

FOR SALE

Harford County, Maryland

FLEX, SHOWROOM BUILDING

303 S. ATWOOD ROAD | BEL AIR, MARYLAND 21014

AVAILABLE

11,300 sf (2 stories)

LOT SIZE

.441 Acres

ZONING

B3A (Gen. Business Gateway Dist.)

SALE PRICE

Negotiable

HIGHLIGHTS

- ▶ 2-story building suitable for office, retail, flex and/or showroom space
- ▶ (1) drive in (8'w x 14'h)
- ▶ Directly off of Baltimore Pike (32,470 cars per day)
- ▶ Easy access to nearby Veterans Memorial Highway (Route 24) and Belair Bypass (US Route 1)



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BIRDSEYE

303 S. ATWOOD ROAD | BEL AIR, MARYLAND 21014



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TRADE AREA

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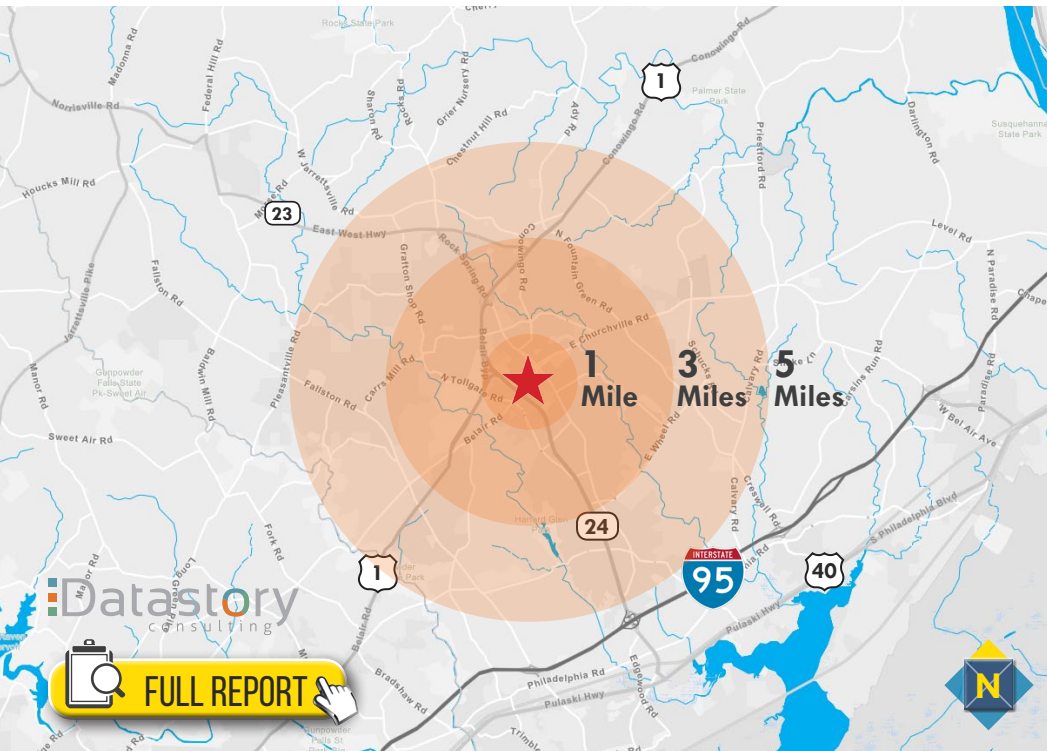


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Harford County, Maryland

LOCATION / DEMOGRAPHICS

303 S. ATWOOD ROAD | BEL AIR, MARYLAND 21014



Datastory consulting

FULL REPORT

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
7,920 1 MILE	3,550 1 MILE	2.17 1 MILE	45.7 1 MILE
67,208 3 MILES	24,844 3 MILES	2.66 3 MILES	41.7 3 MILES
112,446 5 MILES	41,124 5 MILES	2.71 5 MILES	41.0 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$96,190 1 MILE	68.4% 1 MILE	96.0% 1 MILE	23,387 1 MILE
\$110,901 3 MILES	72.5% 3 MILES	96.8% 3 MILES	65,070 3 MILES
\$111,069 5 MILES	72.4% 5 MILES	96.5% 5 MILES	100,886 5 MILES

25% 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

[LEARN MORE](#)

19% 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

[LEARN MORE](#)

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

[LEARN MORE](#)

9% 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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