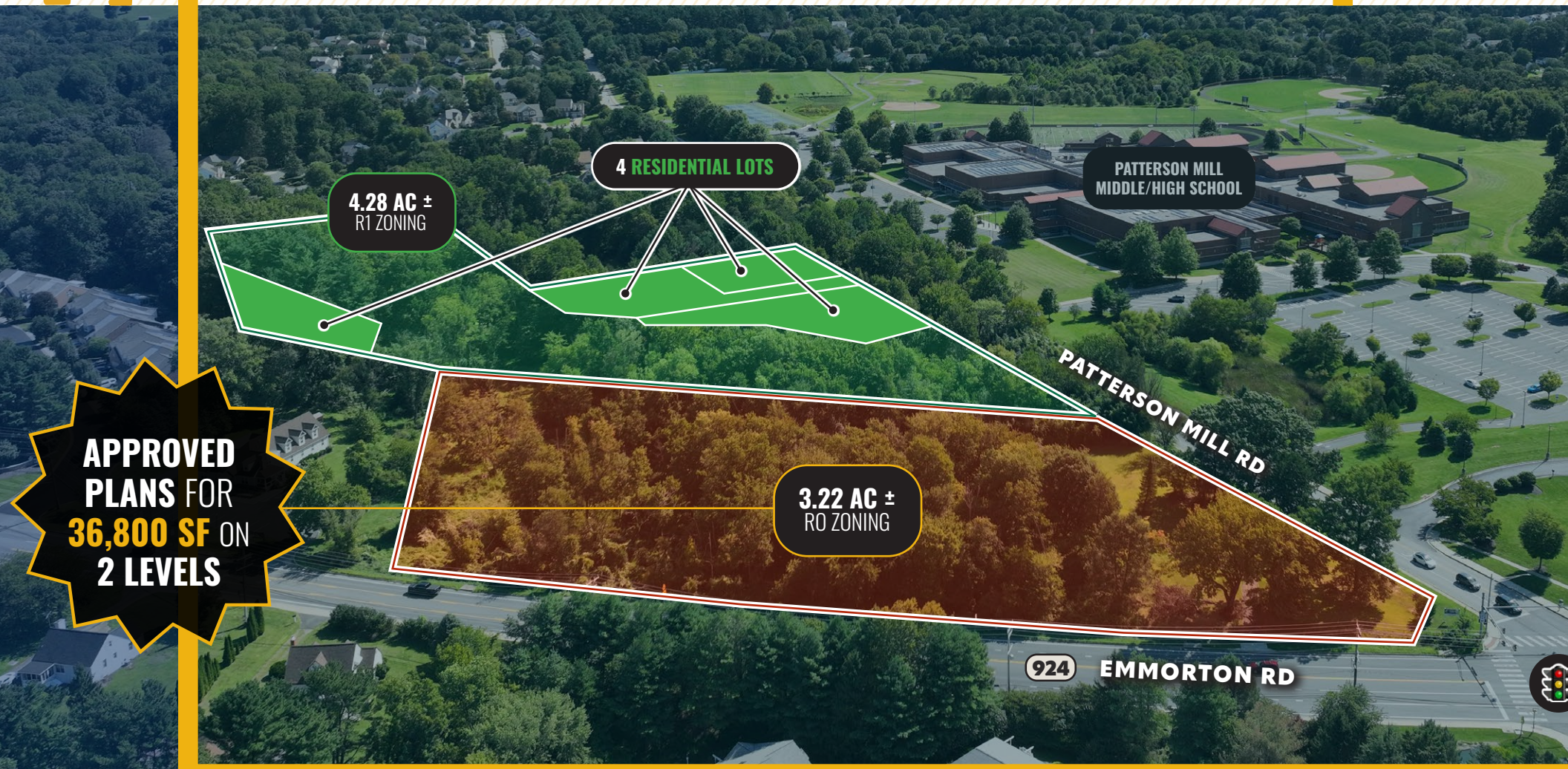
7.5-AC ± MIXED-USE OPPORTUNITY

2 PATTERSON MILL ROAD | BEL AIR, MARYLAND 21015

FOR **SALE/ LEASE**



APPROVED PLANS FOR **36,800 SF** ON **2 LEVELS**

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 3.22 acres ± of RO-zoned land
  - » Approved/permitted plans for a 36,800 SF ± building on 2 levels
- 4.28 acres ± of R1-zoned land
  - » 4 individual residential lots available
- Prime corner exposure at a heavily traveled intersection (MD Route 924 and Patterson Mill Road) serving the heart of Bel Air South
- Within close proximity to various supporting medical service providers/institutions
- Located directly adjacent to Patterson Mill Middle/High School complex (0.2 miles away), driving steady daily vehicular traffic from staff, students and local families
- Positioned within Bel Air's premier medical office corridor, benefiting from established patient flow and complementary healthcare practices
- Immediate access to Route 924 (Emmorton Road) and easy access to Route 24 and I-95

TOTAL SIZE:	7.5 ACRES ± (2 PARCELS)
ZONING:	RO (RESIDENTIAL OFFICE) R1 (URBAN RESIDENTIAL DISTRICT)
SALE PRICE:	NEGOTIABLE



COMMERCIAL COMPONENT*

** APPROVED/PERMITTED PLAN*



LOT 1

3.22 AC ±

STAIRS

STAIRS

36,800 SF

18,400 SF ON 2 LEVELS

LOWER LEVEL PARKING GARAGE

ELEV. CORE

PATTERSON MILL RD

MONUMENT SIGN

EMMORTON RD

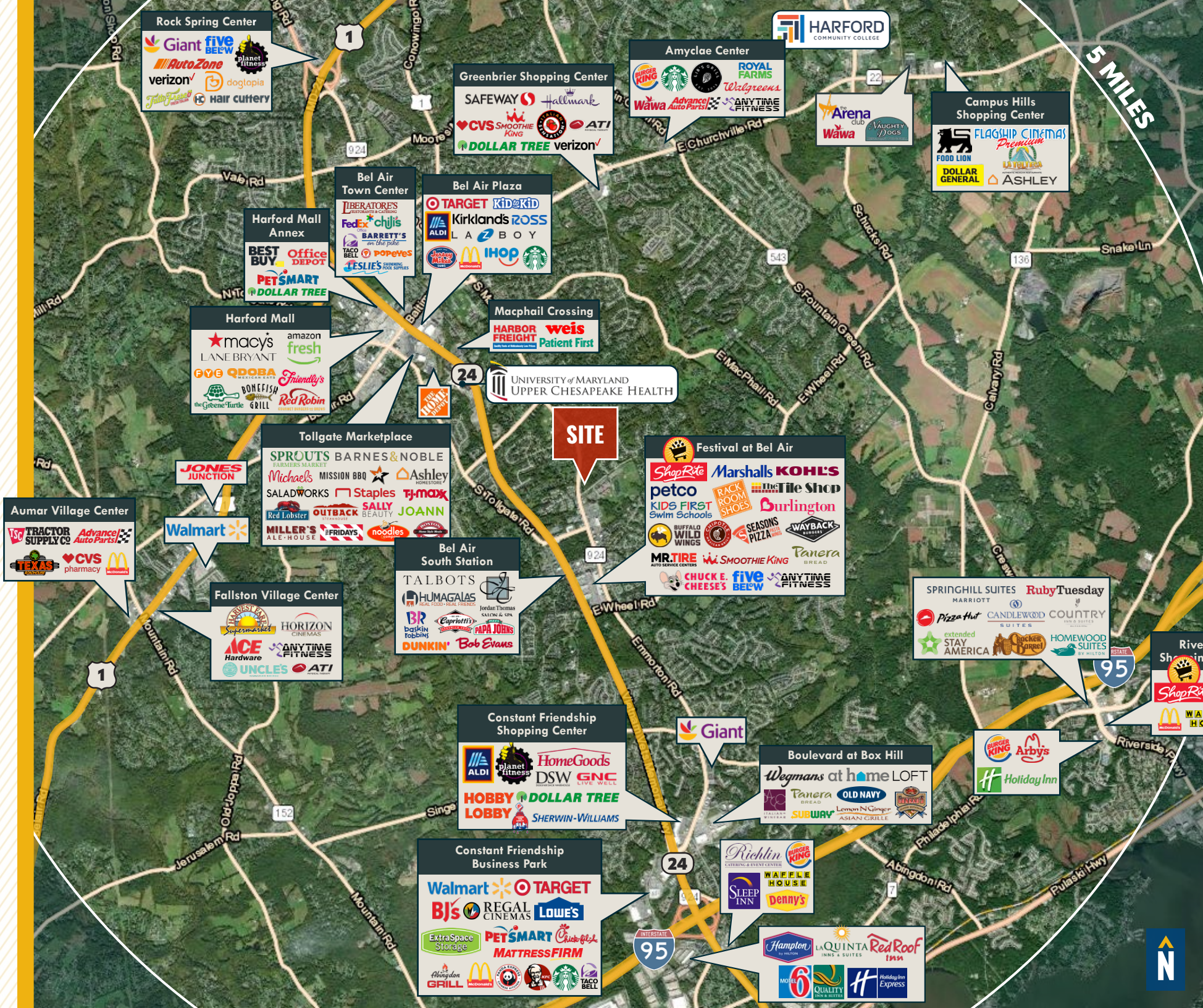
LOCAL **BIRDSEYE**

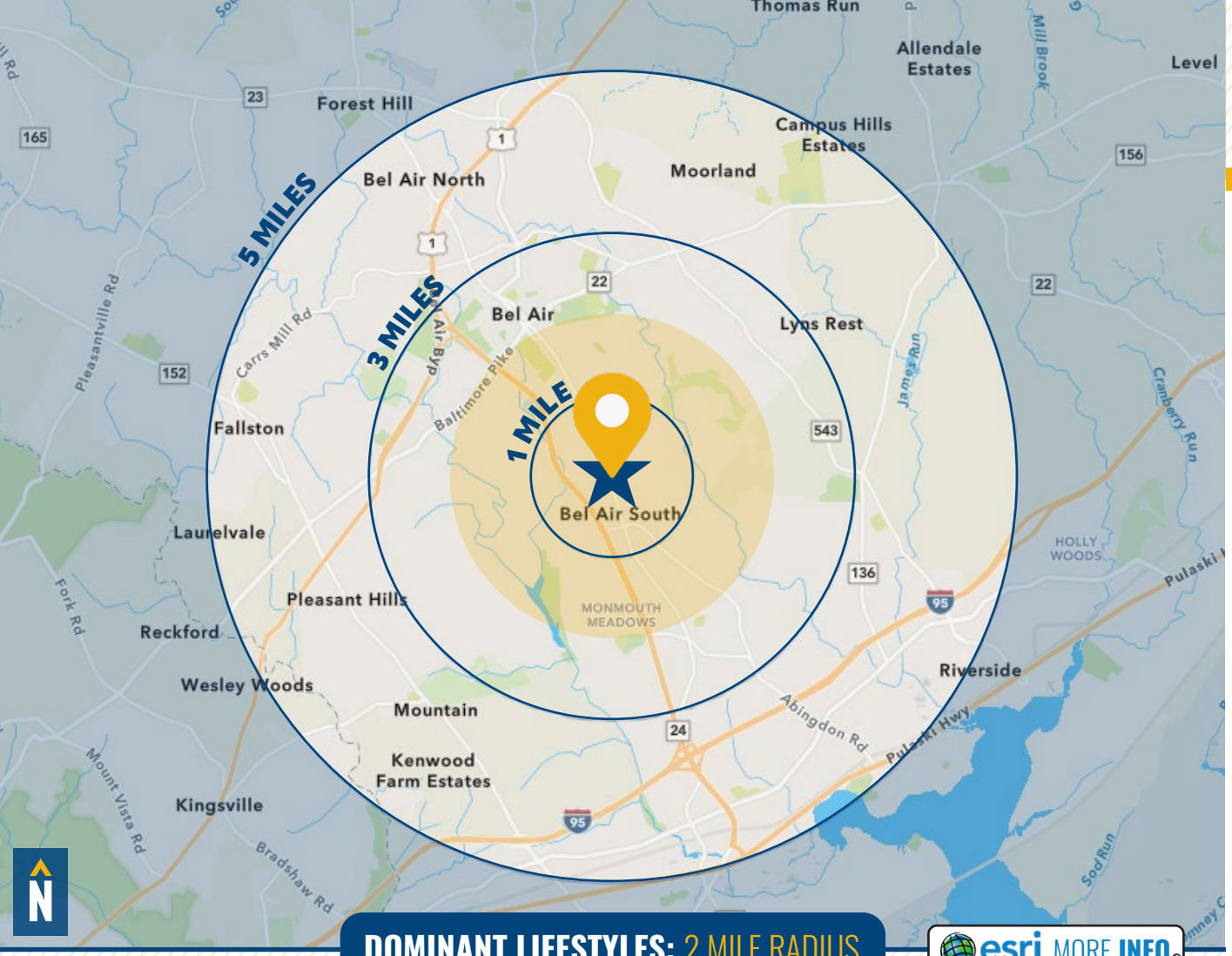


LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

39% SAVVY SUBURBANITES



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

13% RETIREMENT COMMUNITIES



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 domenstic products.

12% FLOURISHING FAMILIES



Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	8,425	68,008	124,213
DAYTIME POPULATION	10,602	68,831	120,192
AVERAGE HOUSEHOLD INCOME	$158,990	$142,061	$143,741
NUMBER OF HOUSEHOLDS	3,240	26,348	47,659
MEDIAN AGE	42.7	40.9	41.2

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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