

# FOR LEASE

Harford County, Maryland

# COMMERCIAL LAND

113 S. KELLY AVENUE | BEL AIR, MARYLAND 21014

## LOT SIZE

.5 Acres ±

## ZONING

B-3 (General Business)

## TRAFFIC COUNT

32,470 AADT (Baltimore Pike/Rt. 1)

## HIGHLIGHTS

- ▶ Situated just off of Baltimore Pike, with easy access to Rt. 24 (Veterans Memorial Hwy) and Rt. 1 (Bel Air Bypass)
- ▶ Convenient location in the heart of Bel Air's retail district
- ▶ Adjacent to Bel Air Town Center (Chili's, Taco Bell, Liberator's) and across from Bel Air Plaza (Aldi, Bed Bath & Beyond, Ross, Kirkland's, Starbucks, IHOP, McDonald's and more)



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# LOCAL TRADE AREA

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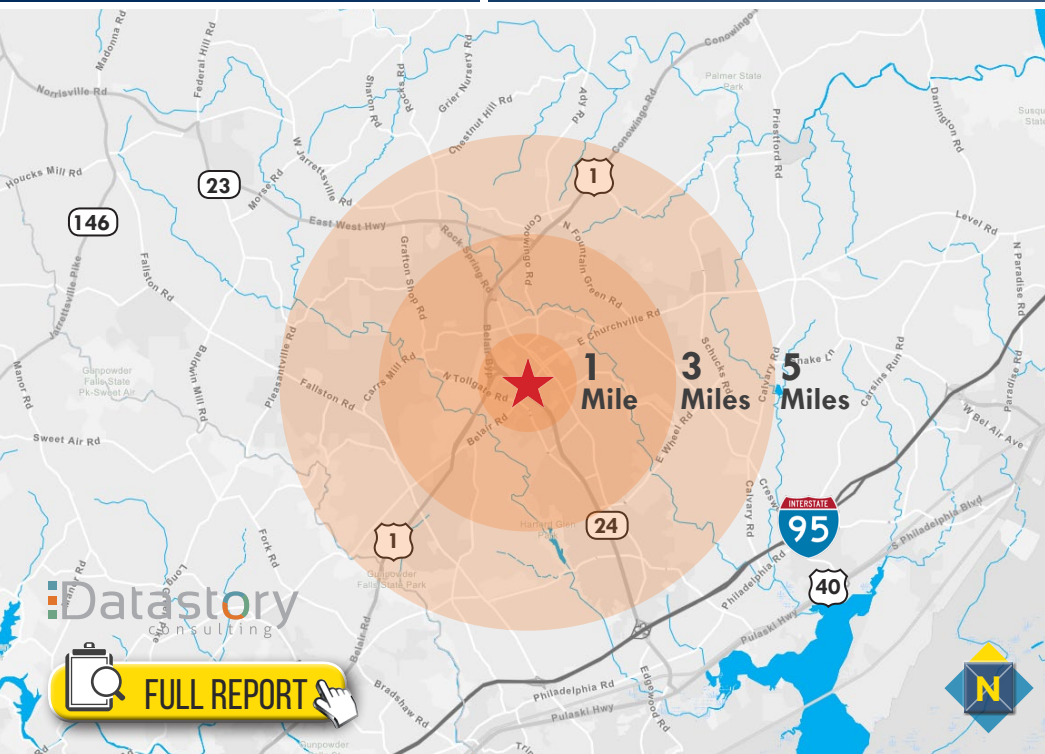


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# LOCATION / DEMOGRAPHICS

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Datastory Consulting

[FULL REPORT](#)

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
6,542 1 MILE	2,976 1 MILE	2.14 1 MILE	46.2 1 MILE
68,330 3 MILES	25,198 3 MILES	2.66 3 MILES	41.8 3 MILES
112,140 5 MILES	41,013 5 MILES	2.69 5 MILES	40.9 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$96,002 1 MILE	67.4% 1 MILE	96.0% 1 MILE	22,004 1 MILE
\$111,232 3 MILES	72.4% 3 MILES	96.8% 3 MILES	66,991 3 MILES
\$111,074 5 MILES	72.4% 5 MILES	96.5% 5 MILES	100,787 5 MILES

**23%**  
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.

**2.11**  
AVERAGE HH SIZE

**38.5**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

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**18%**  
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.

**2.05**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$61,000**  
MEDIAN HH INCOME

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**14%**  
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.

**2.48**  
AVERAGE HH SIZE

**49.6**  
MEDIAN AGE

**\$98,000**  
MEDIAN HH INCOME

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**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.

**2.83**  
AVERAGE HH SIZE

**44.1**  
MEDIAN AGE

**\$104,000**  
MEDIAN HH INCOME

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