

HIGHLY VISIBLE FREE STANDING RETAIL BUILDING

2128 CONOWINGO ROAD, FOREST HILL, MD 21050



RETAIL PROPERTY FOR LEASE

for more information contact:

RAJ RANDHAWA ∥ RAJ@BREXTONCRE.COM ∥ 443.668.8814

CODY CHAMBERLAIN ∥ CODY@BREXTONCRE.COM ∥ 410.530.6502

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OFFERING SUMMARY

Available SF:	3,200 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	0.35 Acres
Year Built:	1978
Building Size:	3,200 SF
Renovated:	2005
Zoning:	B-3
Submarket:	Harford County
Parking:	12 spaces
Traffic Counts (AADT):	11,625 (Conowingo Rd)

PROPERTY OVERVIEW

2128 Conowingo Road offers a rare opportunity for a spa & salon user to lease 3,200 SF of newly renovated space in a free standing building with ample parking. This building sits on a .35 acre lot and offers 12 surface parking spaces for employees or customers. In addition to the ground floor retail space, there is an employee lounge/office area on the second floor of the property. The property is currently a fully built out salon, with high end finishes and salon FF&E in place. This property is just minutes from I-95, and the bustling Belair retail corridor.

LOCATION OVERVIEW

Located on a highly trafficked intersection of Conowingo and N Fountain Green Roads, 2128 Conowingo Rd is just minutes from Route 1 and I-95. The immediate area is home to many retailers, shopping centers, and employers. Forest Hill presents retailers with the opportunity to expand in a high income area, with a 2016 average income of \$138,516. 2128 Conowingo Road offers easy access to major highways and public transportation routes. Conowingo Road boasts traffic counts of over 10,000. Total consumer spending in a 3-mile radius of the property is \$497,926,000.

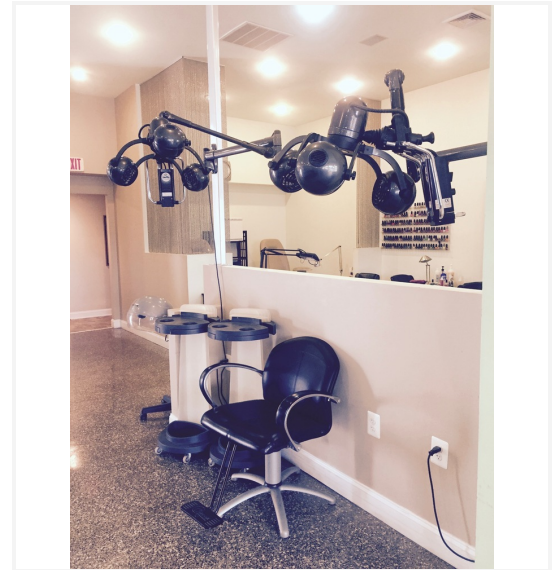
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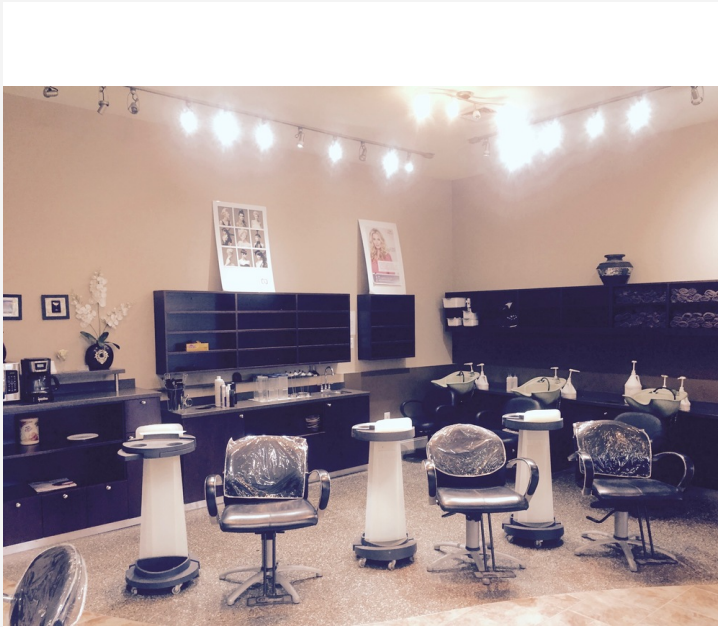
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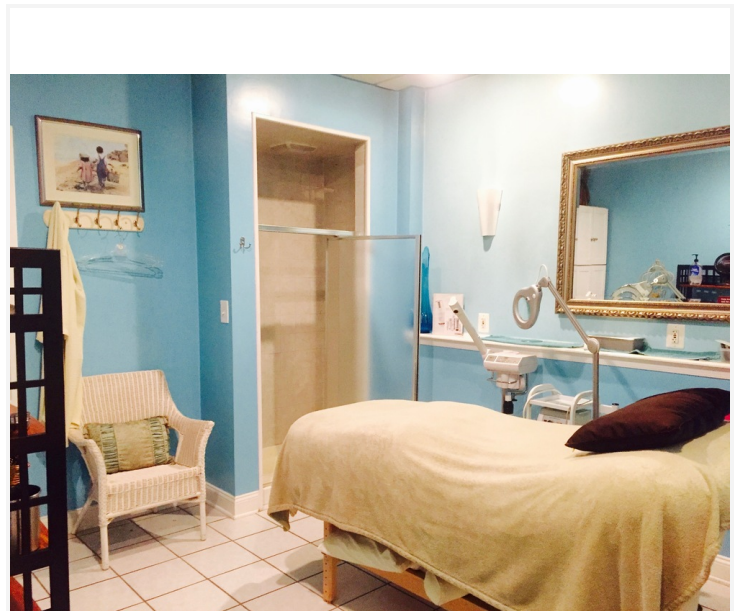
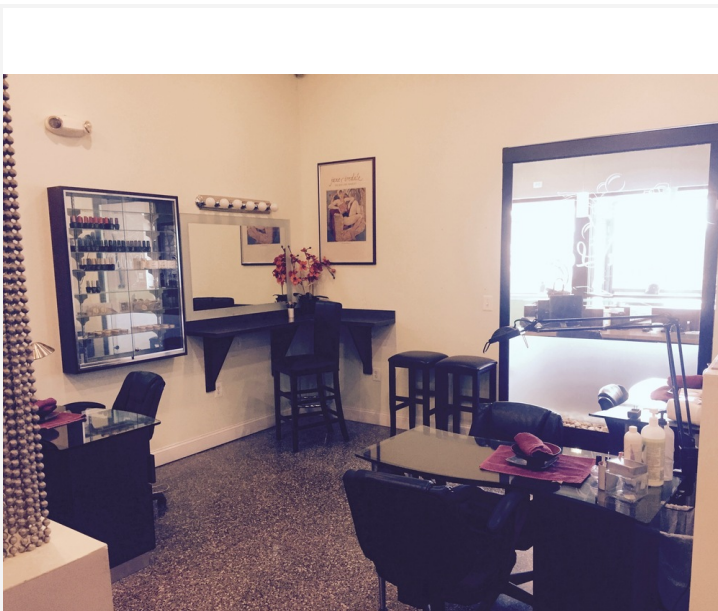
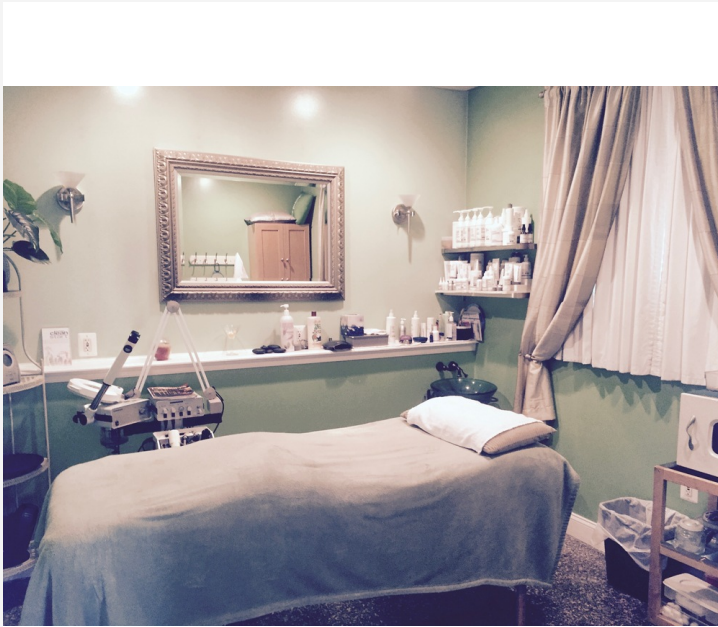
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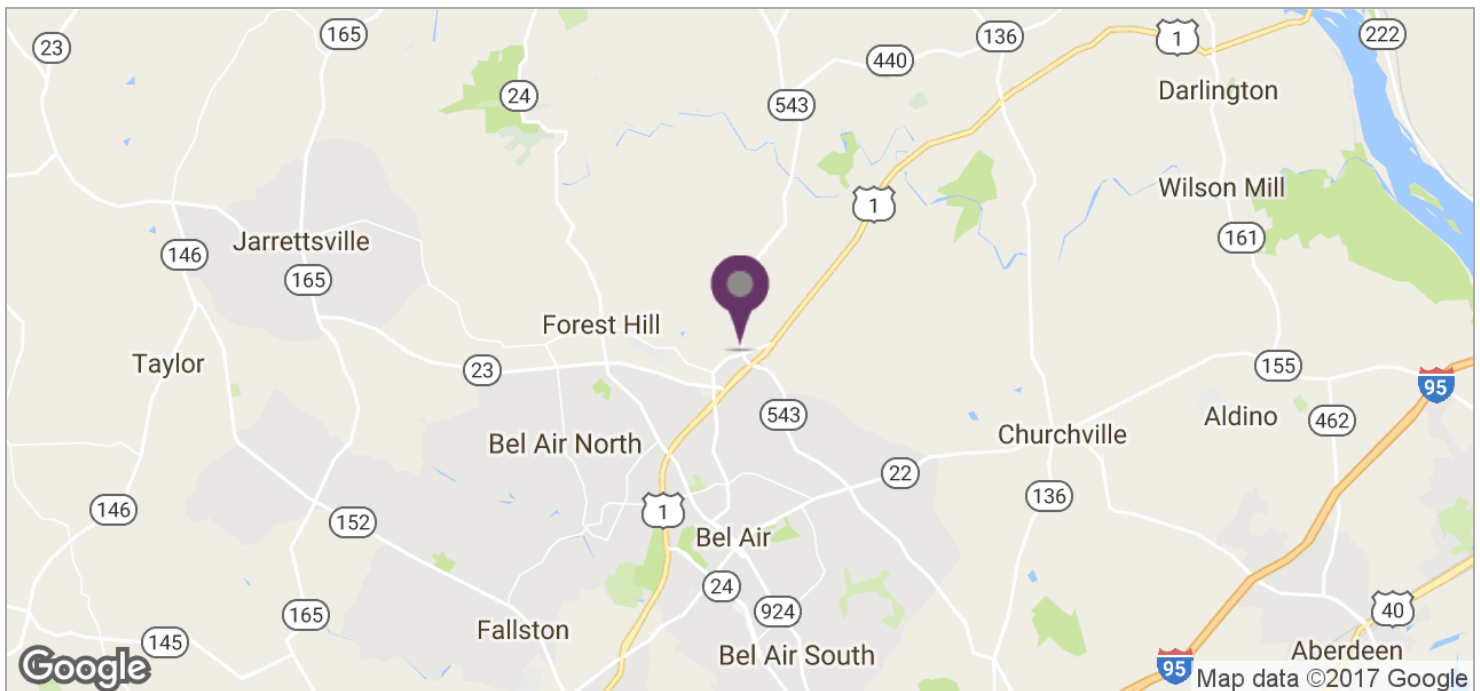
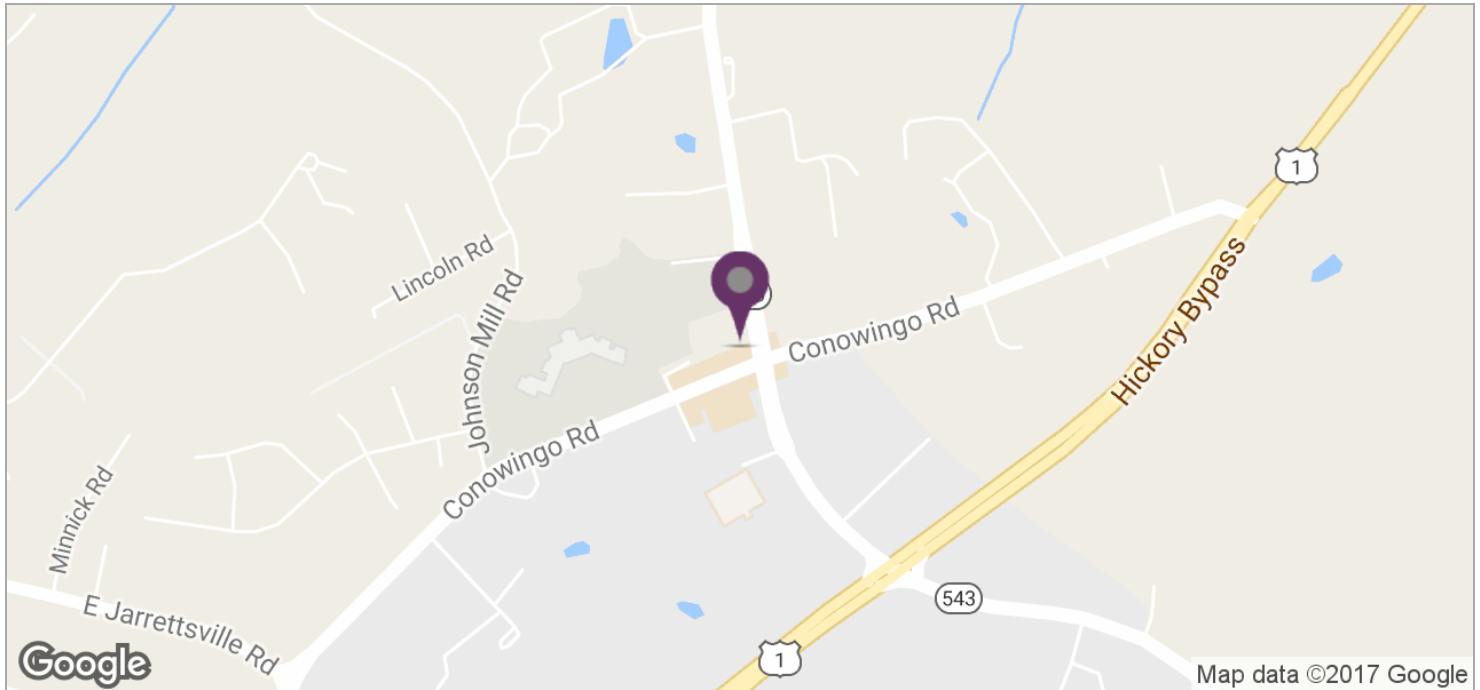
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HIGHLY VISIBLE FREE STANDING RETAIL BUILDING**2128 CONOWINGO ROAD, FOREST HILL, MD 21050****Linens, Washer/Dryer, Refrigerator****Two bathrooms****Employee Lounge (2nd Floor)****Office & Storage Lockers***for more information contact:***RAJ RANDHAWA** || RAJ@BREXTONCRE.COM || 443.668.8814**CODY CHAMBERLAIN** || CODY@BREXTONCRE.COM || 410.530.6502**BREXTON**
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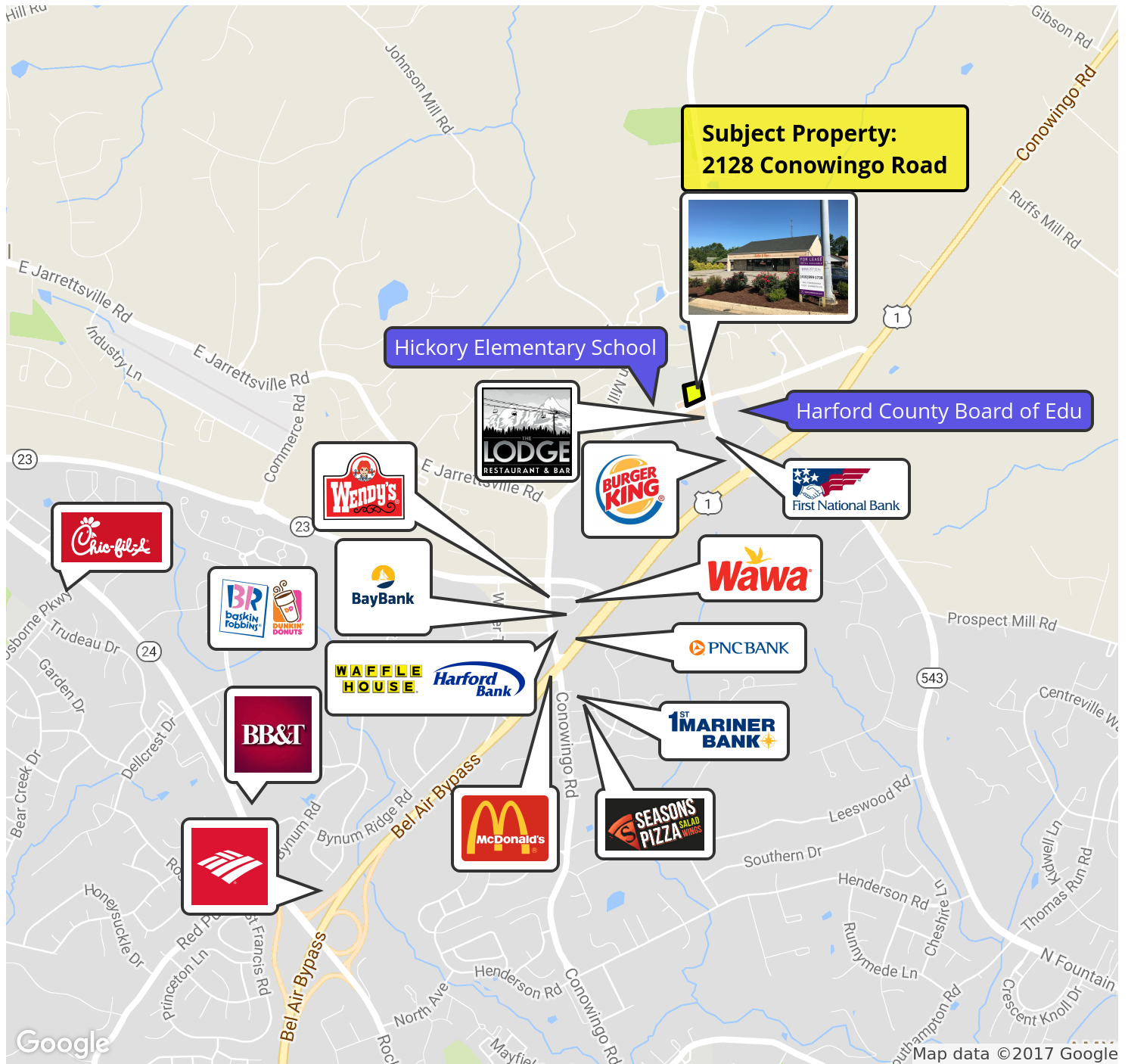
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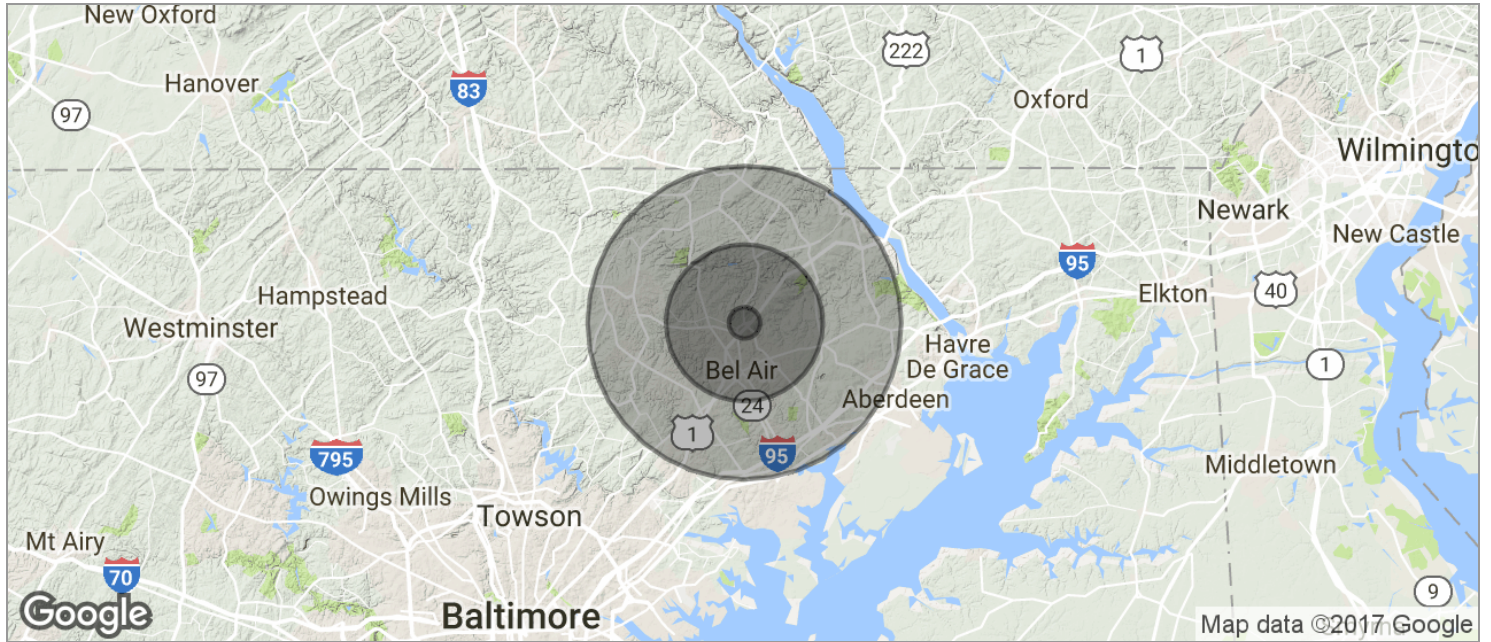
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,168	82,971	193,005
MEDIAN AGE	35.4	39.9	40.1
MEDIAN AGE (MALE)	36.6	38.2	39.1
MEDIAN AGE (FEMALE)	34.2	40.6	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,011	30,043	70,395
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$112,766	\$98,571	\$98,534
AVERAGE HOUSE VALUE	\$399,350	\$365,839	\$377,618

* Demographic data derived from 2010 US Census

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