



1200 BRASS MILL ROAD

BELCAMP, MARYLAND 21017

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Excellent location off Riverside Parkway between I-95 and Route 40
- At entrance to Riverside Industrial Park
- Easy access to transportation amenities
- More than adequate on site parking

AVAILABLE:

SUITE A: 3,136 SF
SUITE C: 3,200 SF
SUITE D: 1,050 SF

LOT SIZE:

2.6 ACRES

ZONING:

B1 (GENERAL BUSINESS)

TRAFFIC COUNT:

21,962 AADT (RIVERSIDE PKWY)

RENTAL RATE:

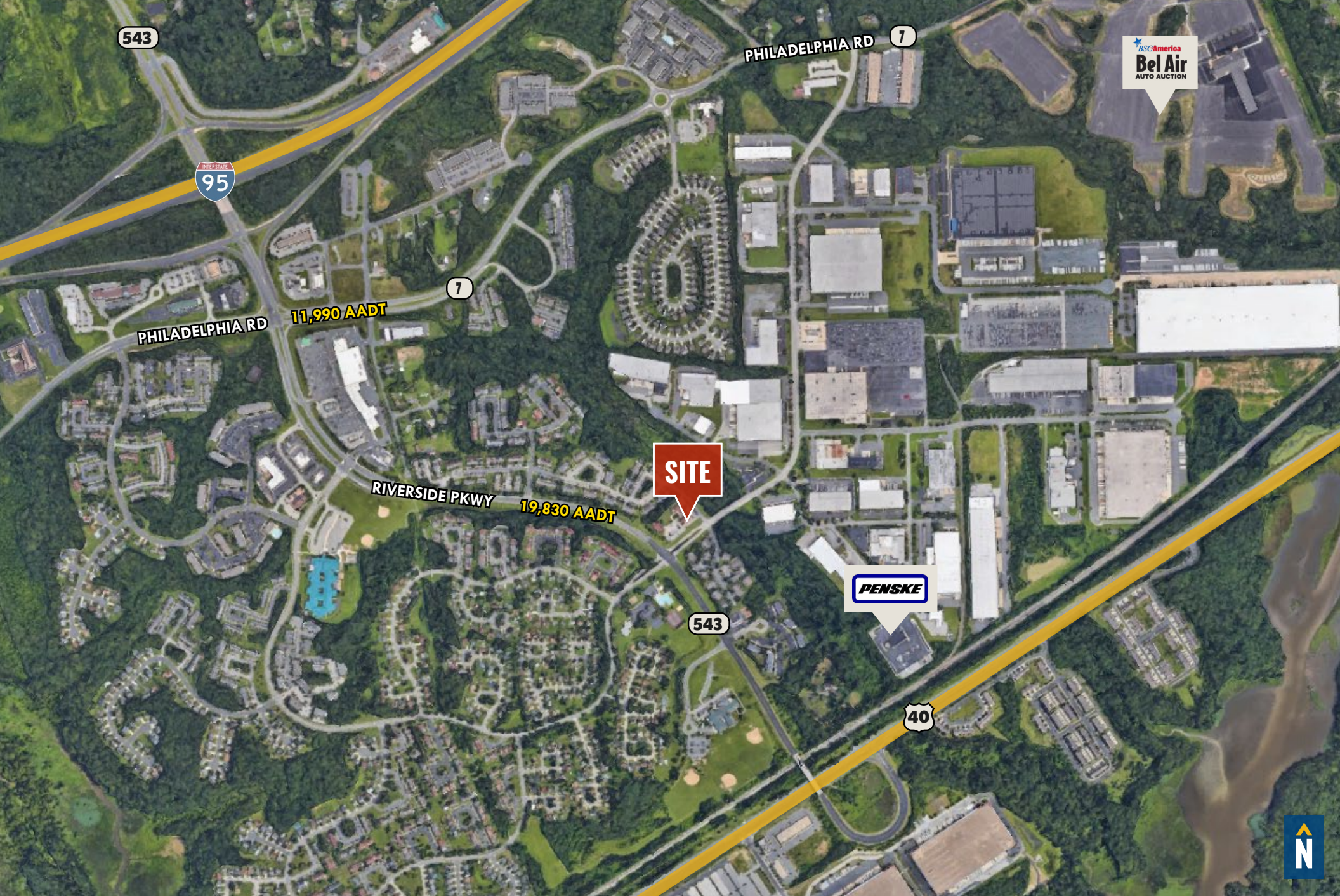
\$15/SF



GOOGLE STREET VIEW



LOCAL BIRDSEYE



543

INTERSTATE
95

PHILADELPHIA RD 7

BSC America
Bel Air
AUTO AUCTION

PHILADELPHIA RD

11,990 AADT

7

SITE

RIVERSIDE PKWY

19,830 AADT

PENSKE

543

40



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,960

26,242

83,168

DAYTIME POPULATION



8,411

20,982

74,337

AVERAGE HOUSEHOLD INCOME



\$98,598

\$130,789

\$119,811

NUMBER OF HOUSEHOLDS



3,214

9,881

31,884

MEDIAN AGE

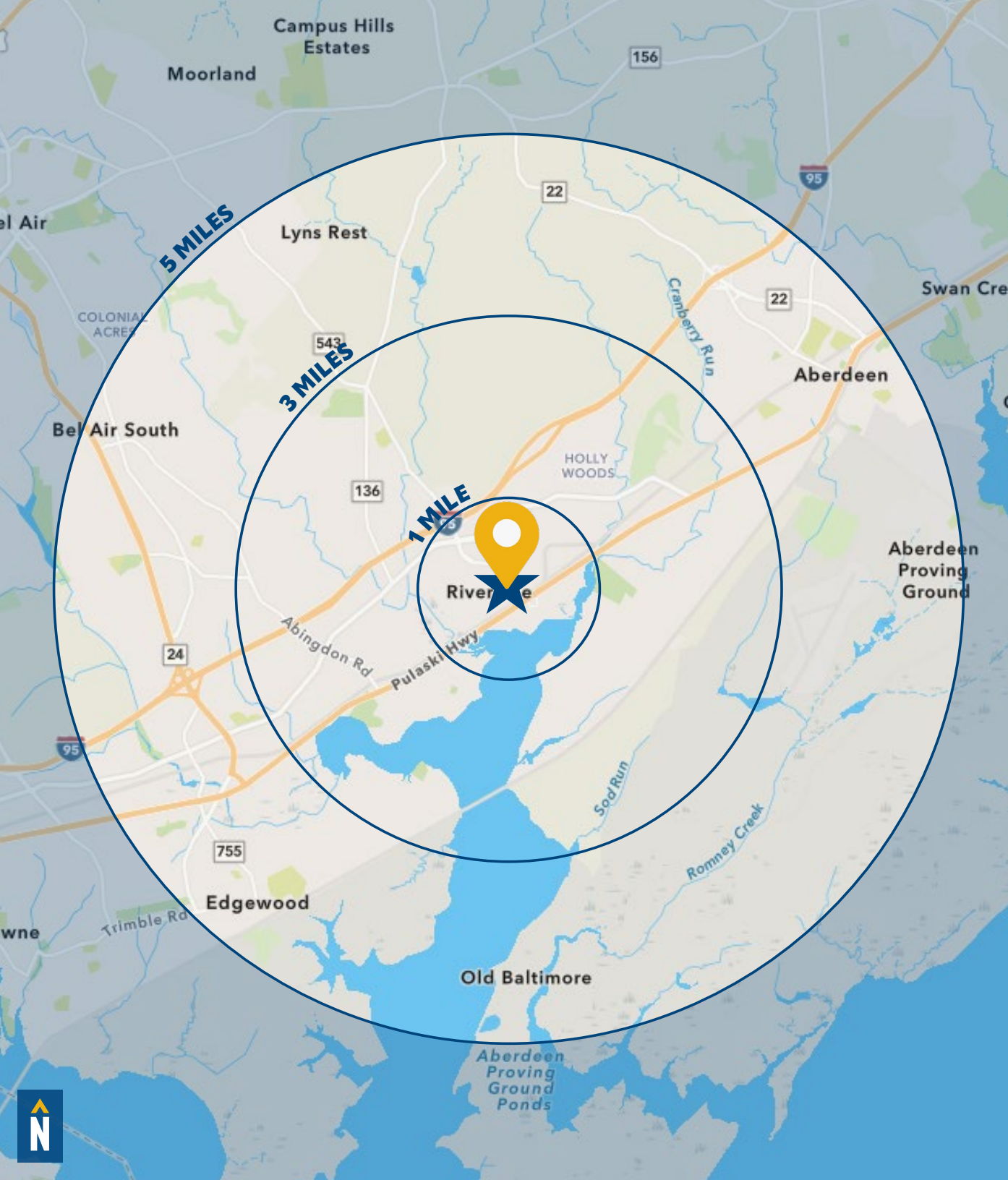


36.2

38.1

38.2

[FULL DEMOS REPORT](#)



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www.MACKENZIECOMMERCIAL.com

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