

FOR LEASE

 Harford County, Maryland



FREESTANDING BANK BRANCH W/ DRIVE-THRU

12-A BEL AIR S. PARKWAY
BEL AIR, MARYLAND 21015



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Mackenzie Commercial Real Estate Services, LLC

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FOR LEASE

Harford County, Maryland

BUILDING SIZE

2,064 ±

LOT SIZE

0.6 Acres ±

ZONING

B3 (General Business District)

YEAR BUILT

1994

TRAFFIC COUNT

43,263 AADT (Route 24)

RENTAL RATE

\$125,000/yr., NNN

HIGHLIGHTS

- ▶ Freestanding retail building
- ▶ Two (2)-lane drive-thru
- ▶ Across from Festival at Bel Air
- ▶ Over 200 feet of frontage on Vietnam Vets' Memorial Hwy (43,263 cars per day)
- ▶ Short drive to Bel Air's Downtown and retail corridor
- ▶ Easy access to I-95 and Rt. 1



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AERIAL / PARCEL OUTLINE

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FOR LEASE

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LOCAL BIRDSEYE

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TRADE AREA

12-A BEL AIR S. PARKWAY | BEL AIR, MARYLAND 21015



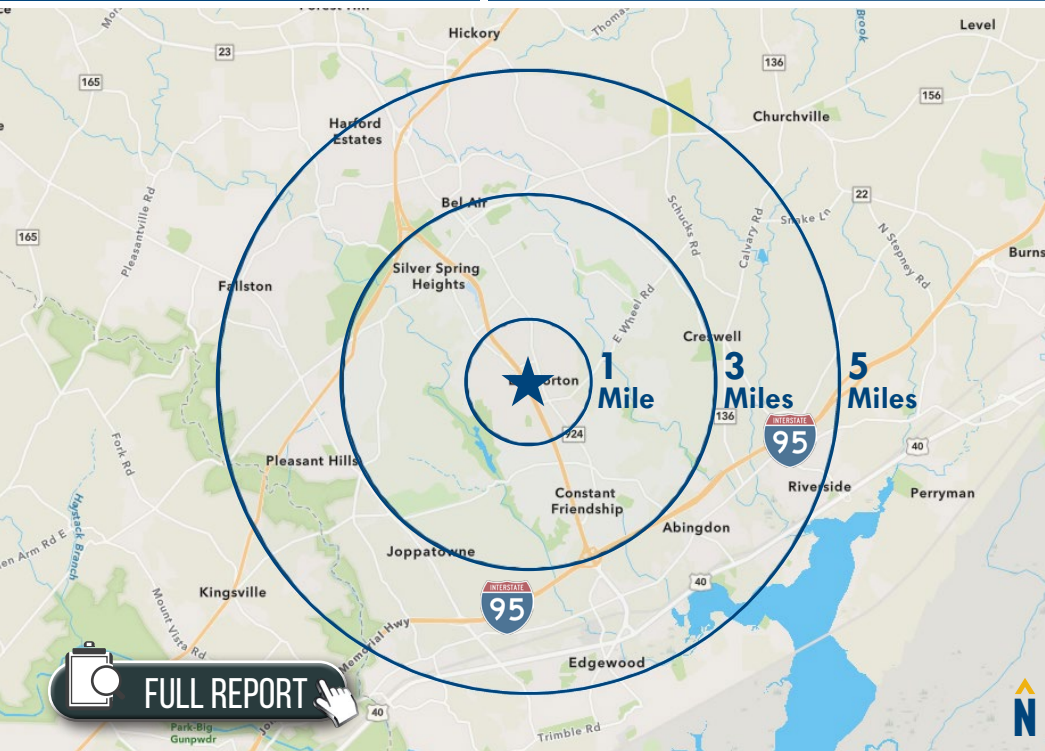
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LOCATION / DEMOGRAPHICS (2022)

12-A BEL AIR S. PARKWAY | BEL AIR, MARYLAND 21015



RESIDENTIAL POPULATION

9,904

1 MILE

63,284

3 MILES

129,557

5 MILES

NUMBER OF HOUSEHOLDS

3,862

1 MILE

24,557

3 MILES

48,968

5 MILES

AVERAGE HH SIZE

2.55

1 MILE

2.56

3 MILES

2.63

5 MILES

MEDIAN AGE

40.0

1 MILE

40.6

3 MILES

40.0

5 MILES

AVERAGE HH INCOME

\$153,380

1 MILE

\$140,528

3 MILES

\$135,046

5 MILES

EDUCATION (COLLEGE+)

71.7%

1 MILE

71.3%

3 MILES

70.0%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.4%

1 MILE

96.2%

3 MILES

96.2%

5 MILES

DAYTIME POPULATION

11,125

1 MILE

66,130

3 MILES

123,896

5 MILES

17%

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.

2.50

AVERAGE HH SIZE

51.0

MEDIAN AGE

\$103,400

MEDIAN HH INCOME

LEARN MORE

15%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

15%

WORKDAY DRIVE

2 MILES

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

13%

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.

2.85

AVERAGE HH SIZE

45.1

MEDIAN AGE

\$108,700

MEDIAN HH INCOME

LEARN MORE



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