

SALE/LEASE

Harford County, Maryland

OLD EMMORTON COMMONS

2227 OLD EMMORTON ROAD | BEL AIR, MARYLAND, 21015

AVAILABLE

Suite 121: 1,580 sf - Office/Healthcare

RENTAL RATE

\$17.00/sf NNN

TRAFFIC COUNT

4,941 AADT (Intersection of Wheel and Old Emmorton Roads)

PARKING RATIO

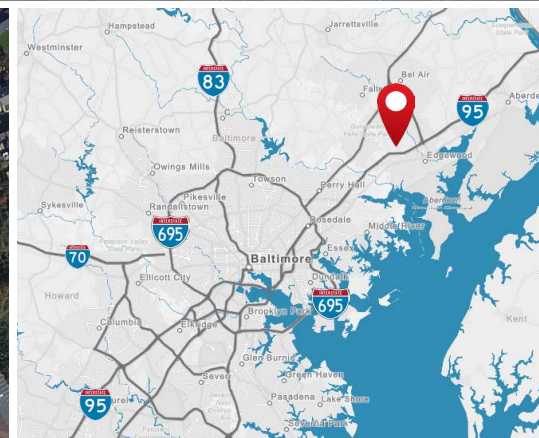
4:1,000 sf

SALE PRICE

\$370,000

HIGHLIGHTS

- ▶ Office condo with medical build-out located in center of Harford County population
- ▶ Individual access to suite
- ▶ Close to various amenities (shops, banks, restaurants, and medical)
- ▶ Own your own office in this campus-like setting
- ▶ Abundant parking



DEMOS

	1 Mile	3 Miles	5 Miles
Population	9,545	57,841	123,729
No. of Households	3,645	21,788	45,780
Avg. Household Size	2.60	2.63	2.68
Median Age	38.9	39.3	38.8
Median HH Income	\$97,548	\$88,744	\$84,630
Avg. HH Income	\$110,469	\$105,183	\$99,367
Daytime Employees	4,486	21,418	48,729

