

# OFFERING MEMORANDUM



**11-15 MAIN STREET**  
BEL AIR, MD 21014



**FOR  
SALE**



VISIT PROPERTY PAGE FOR MORE INFORMATION.





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# EXECUTIVE SUMMARY

## 11-15 S MAIN ST

BEL AIR, MD 21014

**11-15 S Main St** is an office building located in the center of Bel Air, Md's business district. This location is at the center of the downtown retail area. The building currently has 2 office leases with the Harford County Government. It is a great investment opportunity for a business looking to own its own real estate.

	BUILDING SIZE:	17,376 SF ±
	LOT SIZE:	0.40 ACRE ±
	YEAR BUILT:	1930 - RENO 2023
	STORIES:	1
	CONSTRUCTION	MASONRY
	ZONING:	CENTRAL BUSINESS DISTRICT (B2)
	SALE PRICE:	\$2,900,000



# INVESTMENT HIGHLIGHTS



- Located in the heart of Bel Air on Main Street
- Parking Garage Adjacent to site, plentiful street parking
- Owner Occupier/Investment Potential
- Many nearby amenities

**MacKenzie Commercial Real Estate Services, LLC** exclusively represents the ownership with the sale of **11-15 Main Street** in Bel Air, Maryland.

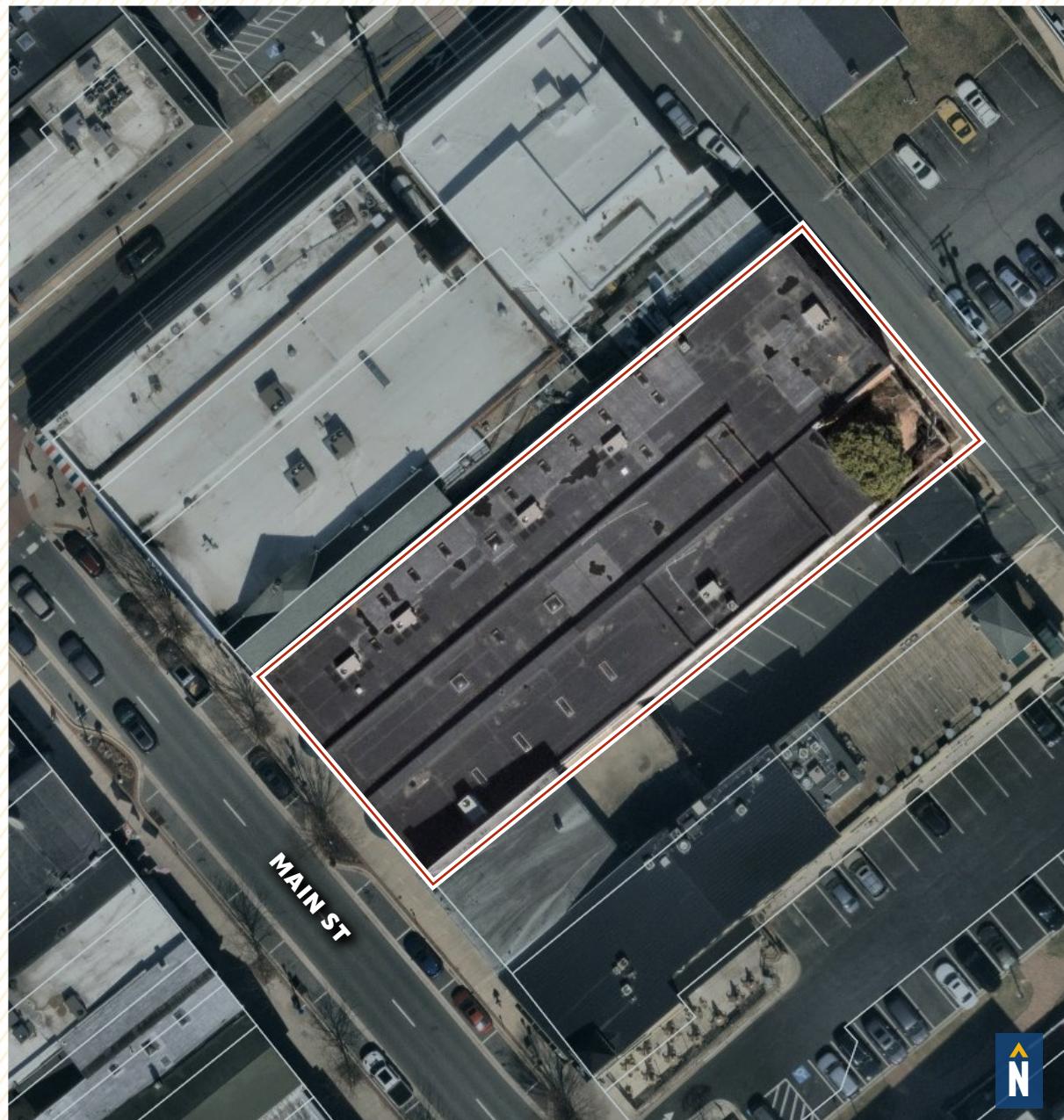
# PROPERTY SPECS

<b>Address:</b>	11-15 S Main St Bel Air, MD 21014
<b>Parcel ID:</b>	03-012794
<b>Map/Grid/ Parcel:</b>	0301/0000/0897
<b>Site Size:</b>	0.40 Acres ±
<b>Building Size:</b>	17,376 SF ±
<b>Year Built:</b>	1930 - Reno 2023
<b>Stories</b>	1
<b>Construction</b>	Masonry
<b>Parking:</b>	Parking garage adjacent to building

## Zoning: Central Business District (B2)

Harford County, MD

The Central Business District is intended to promote reuse, infill, and redevelopment in Bel Air's traditional Town Center while encouraging efficient land use and compact, mixed-use development. It seeks to strengthen a diverse mix of shops, services, offices, civic uses, and residences, enhance economic vitality through new downtown housing and visitor-oriented uses, and support mixed-use buildings with active ground floors. The district also emphasizes attractive, pedestrian-oriented street scapes; safe and convenient travel for all modes; and building forms, scale, and design that respect and reinforce the historic character of the area.



# RENT/EXPENSES

## RENTAL INCOME

Tenant	Unit	Sq. Ft.	\$/sq. ft.	Net Rent	Expenses	Gross Rent
Harford County	106	6,996	\$14.08	\$98,502.00	\$31,482.00	\$129,984.00
Harford County	105	800	\$12.50	\$10,000.00	\$3,600.00	\$13,600.00
Harford County	107	4,230	\$9.84	\$41,625.00	\$19,035.00	\$60,660.00
Vacant		2,000	\$12.50	\$25,000.00	\$9,000.00	\$34,000.00
Vacant	101	2,458	\$17.51	\$43,039.58	\$11,061.00	\$54,100.58
Vacant	102	892	\$17.51	\$15,618.92	\$4,014.00	\$19,632.92
<b>Total Building Expenses</b>		<b>17,376</b>		<b>\$233,785.50</b>	<b>\$78,192.00</b>	<b>\$311,977.50</b>
<b>Net Rental Revenue</b>						<b>\$78,192.00</b>
						<b>\$233,786</b>

## EXPENSES

TAXES		Total
Bel Air		\$13,087
County		\$23,105
<b>Total</b>	<b>\$36,192</b>	<b>\$2.08</b>
Insurance		\$6,566
		\$0.38
CAM		
Landscaping		
Property Management	\$9,351	Estimated
Repairs & Maintenance	\$5,000	Estimated
Snow Removal	\$1,000	
Cleaning	\$6,000	
HVAC Service	\$2,500	Estimated
UTILITIES		
Water & Sewer	\$6,600	
Electric	\$5,000	Estimated
<b>Total CAM</b>	<b>\$35,451</b>	<b>\$2.04</b>
<b>Total Expense</b>	<b>\$78,209</b>	<b>\$4.50</b>

Notes: 6 of the 7 HVAC have been replaced later than 2019

The roof is in good condition



# LOCAL BIRDSEYE



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



5,407

33,416

54,040

## DAYTIME POPULATION



21,653

73,296

110,401

## AVERAGE HOUSEHOLD INCOME



\$104,661

\$143,262

\$144,466

## NUMBER OF HOUSEHOLDS



4,781

26,935

43,355

## MEDIAN AGE

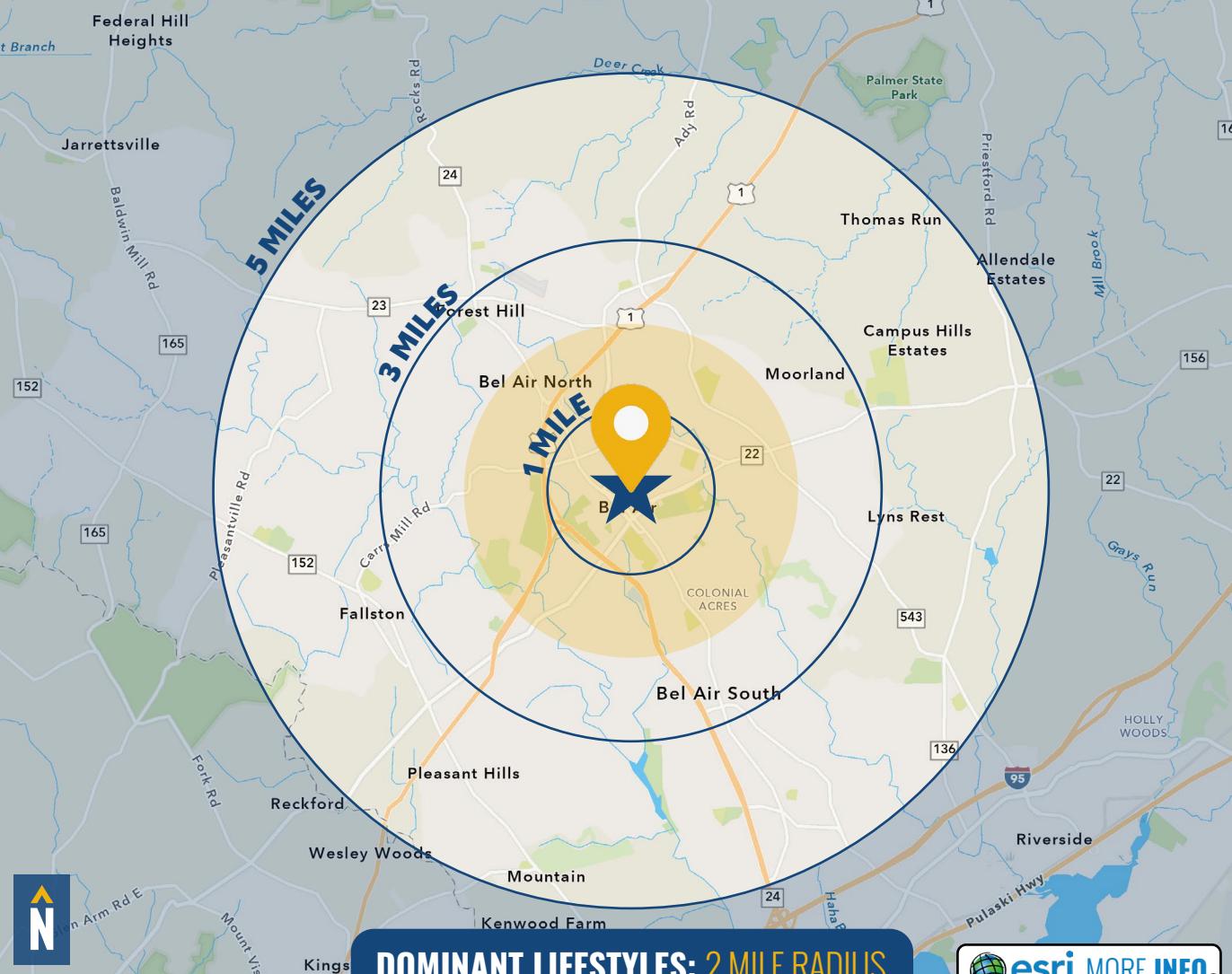


42.3

42

41.5

FULL DEMOS REPORT



### DOMINANT LIFESTYLES: 2 MILE RADIUS

 MORE INFO

27%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

26%

RETIREMENT COMMUNITIES



MEDIAN

AGE: 55.0

HH INCOME: \$80,402

19%

CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

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 domestic products.

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.



11-15 MAIN STREET

OFFERING MEMORANDUM

# BEL AIR, MD

**Bel Air, Maryland**, is about 30 miles north of Baltimore and 10 miles northwest of the Chesapeake Bay. It is the county seat of Harford County, and while understated, it is an enduring community, having celebrated its 150th anniversary in late 2023. What began as just a handful of small lots centered around the county courthouse boomed in the wake of the Civil War, as the Maryland & Pennsylvania Railroad – colloquially called the Ma & Pa – brought industry to the town. Over 20 buildings in the town are listed on the National Register of Historic Places, and its downtown district has become a bastion of local businesses and boutiques in recent years.

This small town's culture has been intertwined with its larger, more famous neighbor to the south due to simple commutes via Interstate 95. In 2024, Bel Air was named Baltimore's Best Suburb by readers of The Baltimore Sun newspaper, a victory proudly displayed on the town's website. Orioles flags are a common sight outside front doors, and snowballs topped with marshmallow fluff at Emmorton are a summertime tradition. But while this semi-suburban city embraces some of the most iconic aspects of Baltimore's unique culture, it remains proud of its own roots all the same.





# HARFORD COUNTY, MD

Harford County is in northeastern Maryland and is part of the broader Baltimore metropolitan area, with a highly commuter-friendly position along the I-95 corridor (and major east–west routes like US-40). Its county seat is Bel Air, and the county includes municipalities such as Aberdeen, Havre de Grace, and Bel Air, plus many established suburban communities.



A defining feature of Harford County is the presence of Aberdeen Proving Ground (APG)—a major U.S. Army research, development, testing, and evaluation center. APG's military/civilian workforce and the surrounding ecosystem of contractors and suppliers make defense and technology a core driver of the local economy, shaping everything from talent pipelines to office/industrial demand in the Route 40 and I-95 corridors.

- Aberdeen Proving Ground (APG)
- University of Maryland Upper Chesapeake Health
- Booz Allen Hamilton
- Jones Junction Auto Group
- Target
- Amazon
- Rite Aid (Mid-Atlantic Customer Support Center)
- Sephora
- Kohl's
- Walmart



Beyond defense, Harford's economy is meaningfully diversified. The county has strong healthcare employment anchored by the University of Maryland Upper Chesapeake Health system, and it also supports significant logistics, warehousing, and distribution activity due to its strategic access to regional transportation networks (including proximity to the Port of Baltimore and BWI) and its location between major Mid-Atlantic markets.

From a growth and planning perspective, the county reports a 2020 population of 260,924 and projects continued growth through 2045, reinforcing ongoing demand for housing, retail services, schools, and infrastructure.



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**SUBMIT ALL OFFERS TO:**



**TOM MOTTLEY**  
SENIOR VICE PRESIDENT & PRINCIPAL  
**443.573.3217**  
**TMOTTLEY@mackenziecommercial.com**



**BEETLE SMITH**  
SENIOR VICE PRESIDENT  
**443.573.3219**  
**BSMITH@mackenziecommercial.com**



**JOHN MICHAEL**  
REAL ESTATE ADVISOR  
**443.573.3207**  
**JMICHAEL@mackenziecommercial.com**



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

3465 Box Hill Corporate Center Drive, Suite F  
Abingdon, Maryland 21009

OFFICES IN:

ANNAPOLIS, MD

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