

FOR LEASE

 Harford County, Maryland

10 S. MAIN STREET

BEL AIR, MARYLAND 21014

AVAILABLE

1,800 sf ±

ZONING

B-2 (Central Business)

RENTAL RATE

\$18.00 psf, NNN

TERM

3+ years

OCCUPANCY

Immediate

HIGHLIGHTS

- ▶ First floor retail/office space in the heart of Downtown Bel Air
- ▶ Easy access to Bel Air Road (Rt. 1) and Veterans Memorial Highway (Rt. 24)
- ▶ 2 designated parking spaces
- ▶ Great daytime population
- ▶ Walkable to adjacent neighborhoods
- ▶ Nearby retailers include Ace Hardware, ShopRite, Sunny Day Cafe, M&T Bank & more!



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BIRDSEYE

10 S. MAIN STREET | BEL AIR, MARYLAND 21014



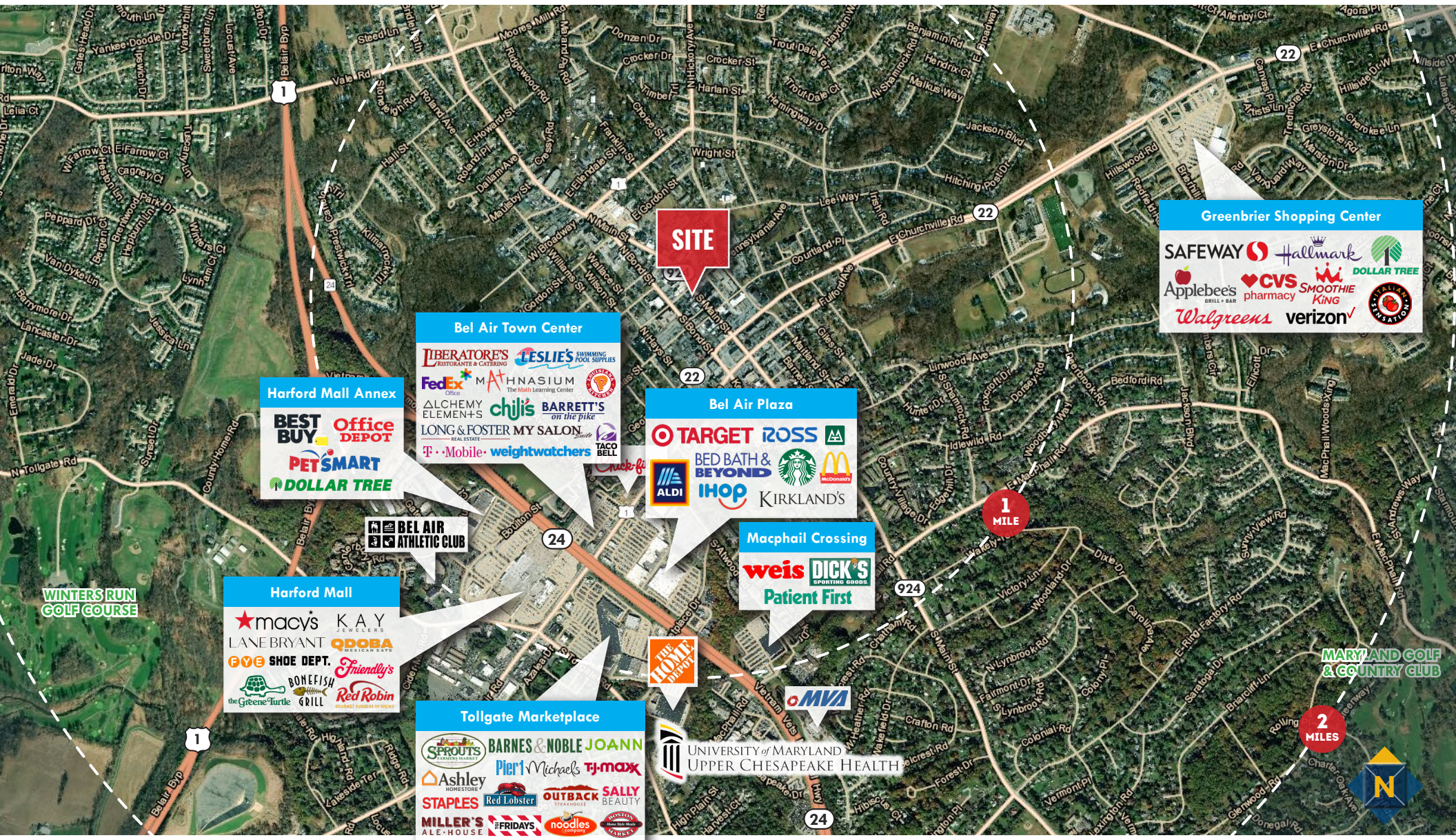
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TRADE AREA

10 S. MAIN STREET | BEL AIR, MARYLAND 21014



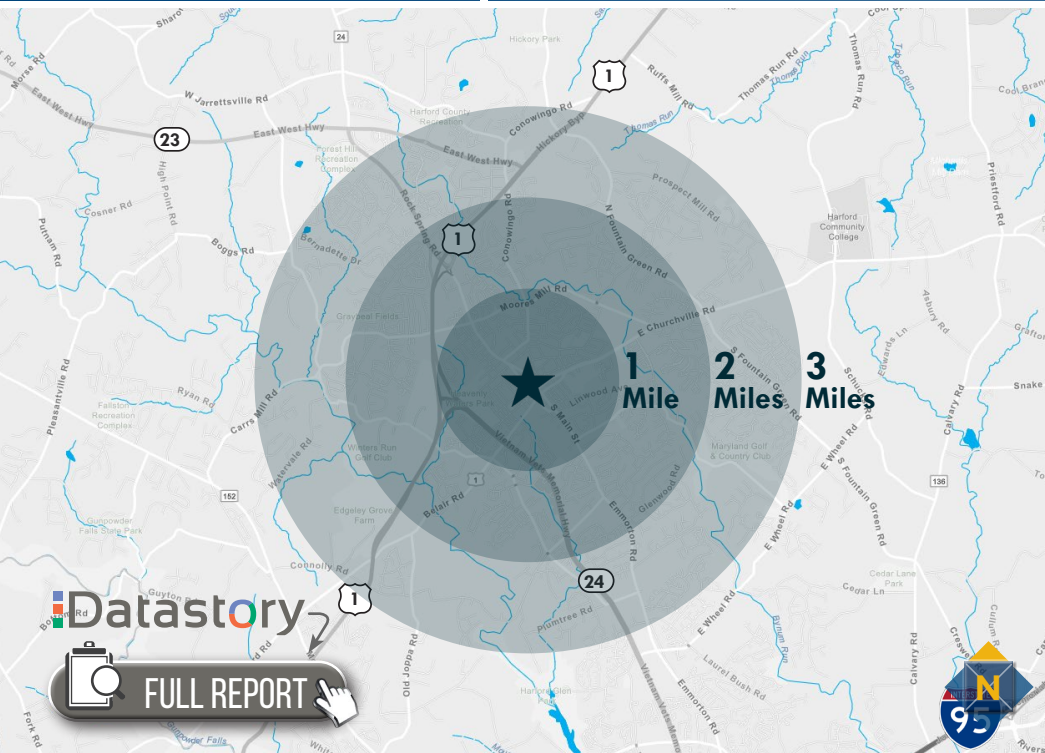
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LOCATION / DEMOGRAPHICS (2019)

10 S. MAIN STREET | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION

10,134
1 MILE
37,509
2 MILES
68,252
3 MILES

NUMBER OF HOUSEHOLDS

4,437
1 MILE
14,613
2 MILES
25,301
3 MILES

AVERAGE HH SIZE

2.21
1 MILE
2.51
2 MILES
2.65
3 MILES

MEDIAN AGE

43.3
1 MILE
42.1
2 MILES
42.1
3 MILES

AVERAGE HH INCOME

\$95,006
1 MILE
\$106,529
2 MILES
\$117,064
3 MILES

EDUCATION (COLLEGE+)

75.9%
1 MILE
73.6%
2 MILES
73.6%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.1%
1 MILE
96.8%
2 MILES
96.9%
3 MILES

DAYTIME POPULATION

21,656
1 MILE
42,682
2 MILES
66,885
3 MILES

15%
SAVVY SUBURBANITES
10 MIN. DRIVE

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.

2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,700
MEDIAN HH INCOME

LEARN MORE

12%
SOCCER MOMS
10 MIN. DRIVE

Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

2.97
AVERAGE HH SIZE
37.0
MEDIAN AGE
\$90,500
MEDIAN HH INCOME

LEARN MORE

11%
OLD AND NEWCOMERS
10 MIN. DRIVE

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.

2.12
AVERAGE HH SIZE
39.4
MEDIAN AGE
\$44,900
MEDIAN HH INCOME

LEARN MORE

11%
PROFESSIONAL PRIDE
10 MIN. DRIVE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE
40.8
MEDIAN AGE
\$138,100
MEDIAN HH INCOME

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