FOR **LEASE/SALE**

MEDICAL/PROFESSIONAL OFFICE BUILDING

1 BEL AIR S PARKWAY | BEL AIR, MARYLAND 21015



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great visibility along Bel Air S Pkwy
- Medical and professional office building in an established Bel Air business corridor.
- High-visibility location across from Festival at Bel Air.
- Convenient access to I-95 via Route 24.
- On-site parking for tenants and visitors.
- Two-story building with a multi-tenant layout.
- Nearby shopping, restaurants, and everyday services.
- Built out Dentist Office Available
- Investment Sale Opportunity

BUILDING SIZE:	9,548 SF ±
LOT SIZE:	.46 ACRES ±
TRAFFIC COUNT:	13,072 AADT (BEL AIR S PKWY)
ZONING:	B3 (GENERAL BUSINESS DISTRICT)
RENTAL RATE:	**$25/PSF NNN - 1ST FLOOR $12/PSF NNN - LOWER LEVEL**
SALE PRICE:	**$2,400,000**

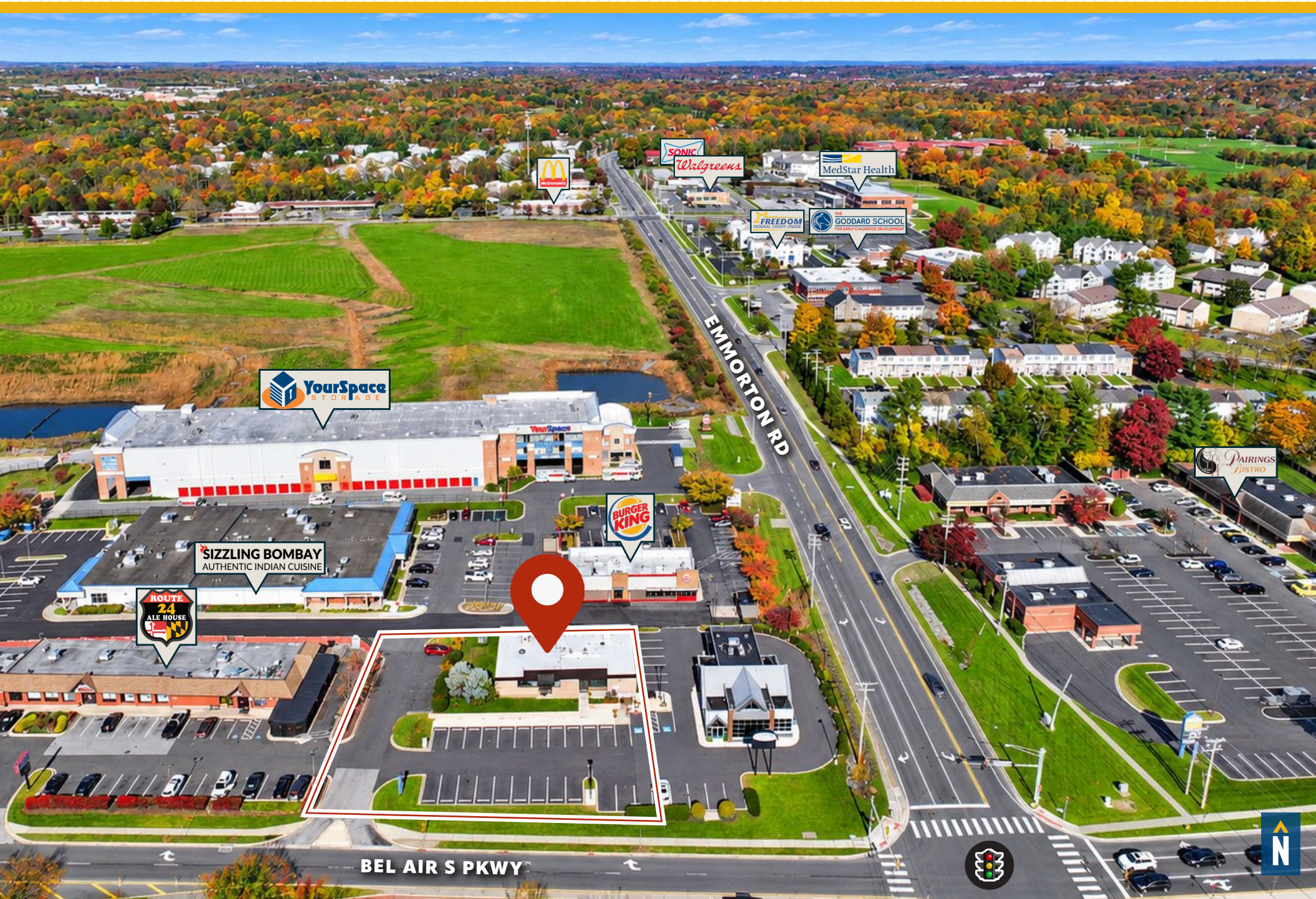




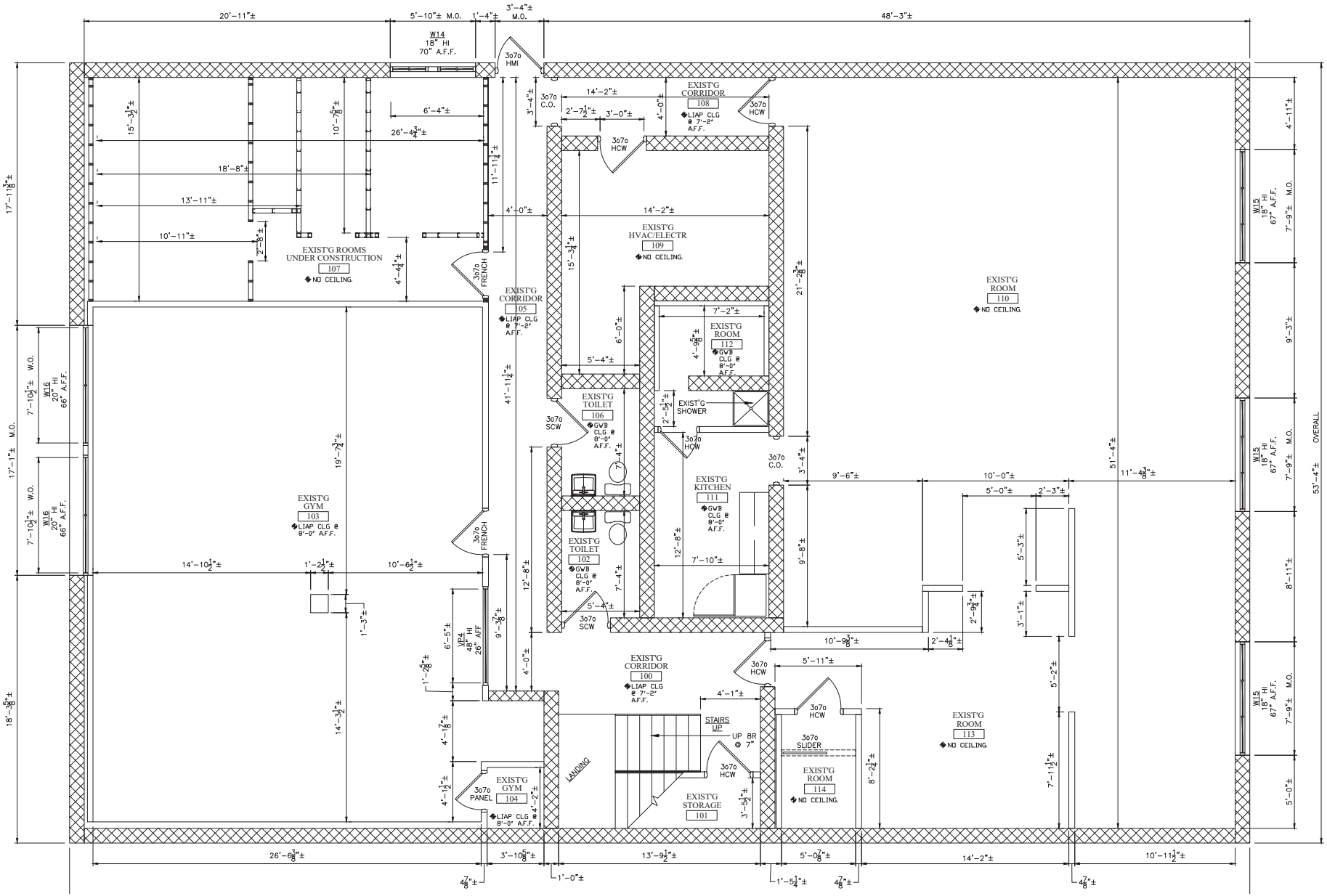
AERIAL


SIZZLING BOMBAY
AUTHENTIC INDIAN CUISINE
BURGER KING
ROUTE 24 ALE HOUSE
EMMORTON RD
16,441 AADT
BEL AIR S PKWY
13,072 AADT
N

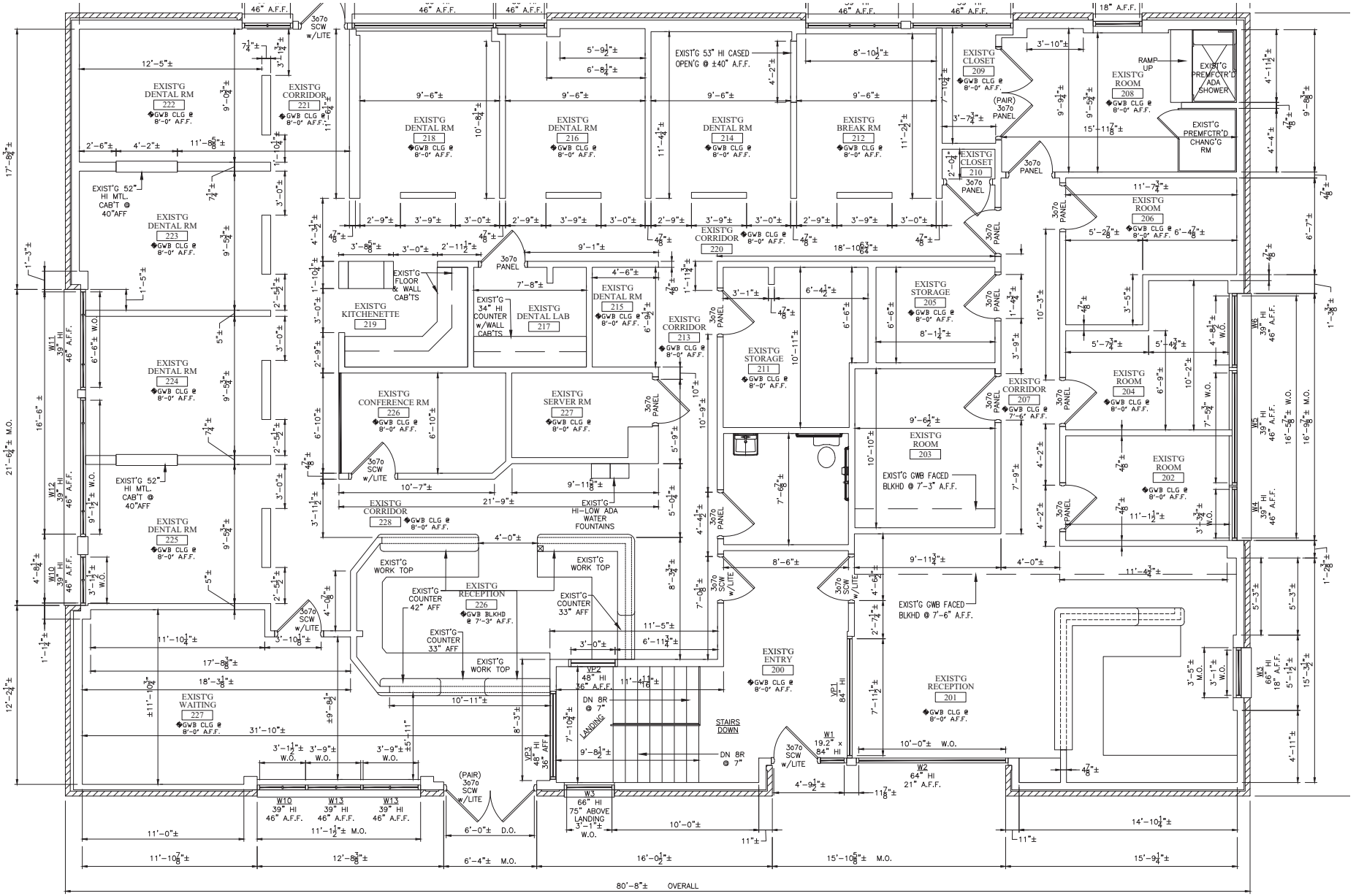
LOCAL **BIRDSEYE**



BASEMENT **FLOOR PLAN**



FIRST FLOOR PLAN



INTERIOR **PHOTOS**



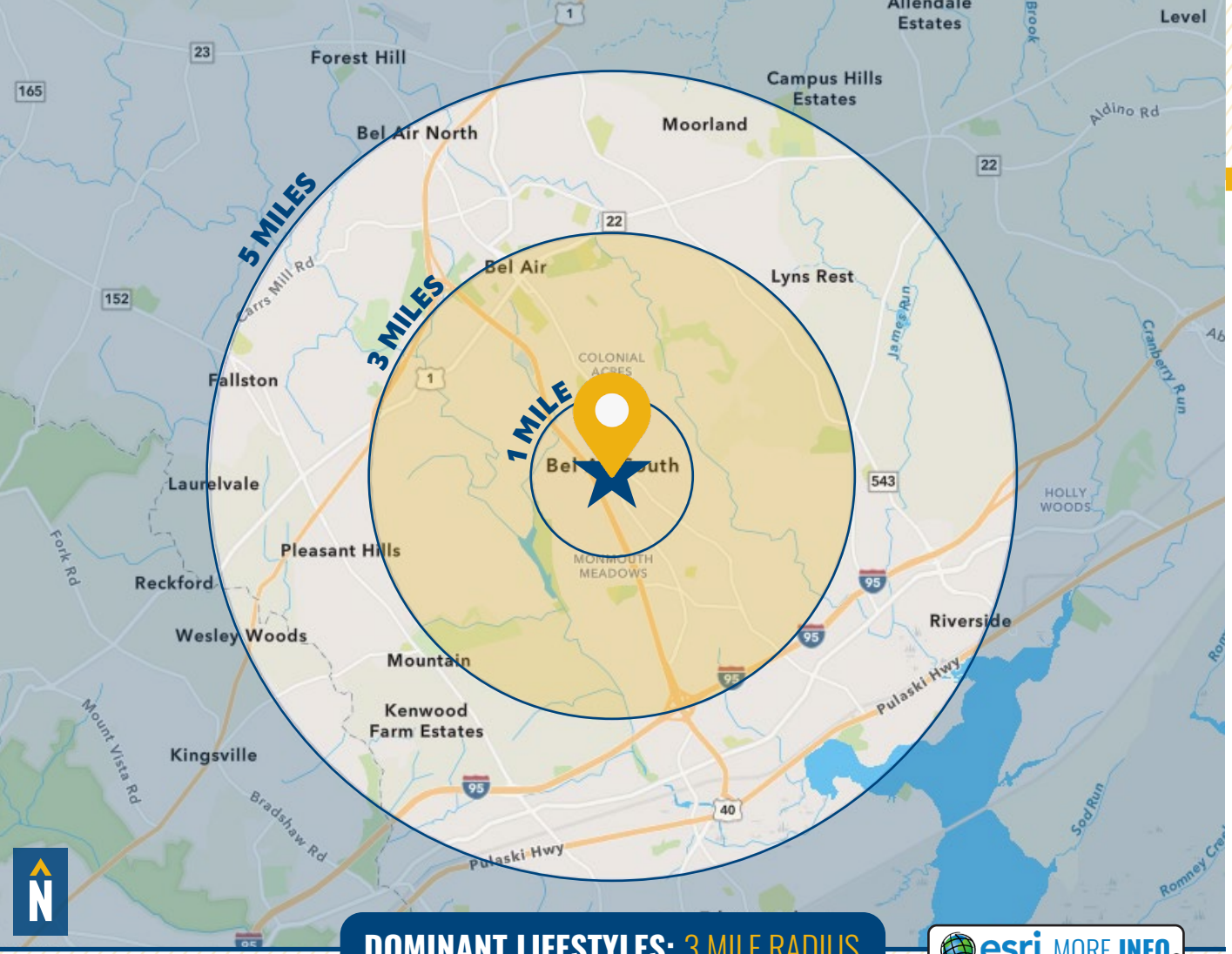












DOMINANT LIFESTYLES: 3 MILE RADIUS

esri MORE INFO

26% SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

11% RETIREMENT COMMUNITIES



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domenstic products.

10% FLOURISHING FAMILIES



Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	9,487	63,764	63,764
DAYTIME POPULATION	11,120	64,891	124,413
AVERAGE HOUSEHOLD INCOME	$145,207	$141,823	$139,864
NUMBER OF HOUSEHOLDS	3,815	25,045	50,098
MEDIAN AGE	40.7	40.6	40.6

FULL DEMOS REPORT

FOR MORE INFO
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