

SALE/LEASE

 Harford County, Maryland

FREESTANDING OFFICE/RETAIL BUILDING

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014

BUILDING SIZE

1,870 SF (2 stories)

LOT SIZE

.38 Acres ±

ZONING

B1 (Limited Business) - Town of Bel Air

PARKING

23 spaces (or 25 if tandem)

RENTAL RATE

\$20.00 psf, NNN

SALE PRICE (REDUCED!)

~~\$499,000~~ \$450,000

HIGHLIGHTS

- ▶ 1,870 square foot office/retail building (2 levels) on .38 Acres
- ▶ Just east of a signalized intersection with Conowingo Road
- ▶ 154' ± of street frontage
- ▶ Public water and sewer
- ▶ 2 separate electric meters
- ▶ Easy access to MD Routes 924, 22, 24, 1 and Downtown Bel Air



Mike Ruocco | Vice President

☎ 443.798.9338 ✉ mruocco@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Henry Deford | Vice President

☎ 410.494.4861 ✉ hdeford@mackenziecommercial.com

SALE/LEASE

 Harford County, Maryland

AERIAL

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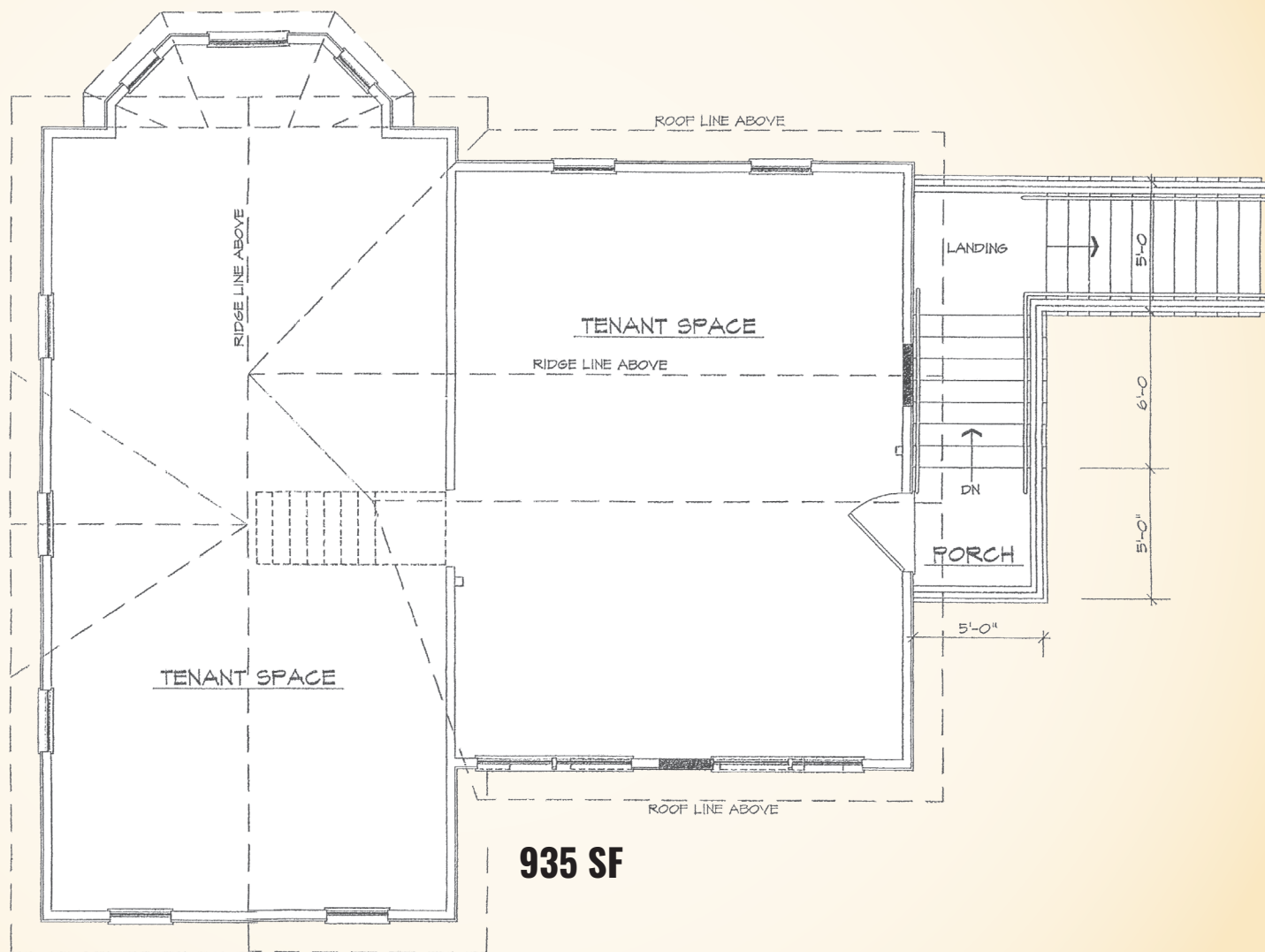
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2ND FLOOR PLAN

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935 SF



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SALE/LEASE



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TRADE AREA

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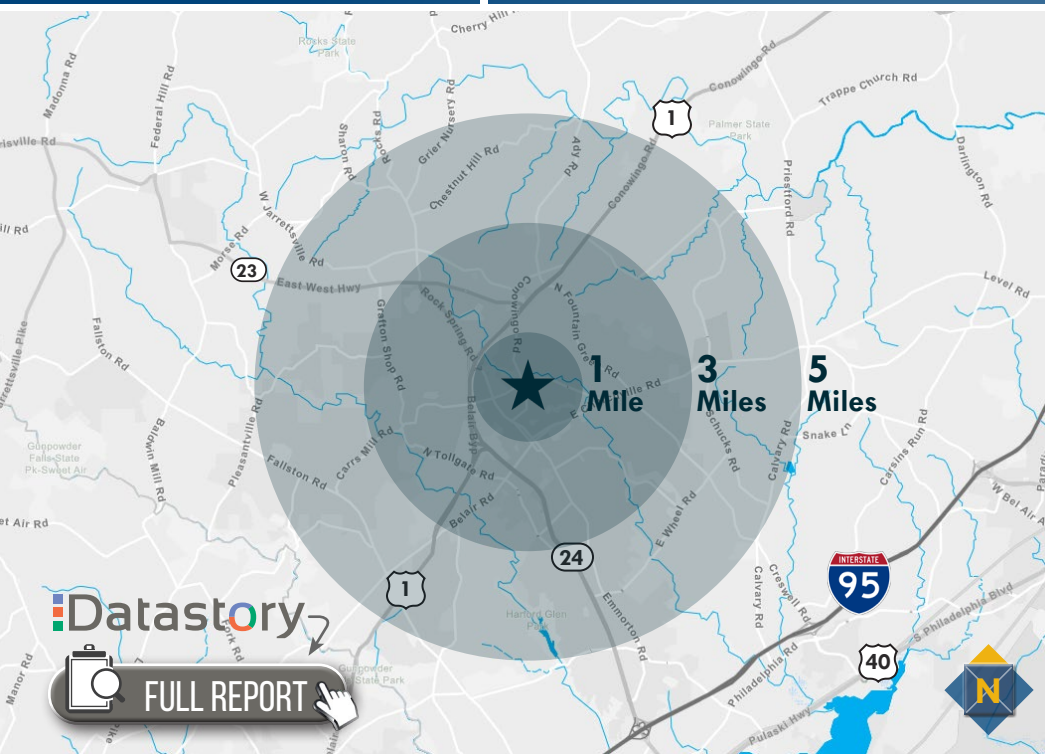
SALE/LEASE



Harford County, Maryland

LOCATION / DEMOGRAPHICS (2020)

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION

10,850
1 MILE
65,155
3 MILES
101,458
5 MILES

NUMBER OF HOUSEHOLDS

4,246
1 MILE
24,181
3 MILES
36,884
5 MILES

AVERAGE HH SIZE

2.45
1 MILE
2.65
3 MILES
2.72
5 MILES

MEDIAN AGE

40.2
1 MILE
41.9
3 MILES
42.3
5 MILES

AVERAGE HH INCOME

\$108,814
1 MILE
\$119,289
3 MILES
\$125,595
5 MILES

EDUCATION (COLLEGE+)

76.7%
1 MILE
72.4%
3 MILES
72.6%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

91.0%
1 MILE
90.4%
3 MILES
90.7%
5 MILES

DAYTIME POPULATION

12,171
1 MILE
67,109
3 MILES
100,658
5 MILES

21%
OLD AND NEWCOMERS
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE
39.4
MEDIAN AGE
\$44,900
MEDIAN HH INCOME

LEARN MORE

14%
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

12%
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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11%
PROFESSIONAL PRIDE
2 MILES

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE
40.8
MEDIAN AGE
\$138,100
MEDIAN HH INCOME

LEARN MORE

MACKENZIE
RETAIL

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