1,800 SF ± OFFICE SPACE

206 E. CHURCHVILLE ROAD | BEL AIR, MARYLAND 21014

FOR **LEASE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

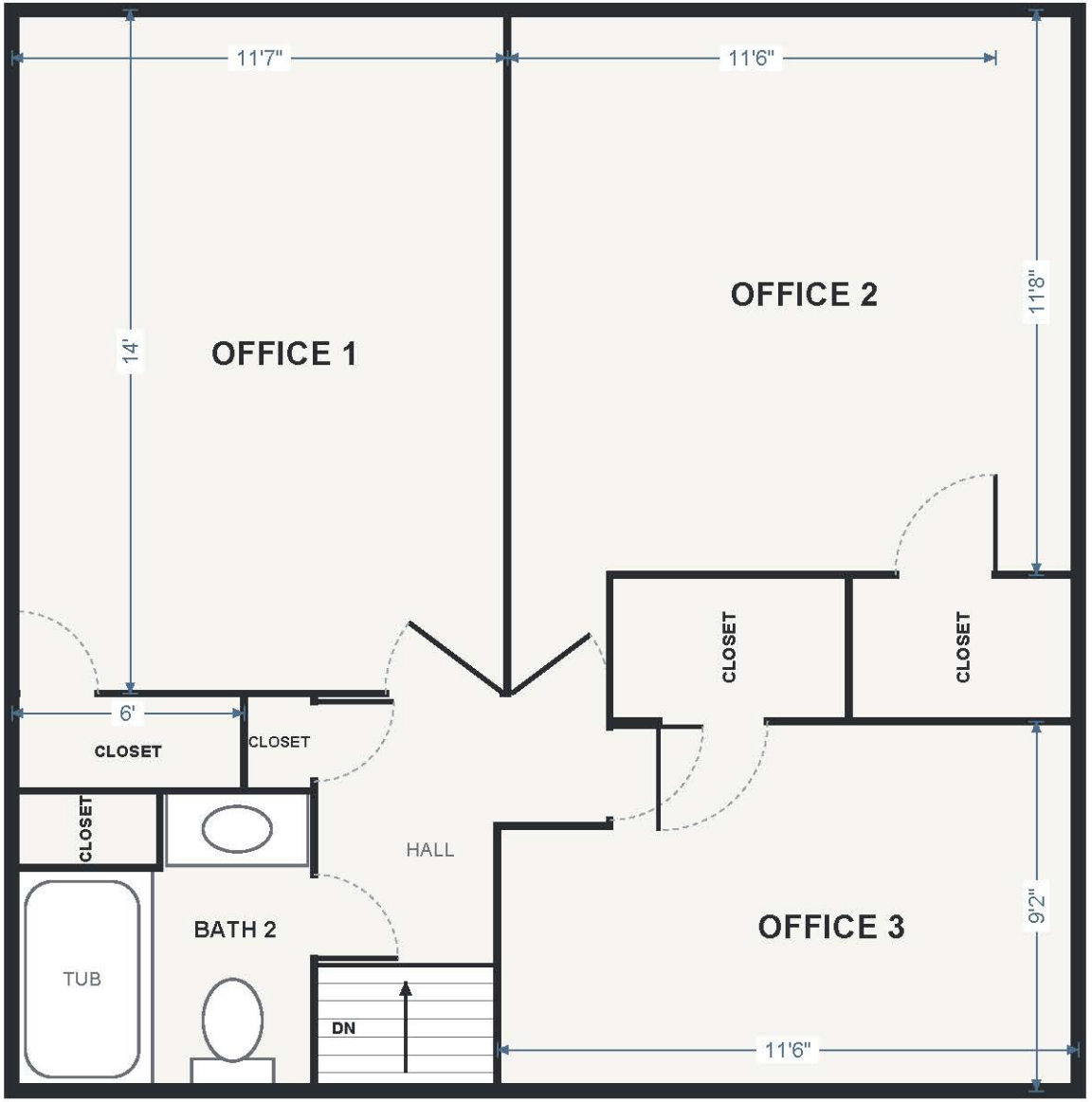
- Full kitchenette with private offices
- 7 private parking spaces on site included
- Recently renovated office space with furniture included
- Direct access to Route 22
- Walking distance to dozens of local restaurants, coffee shops, boutiques, banks and daily retail conveniences
- Great visibility along heavily traveled Churchville Road/Route 22

AVAILABLE:	1,800 SF ±
BUILDING SIZE:	2,490 SF ±
TRAFFIC COUNT:	11,971 AADT (CHURCHVILLE RD)
ZONING:	RO
RENTAL RATE:	**$3,750/MO + UTILITIES**





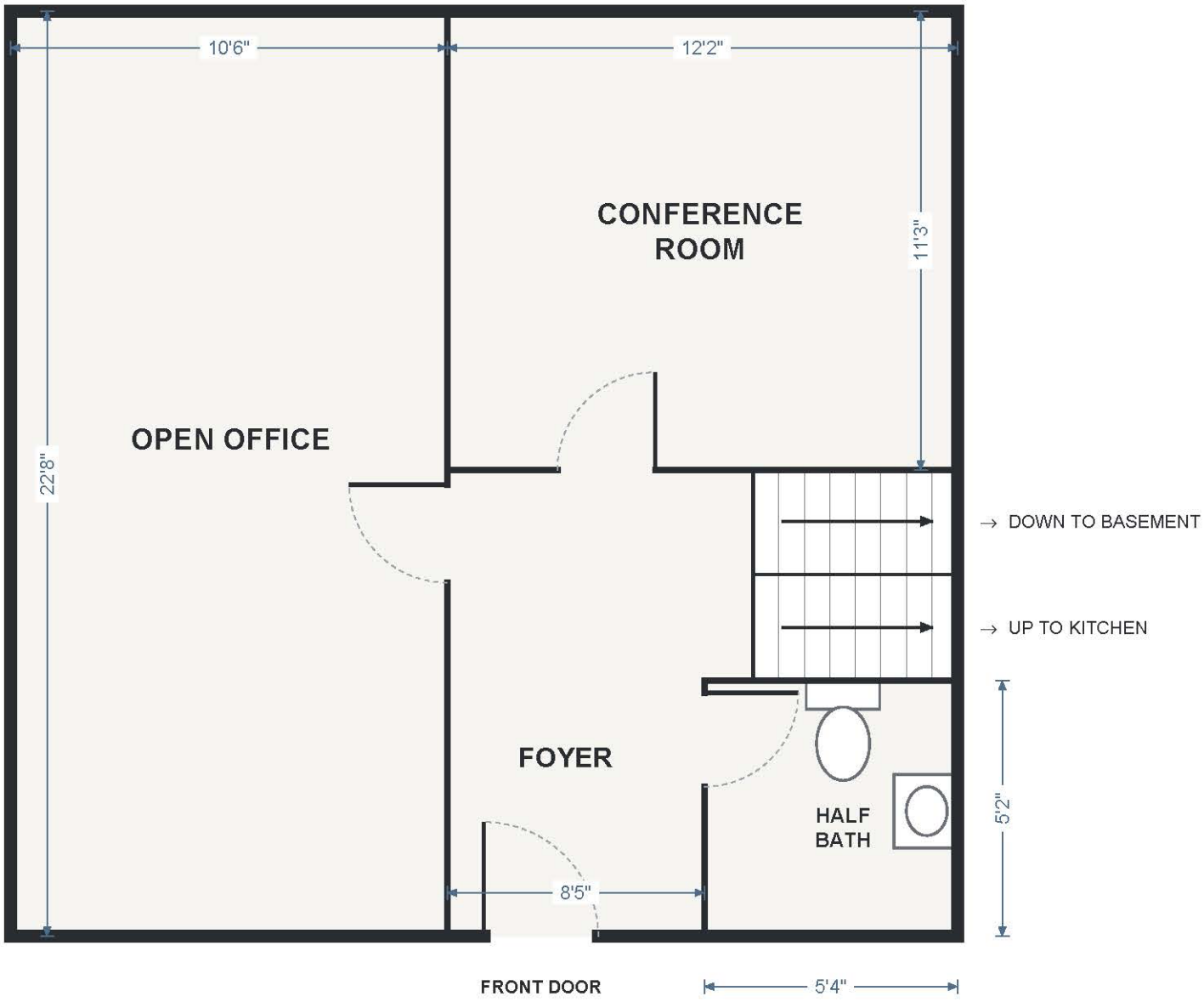
FLOOR PLAN - **TOP FLOOR**



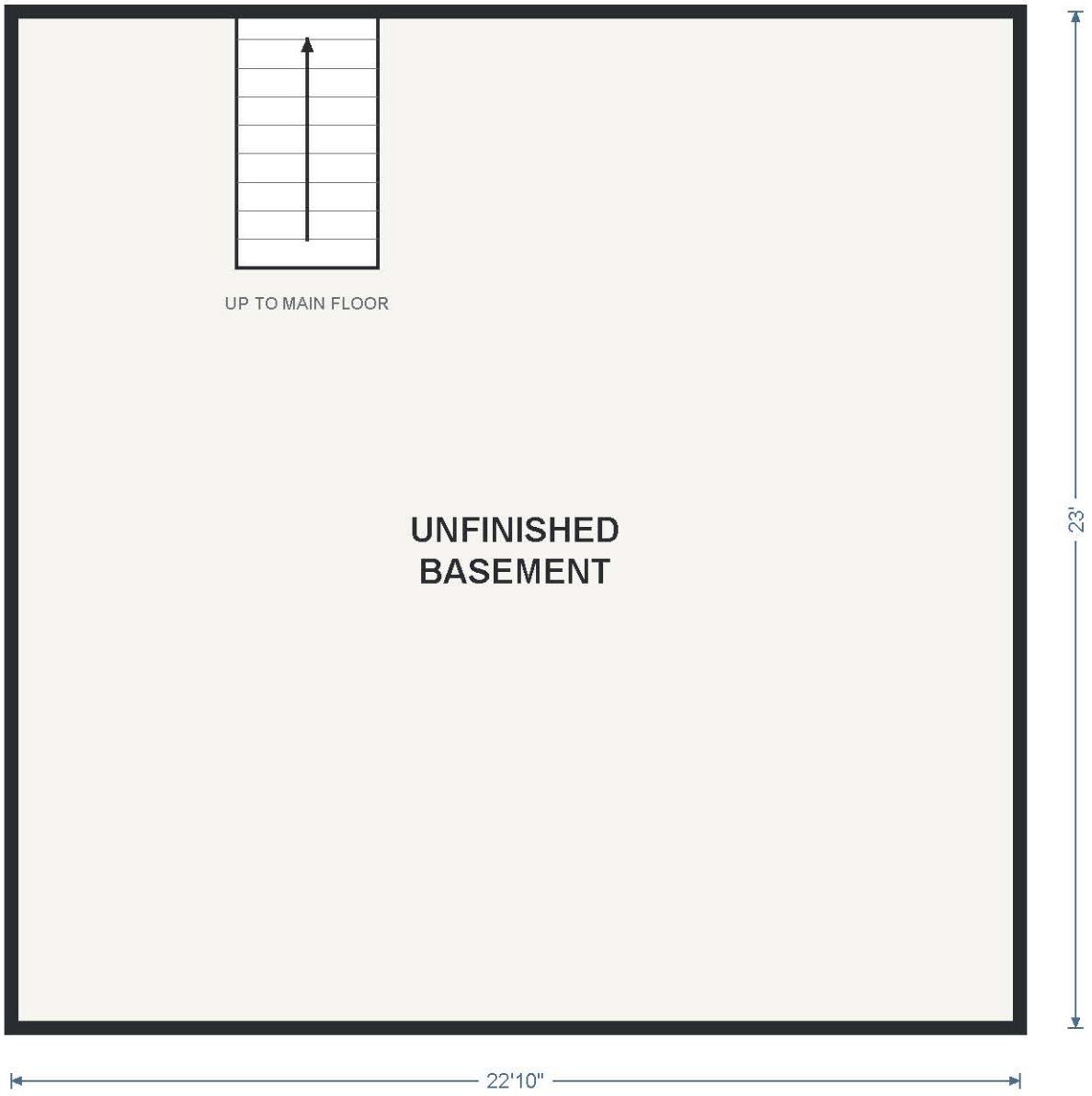
FLOOR PLAN - **MAIN FLOOR**



FLOOR PLAN - **ENTRY FLOOR**

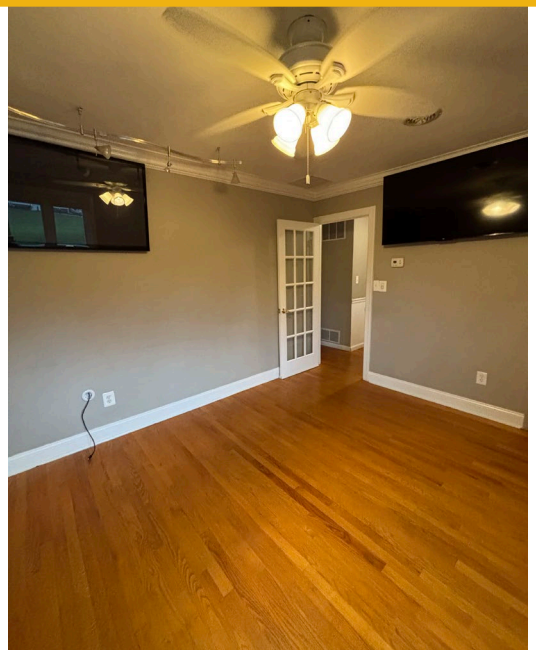


FLOOR PLAN - **BASEMENT**



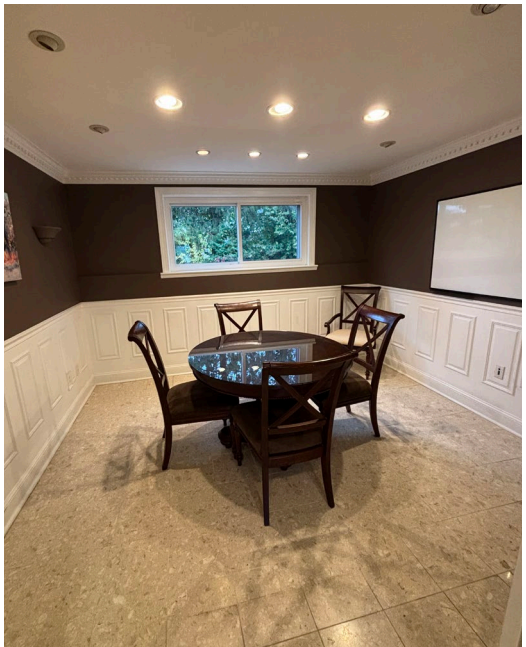
INTERIOR **PHOTOS**









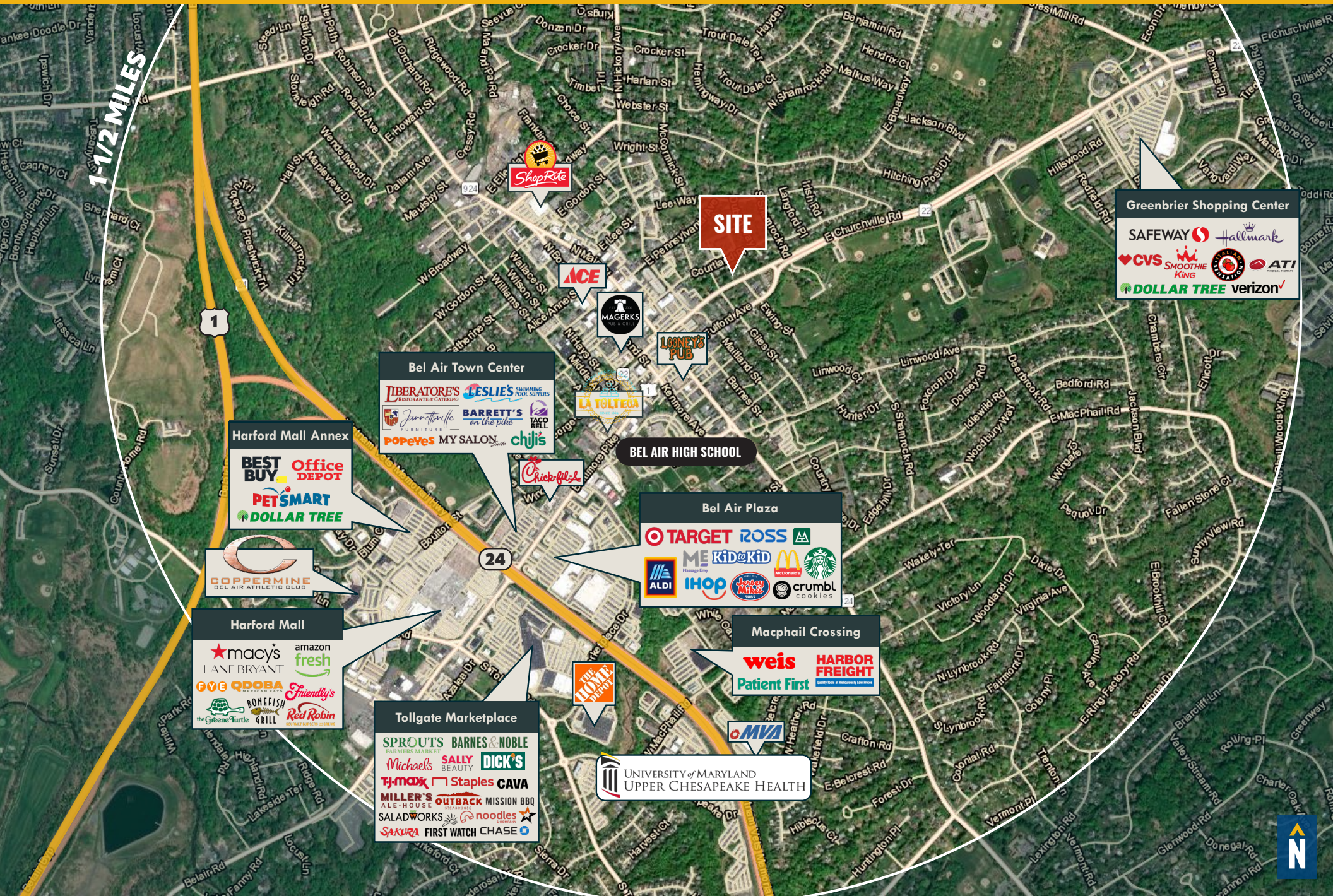


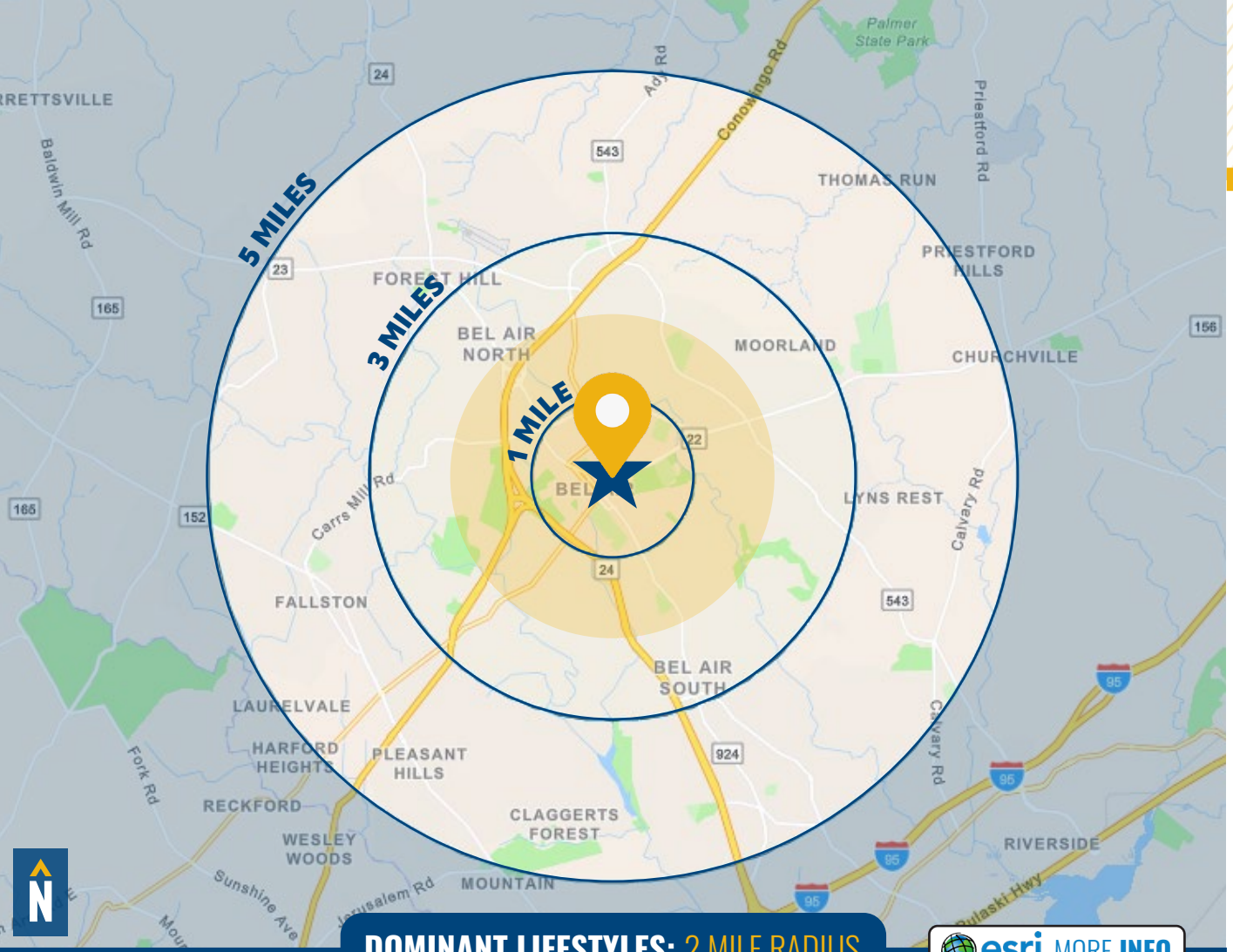


LOCAL **BIRDSEYE**



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

43% 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.

20% 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.

11% CITY GREENS



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	5,476	28,219	21,671
DAYTIME POPULATION	17,943	52,421	40,210
AVERAGE HOUSEHOLD INCOME	$108,360	$160,022	$151,079
NUMBER OF HOUSEHOLDS	5,240	22,203	17,163
MEDIAN AGE	40.9	42.3	40.5

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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