

FOR LEASE



Harford County, Maryland



BEL AIR SOUTH STATION

14-18 BEL AIR S. PARKWAY
BEL AIR, MARYLAND 21015



Tom Mottley

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Mackenzie Commercial Real Estate Services, LLC

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• 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

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Harford County, Maryland

AVAILABLE

1,600 sf

ZONING

B2 (Community Business District)

TRAFFIC COUNT

43,263 AADT (Route 24)

RENTAL RATE

\$24.00 psf, NNN

HIGHLIGHTS

- ▶ Former dry cleaners space
- ▶ Located just off of Veterans Memorial Highway/Route 24 (41,512 cars per day)
- ▶ Catty corner from Festival at Bel Air (ShopRite, Marshalls, Kohl's, Petco, Five Below)
- ▶ Easy access to I-95 and Route 1
- ▶ Center is located between thriving Bel Air (to the north) and Abingdon (to the south)
- ▶ Join Talbots, Papa John's, Dunkin', Humagalas, Baskin Robbins, Jordan Thomas Salon & Spa, Bob Evans and more!



STREET VIEW

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SITE PLAN

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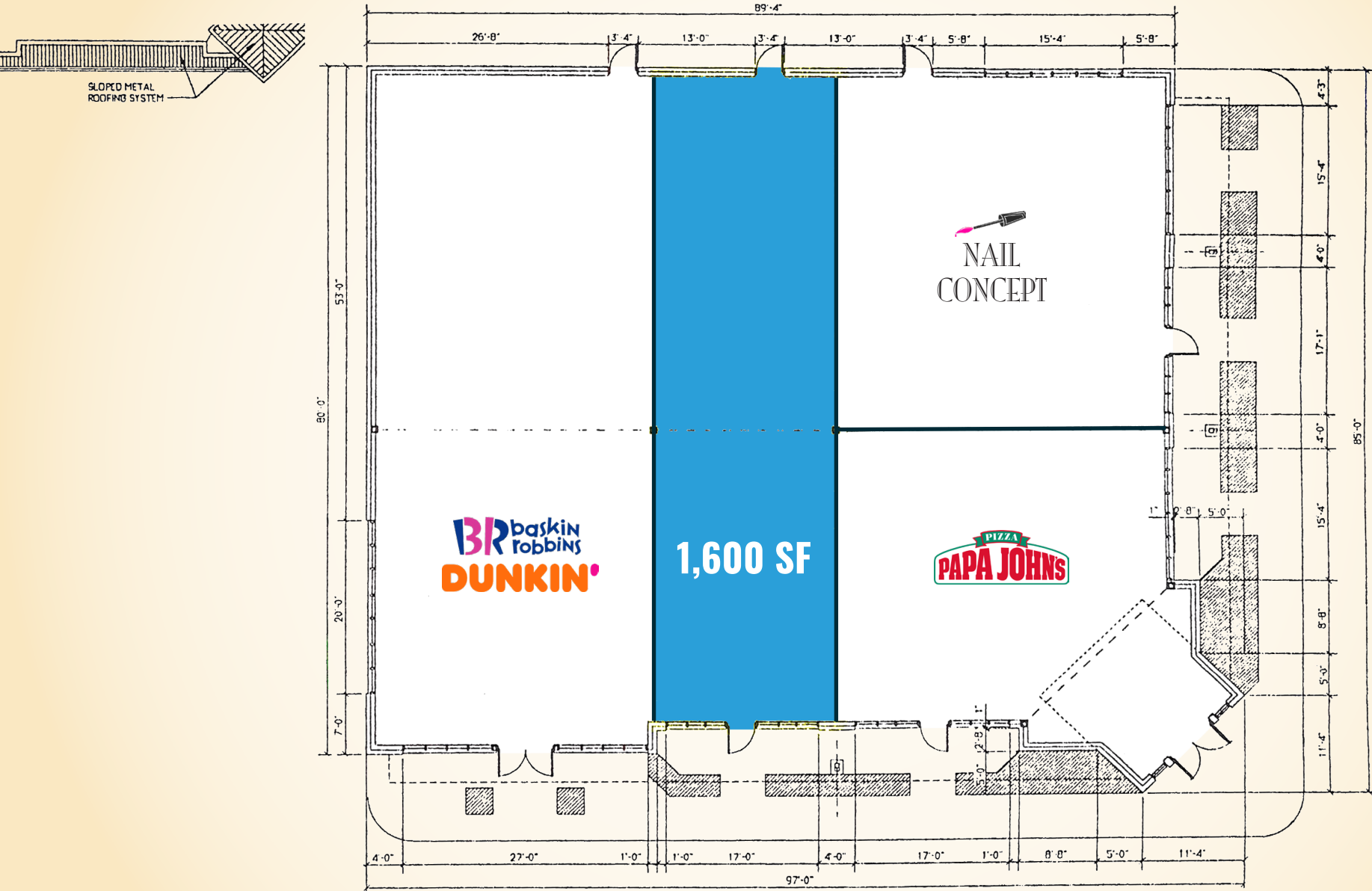
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FLOOR PLAN: 18 BEL AIR S. PKWY

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BIRDSEYE

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IMMEDIATE VICINITY

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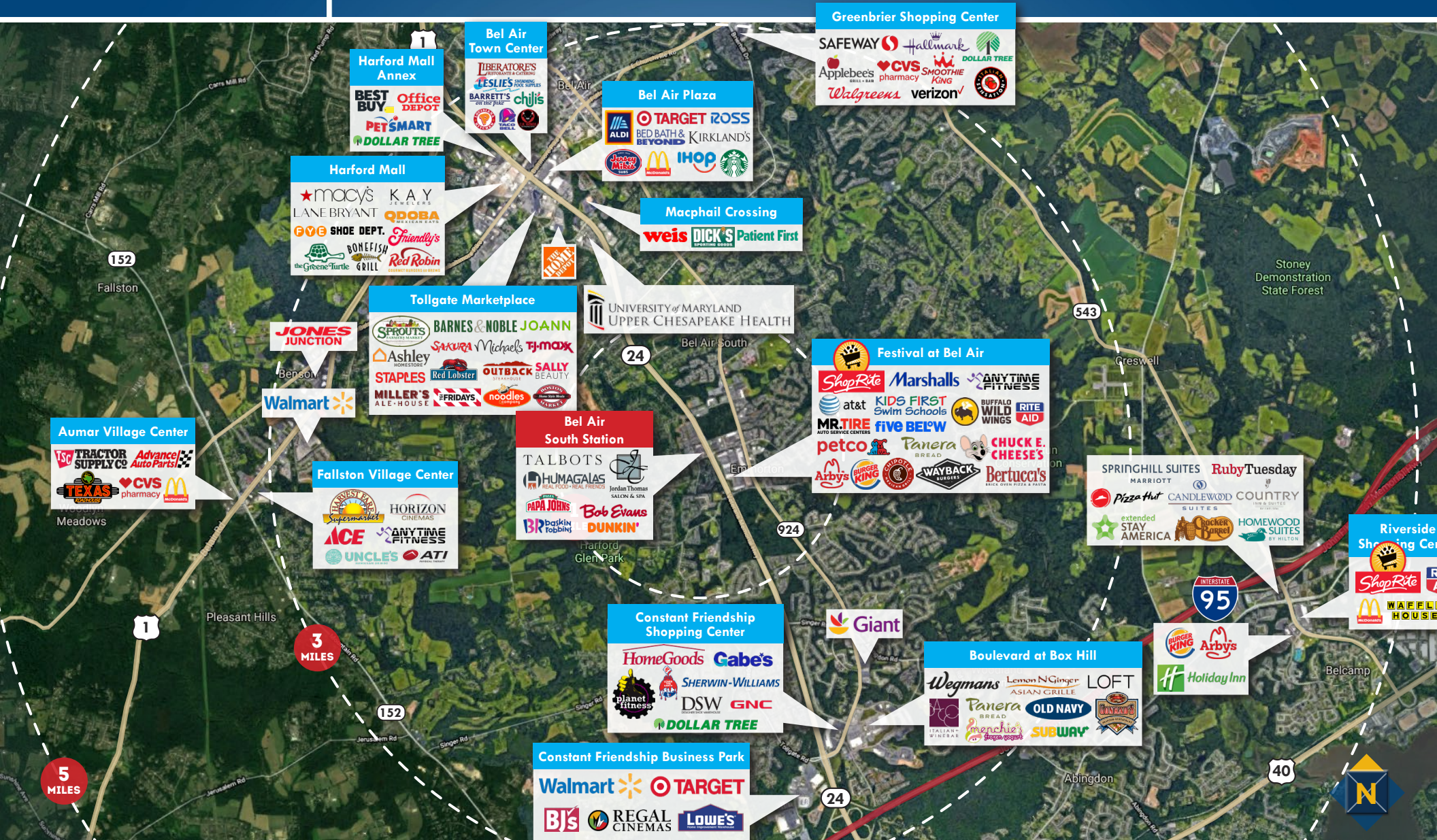
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TRADE AREA

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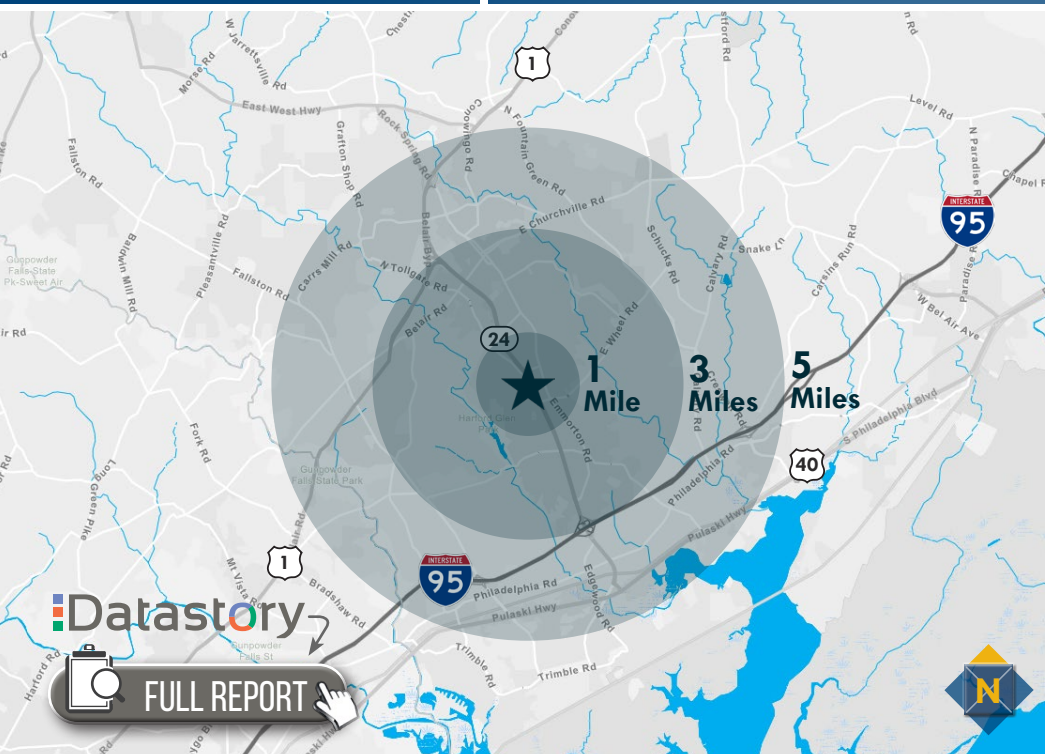
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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION

10,605
1 MILE
62,199
3 MILES
128,337
5 MILES

NUMBER OF HOUSEHOLDS

3,958
1 MILE
23,819
3 MILES
47,604
5 MILES

AVERAGE HH SIZE

2.65
1 MILE
2.59
3 MILES
2.67
5 MILES

MEDIAN AGE

39.7
1 MILE
40.2
3 MILES
39.7
5 MILES

AVERAGE HH INCOME

\$133,991
1 MILE
\$120,254
3 MILES
\$115,309
5 MILES

EDUCATION (COLLEGE+)

76.0%
1 MILE
72.9%
3 MILES
70.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

90.4%
1 MILE
90.3%
3 MILES
90.2%
5 MILES

DAYTIME POPULATION

10,898
1 MILE
64,143
3 MILES
124,240
5 MILES

19%

SOCCER MOMS

2 MILES

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE

37.0
MEDIAN AGE

\$90,500
MEDIAN HH INCOME

LEARN MORE

18%

EXURBANITES

2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

LEARN MORE

13%

SAVVY SUBURBANITES

2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

LEARN MORE

10%

GOLDEN YEARS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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MACKENZIE
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