



FOR LEASE

GREENBRIER PROFESSIONAL BUILDING

1212 E. CHURCHVILLE ROAD | BEL AIR, MARYLAND 21014



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

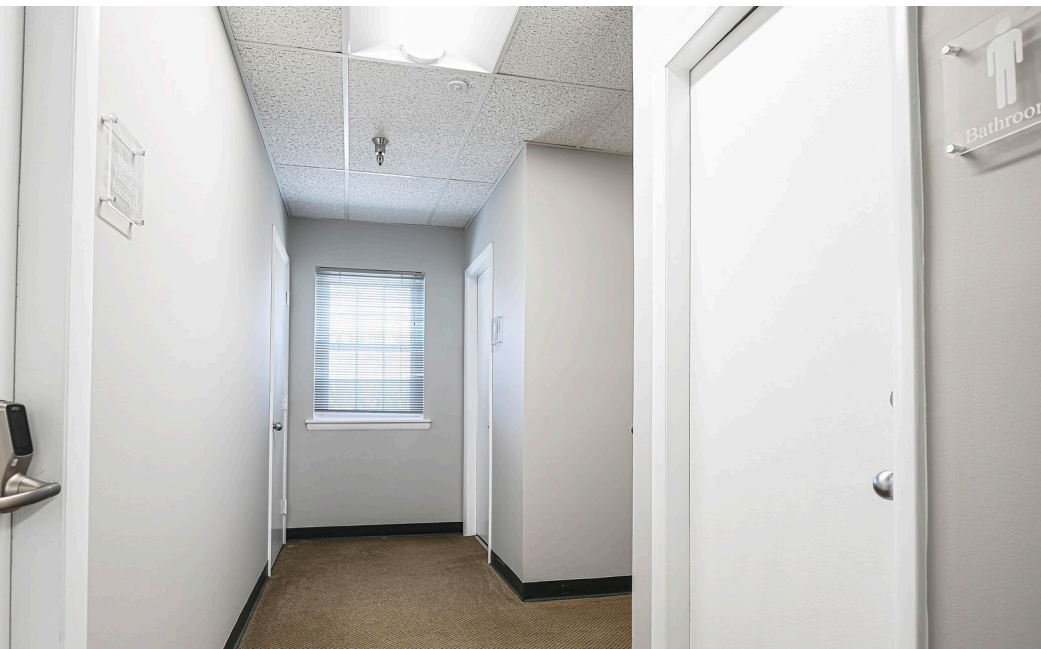
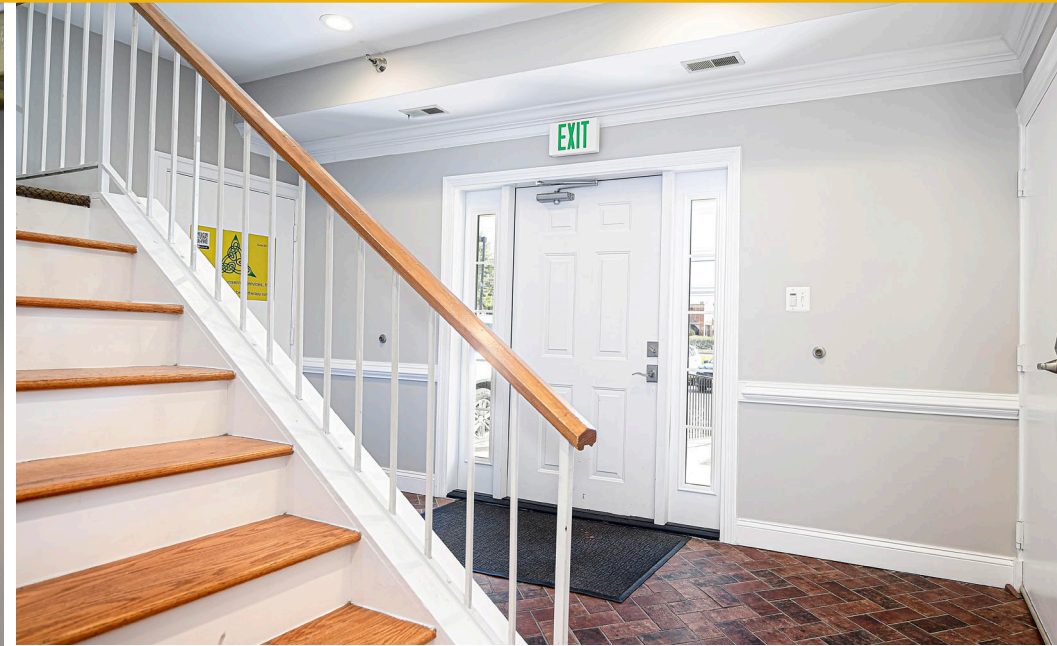
- Rare small office suites available
- Direct access to Route 22
- Close proximity to Bel Air Town, John Carroll School, and Greenbrier Shopping Center
- Multiple nearby amenities
- Pylon signage available



AVAILABLE:	SUITE 201: 1,118 SF ±
	SUITE 300: 559 SF ±
BUILDING SIZE:	5,248 SF ±
PARKING:	6.00/1,000 SF
ZONING:	B1
RENTAL RATE:	SUITE 201: \$2,224/MONTH, MG
	SUITE 300: \$1,024/MONTH, MG



INTERIOR PHOTOS



MARKET AERIAL



SITE

Greenbrier Shopping Center

SAFEWAY | Hallmark | DOLLAR TREE
 ATI | CVS pharmacy | verizon

Bel Air Plaza

ALDI | TARGET | ROSS
 VFC | VALUE CITY FURNITURE | KIRKLAND'S
 JACOB'S | McDonald's | IHOP | Starbucks

Harford Mall Annex

BEST BUY | Office DEPOT
 PETSMART | DOLLAR TREE

Bel Air Town Center

LIBERATORE'S | LESLIE'S | chji's
 BARRETT'S | TACO BELL | glo

Harford Mall

macy's | amazon fresh
 LANE BRYANT | FIVE QDORA
 BONEFISH | Friendly's | Red Robin

Macphail Crossing

weis | Patient First

UNIVERSITY of MARYLAND
 UPPER CHESAPEAKE HEALTH

Tollgate Marketplace

SPROUTS | BARNES & NOBLE
 MICHAEL'S | MISSION BBQ | J.CREW
 SALADWORKS | Staples | TJ-MAXX
 DICK'S | OUTBACK | JOANN
 MILLER'S | CAVA | noodles | ULTA

Festival at Bel Air

ShopRite | Marshalls | ANYTIME FITNESS
 KIDS FIRST Swim Schools | Burlington | BUFFALO WILD WINGS | at&t
 MR.TIRE | FIVE BEL'W | petco | Panera | CHUCK E. CHEESE'S
 Arby's | WAYBACK BURGERS | The Tile Shop | SKECHERS

Bel Air South Station

TALBOTS | SOL OAXACA | JORDAN THOMAS SALON & SPA
 BR | Capriotti's | PAPA JOHN'S
 Dunkin' | Bob Evans

SPRINGHILL SUITES MARRIOTT | RubyTuesday
 Pizza Hut | CANDLEWOOD SUITES | COUNTRY INN & SUITES
 extended STAY AMERICA | HomeWood SUITES BY HILTON

Aumar Village Center

TRACTOR SUPPLY CO. | Advance! Auto Parts | TEXAS | CVS pharmacy | McDonald's

Fallston Village Center

Supermarket | ACE Hardware | ANYTIME FITNESS | UNCLE'S | ATI

Riverside Shopping Center

ShopRite | Waffle House | McDonald's

Constant Friendship Shopping Center

HomeGoods | HOBBY LOBBY | planet fitness
 SHERWIN-WILLIAMS | DSW | GNC | DOLLAR TREE

Giant

Boulevard at Box Hill

Wegmans | Lemon N Ginger | LOFT | PANERA BREAD | OLD NAVY | at home | SUBWAY

Burger King | Arby's | Holiday Inn

Constant Friendship Business Park

Walmart | TARGET | BJ's | LOWE'S | Chick-fil-A
 ExtraSpace | PETSMART

Waffle House | Burger King | Sleep Inn | Denny's

9 MILES



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



11,504

61,425

107,574

DAYTIME POPULATION



8,222

63,817

105,341

AVERAGE HOUSEHOLD INCOME



\$119,715

\$141,441

\$144,656

NUMBER OF HOUSEHOLDS



4,485

23,555

40,292

MEDIAN AGE

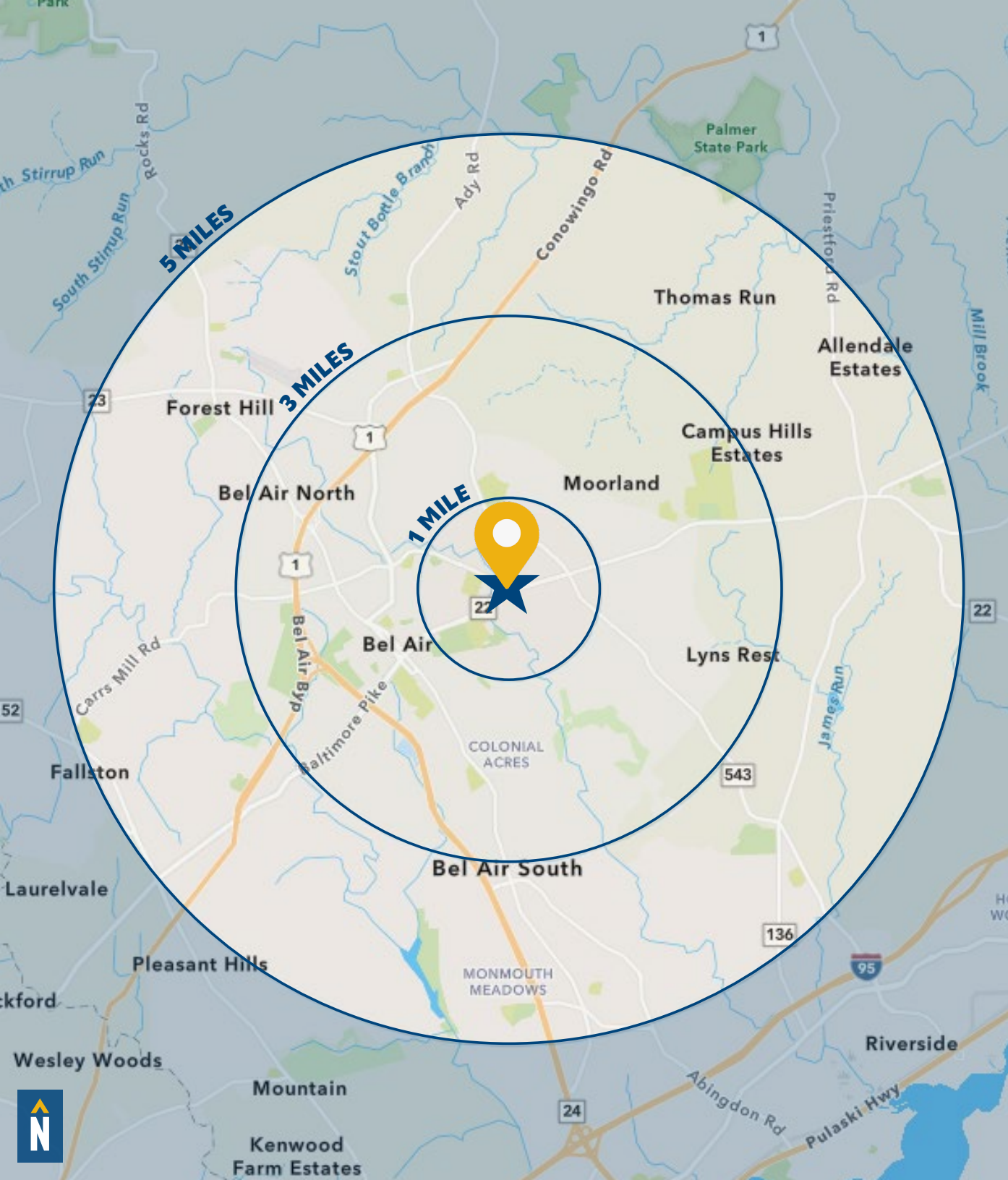


41.3

42.1

41.6

[FULL DEMOS REPORT](#)



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