

FOR SALE

Harford County, Maryland

FREESTANDING RETAIL/OFFICE BUILDING

305 S ATWOOD ROAD | BEL AIR, MARYLAND 21014

BUILDING SIZE

5,000 sf

LOT SIZE

.406 Acres

ZONING

B-3 (General Business)

TRAFFIC COUNT

32,100 AADT (Baltimore Pike/Rt. 1)

PARKING

15 free surface spaces

FRONTAGE

52' on Atwood Rd (w/ 1 curb cut)

SALE PRICE

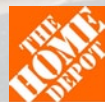
\$975,000

HIGHLIGHTS

- ▶ 5,000 sf retail/office building
- ▶ Located in the heart of Bel Air
- ▶ National retail neighbors
- ▶ Great user building



NEARBY RETAILERS:



Tom Mottley | Vice President

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MacKenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Beetle Smith | Senior Vice President

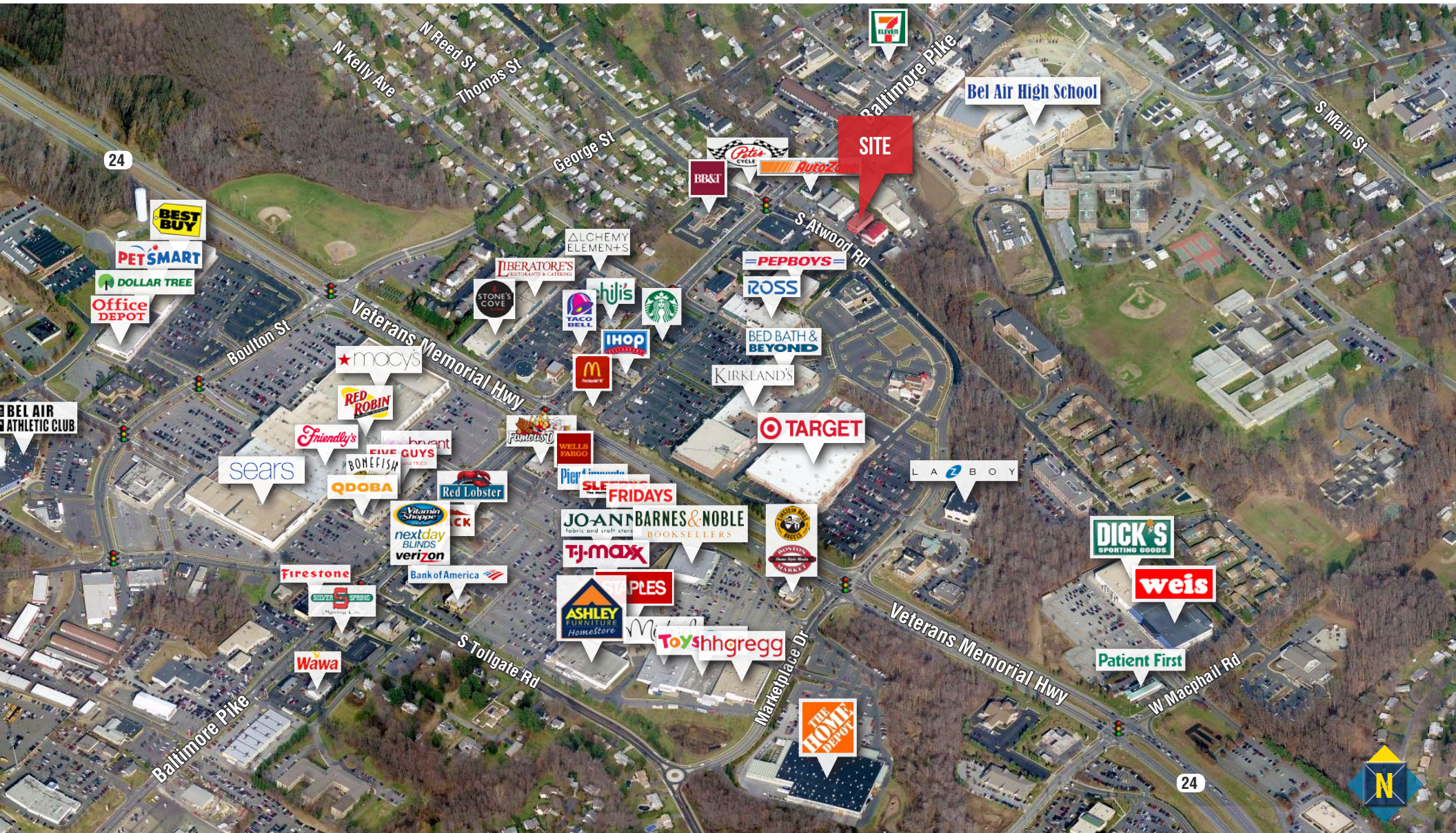
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FOR SALE

Harford County, Maryland

BIRDSEYE

305 S ATWOOD ROAD | BEL AIR, MARYLAND 21014



FOR SALE

Harford County, Maryland

TRADE AREA

305 S ATWOOD ROAD | BEL AIR, MARYLAND 21014

DOMINANT LIFESTYLES

2 mile radius



24% Old and Newcomers



LEARN MORE

esri.com/tapestry

Average HH Size: 2.11
Median Age: 38.5
Median HH Income: \$39,000

17% Golden Years



LEARN MORE

esri.com/tapestry

Average HH Size: 2.05
Median Age: 51.0
Median HH Income: \$61,000

13% Exurbanites



LEARN MORE

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Average HH Size: 2.48
Median Age: 49.6
Median HH Income: \$98,000



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LOCATION / DEMOGRAPHICS

305 S ATWOOD ROAD | BEL AIR, MARYLAND 21014

DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

7,730 67,361 111,290



Number of Households

3,506 24,936 40,775



Average Household Income

\$91,504 \$107,589 \$108,421



Daytime Employees

16,698 29,740 42,961

RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$4.5M \$37.9M \$62.6M



Entertainment & Recreation

\$11.9M \$99.9M \$164.5M



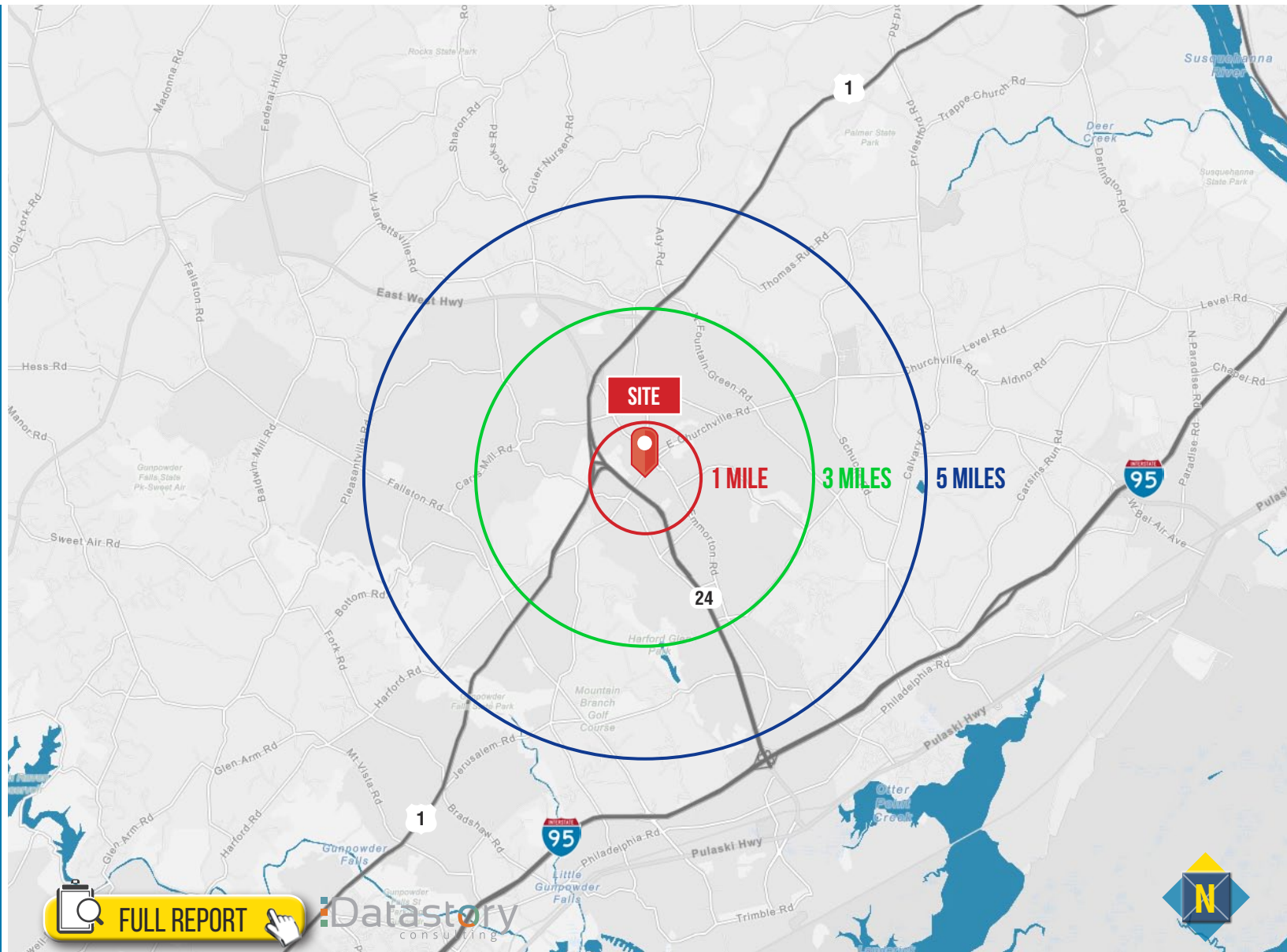
Fashion & Clothing

\$8.2M \$68.3M \$112.6M



Food & Drink

\$12.4M \$104.2M \$171.9M



FULL REPORT

Datastary consulting



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