

FOR SALE

Harford County, Maryland



OFFICE BUILDING

12 OFFICE STREET | BEL AIR, MD 21014



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OFFICE BUILDING

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BUILDING SIZE

6,906 sf ±

LOT SIZE

4,648 sf ±

ZONING

B-2 (Central Business)

SALE PRICE

\$895,000

HIGHLIGHTS

- ▶ 3 min. walk to Downtown Bel Air Parking Garage
- ▶ Directly across from the Harford County Courthouse
- ▶ Prime Downtown Bel Air location, enjoying close proximity to its many “Main Street” shopping/dining destinations
- ▶ 3 min. drive to Bel Air’s retail corridor at the intersection of Baltimore Pike and Route 24 (Target, Harford Mall, Tollgate Marketplace, Bel Air Plaza)
- ▶ “As Is, Whereas” condition



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AERIAL

12 OFFICE STREET | BEL AIR, MARYLAND 21014



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LOCAL BIRDSEYE

12 OFFICE STREET | BEL AIR, MARYLAND 21014



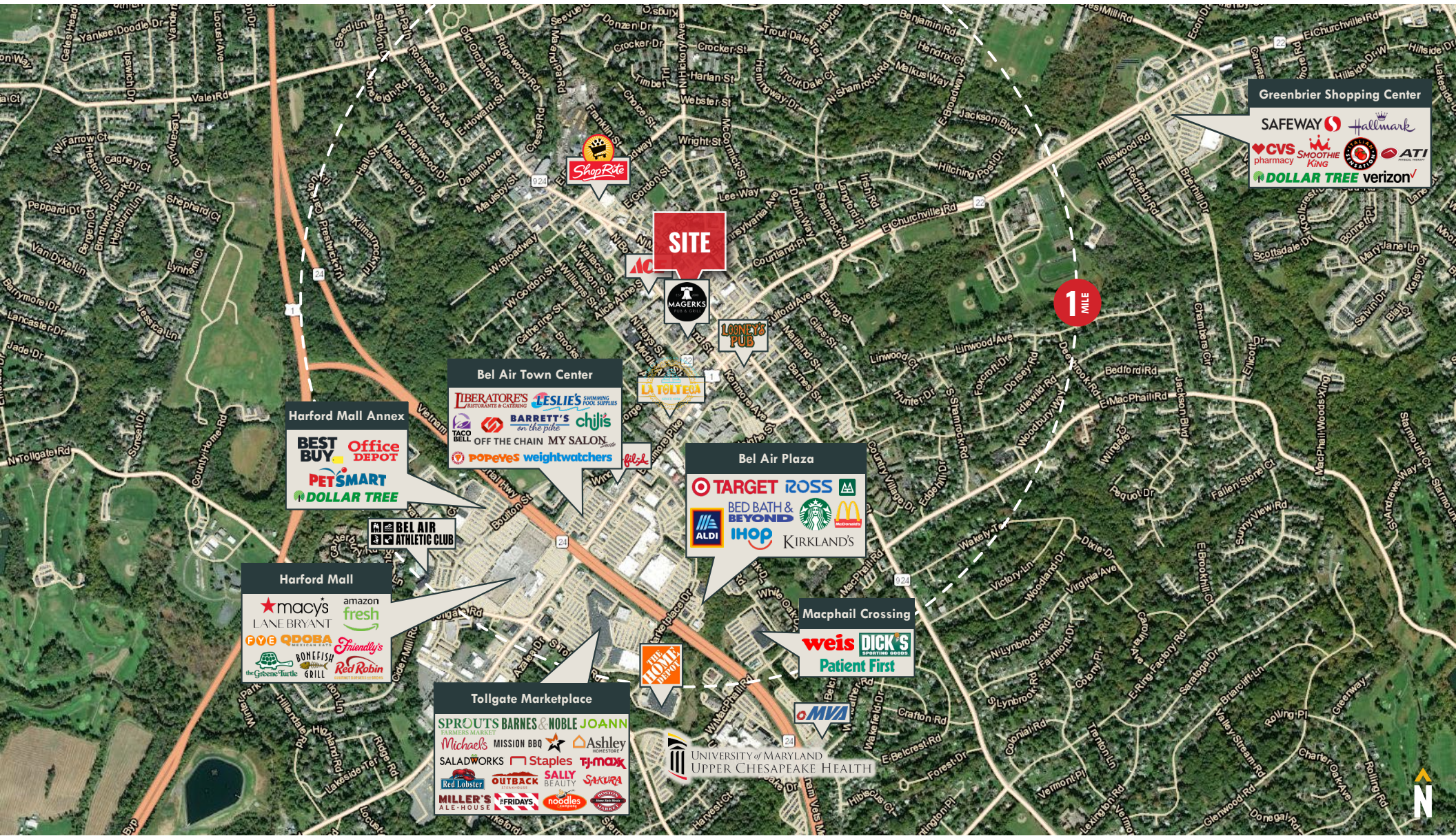
FOR SALE



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TRADE AREA

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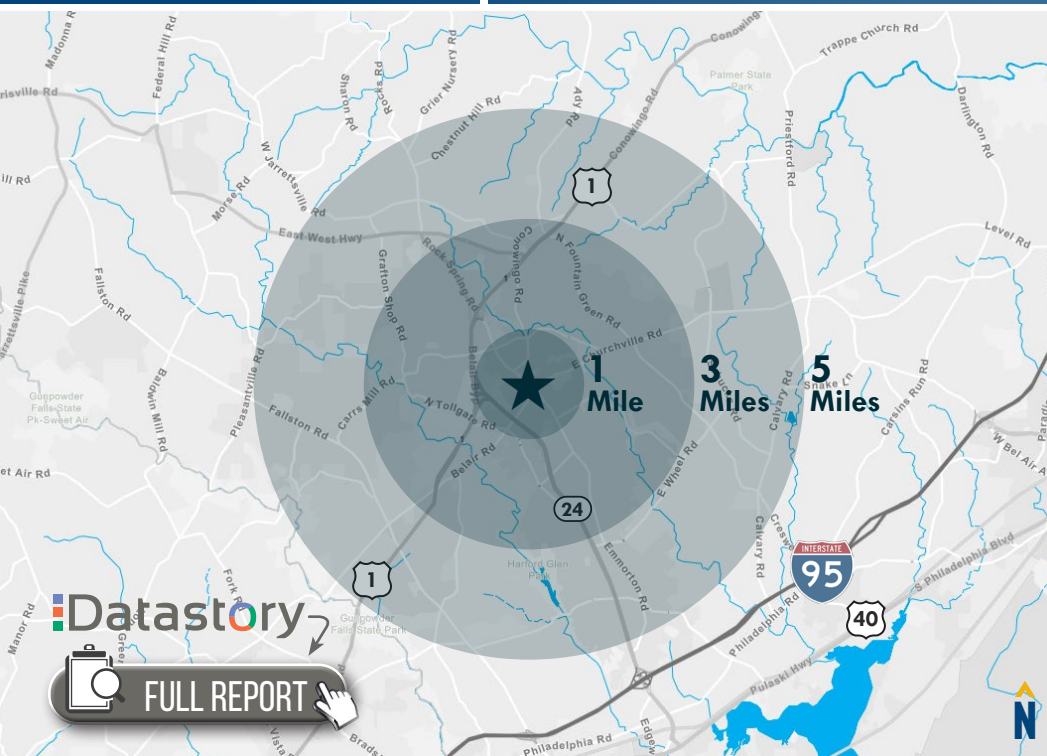


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LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION 10,360 1 MILE 69,750 3 MILES 113,929 5 MILES	NUMBER OF HOUSEHOLDS 4,631 1 MILE 26,397 3 MILES 42,569 5 MILES	AVERAGE HH SIZE 2.18 1 MILE 2.60 3 MILES 2.65 5 MILES	MEDIAN AGE 44.6 1 MILE 42.4 3 MILES 41.6 5 MILES
AVERAGE HH INCOME \$117,039 1 MILE \$142,794 3 MILES \$144,553 5 MILES	EDUCATION (COLLEGE+) 73.3% 1 MILE 72.2% 3 MILES 71.3% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.8% 1 MILE 96.5% 3 MILES 96.5% 5 MILES	DAYTIME POPULATION 19,610 1 MILE 70,096 3 MILES 109,001 5 MILES

23% OLD AND NEWCOMERS
2 MILES

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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

14% GOLDEN YEARS
2 MILES

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

12% SAVVY SUBURBANITES
2 MILES

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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

11% EXURBANITES
2 MILES

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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



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