

# LEASE

## THOMAS RUN STATION

2225 Churchville Road • Bel Air, Maryland 21015



# MACKENZIE



### BUILDING INFORMATION

Available:	4,000 sf & 5,400 sf
Rental Rate:	\$18.00/sf, NNN
Term:	Negotiable
Occupancy:	Immediate
Parking Ratio:	127 spaces

### HIGHLIGHTS

- Pylon signage available
- Located on the northbound side of Route 22
- Across the street from Harford Community College and Thomas Run Park
- Growing community with very few retail opportunities
- Join McShane's Coffee, La Garderie Learning Center, Marine Dreams, Main Street Cigars, Dance Studio, and State Farm Insurance
- One month's free rent for each lease year of the initial term



### DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
Population	1,724	26,331	72,677
Households	584	9,285	26,225
Avg. HH Income	\$104,896	\$102,150	\$95,973

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



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