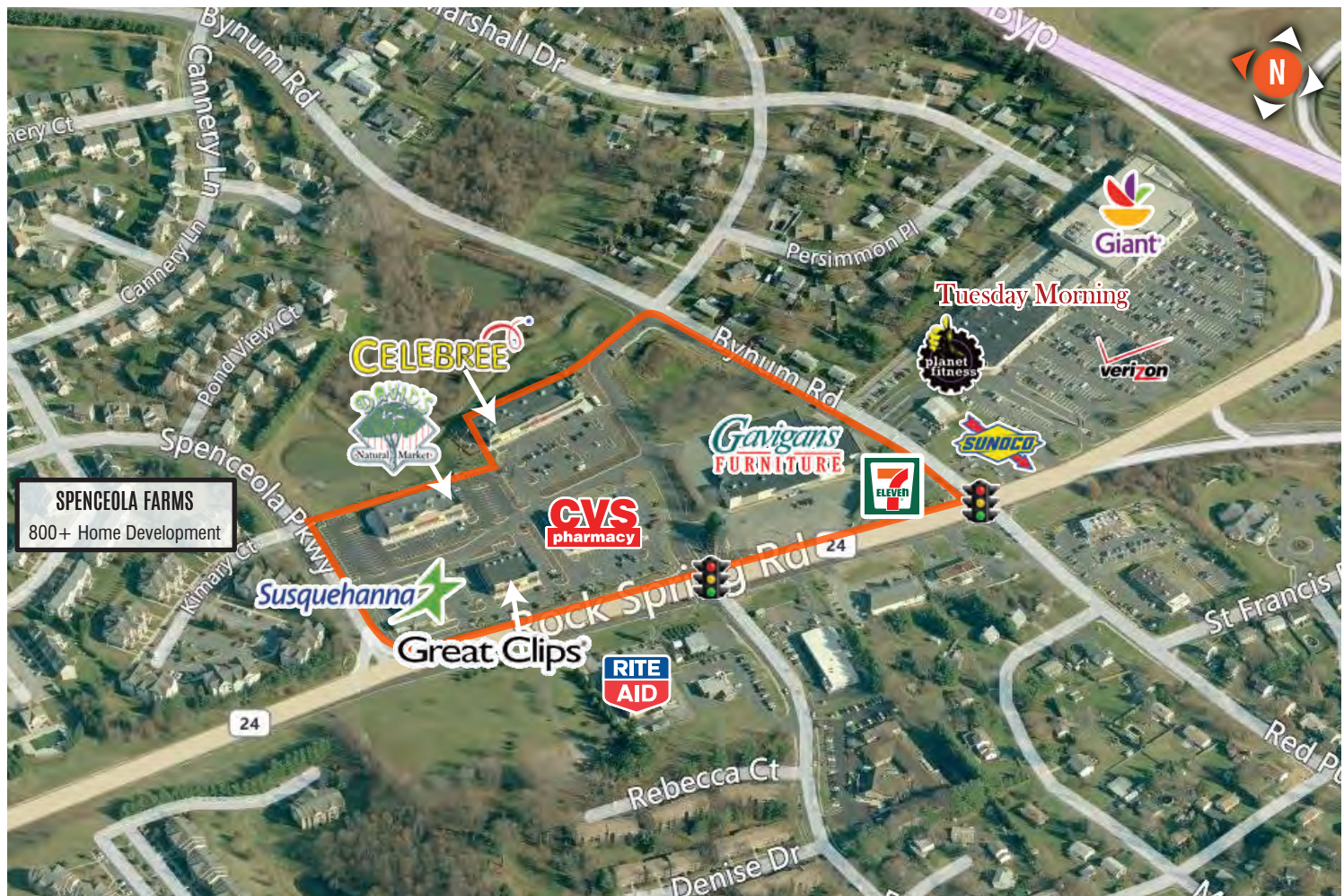
Lot 6: Land

HIGHLIGHTS:

- Situated at the Signalized Intersection of Rock Spring Rd & Forest Valley Dr
- Adjacent to the Spenceola Farms Residential Development (800+ Homes)
- Across from Giant Food - Anchored Rock Spring Shopping Center

TRAFFIC COUNTS:

- Rock Spring Rd: 33,240 (VPD)
- Bel Air Bypass: 23,097 (VPD)



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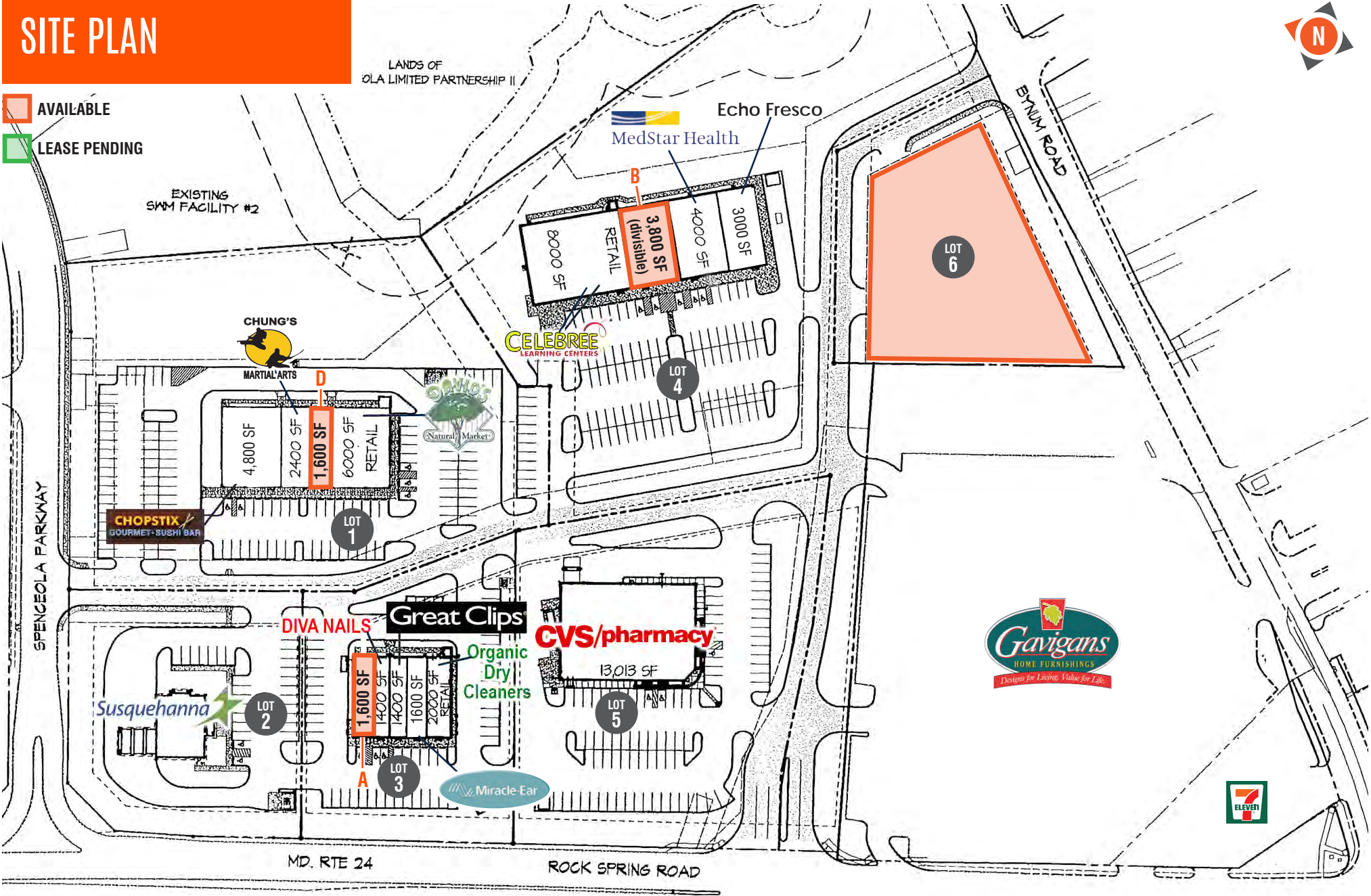
SITE PLAN

LANDS OF
OLA LIMITED PARTNERSHIP II



- AVAILABLE
- LEASE PENDING

EXISTING
SWM FACILITY #2



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PROPERTY PHOTOS




LOT 4 : SPACE D AVAILABLE



LOT 1: SPACE A AVAILABLE



LOT 4: SPACE B AVAILABLE

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AERIAL

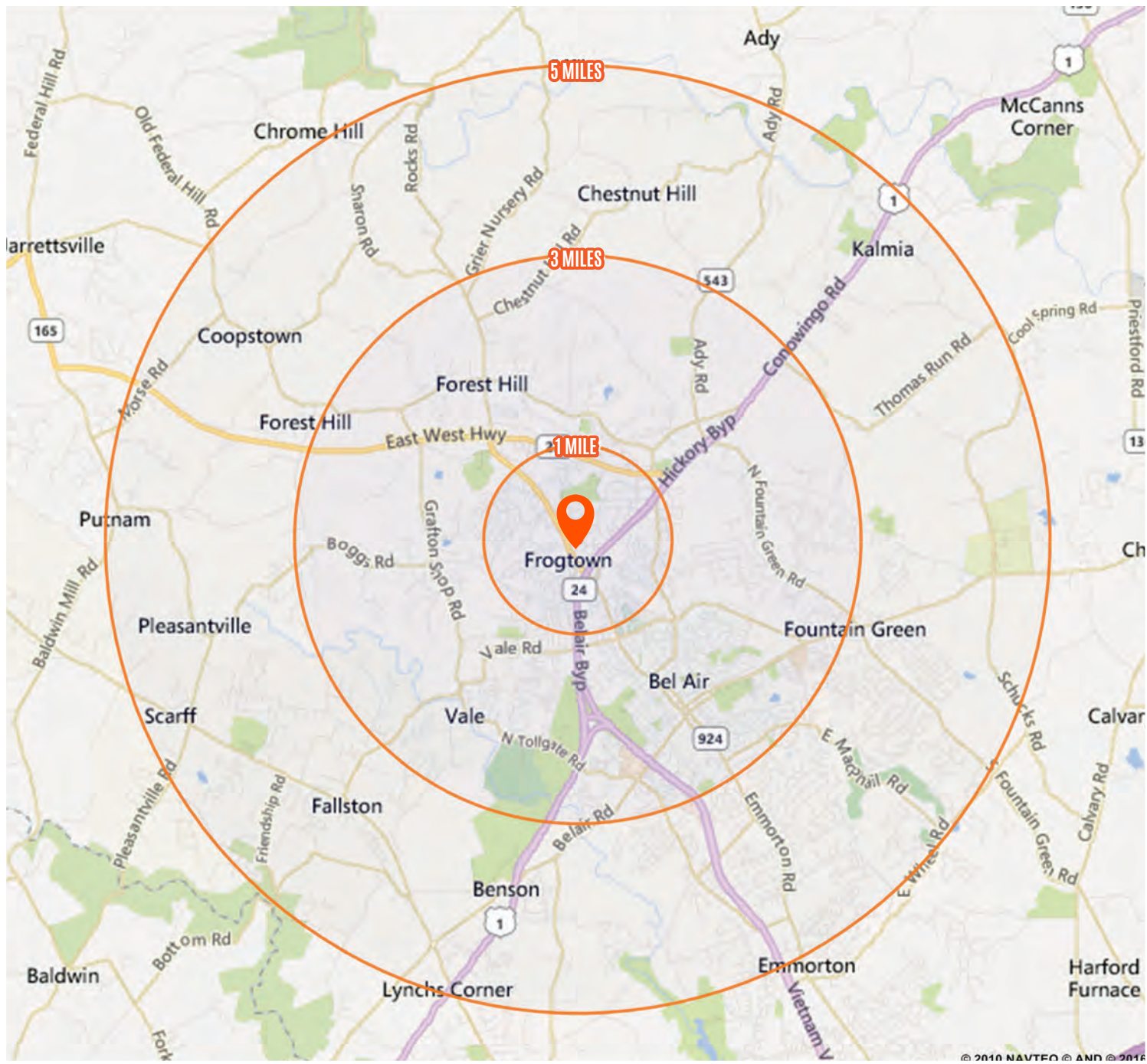






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DEMOGRAPHICS

FOREST HILL, MD is a community in Harford County, located just north of the county seat of Bel Air. The area's main thoroughfare is Maryland Route 24 (Rock Spring Rd) which is home to various commercial developments and provides easy access to neighboring areas. The town also benefits from a dense residential population.

THE SUBJECT SITE is the Bel Air North Village in Forest Hill, MD. The shopping center offers great retail opportunities with excellent visibility and co-tenancy. The property sits across from the Giant Foods - anchored Rock Spring Shopping Center. The center has close proximity to the 800+ homes at the nearby Spenceola Farms Residential Development.



SNAPSHOT	1 MILE	3 MILES	5 MILES
	11,778	45,521	84,911
POPULATION			
	4,345	16,790	30,906
HOUSEHOLDS			
	\$93,134	\$103,346	\$107,580
AVERAGE HOUSEHOLD INCOME			
	9,440	36,513	68,434
DAYTIME POPULATION			



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