



21 POWELL AVENUE

BEL AIR, MD 21014

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Seeking med spa users and estheticians
- Private single office space available
- Separate private entrance
- Free and available parking lot
- Close proximity to Downtown Bel Air and many walkable amenities
- Finished waiting room and work spaces

AVAILABLE SPACE:

SUITE 1: 250 SF (BASEMENT)
SUITE 2: 210 SF (FIRST FLOOR)
SUITE 3: 100 SF (SECOND FLOOR)

STORIES:

2

PARKING:

2.78/1,000 SF

ZONING:

B2

RENTAL RATE:

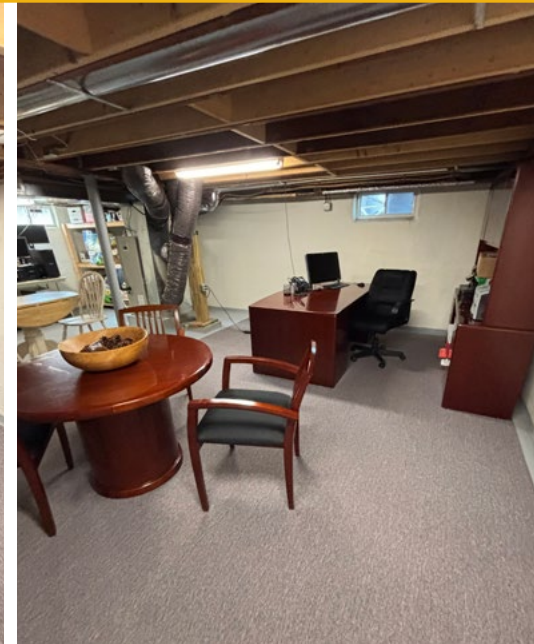
\$800/MONTH PER ROOM



GOOGLE STREET VIEW

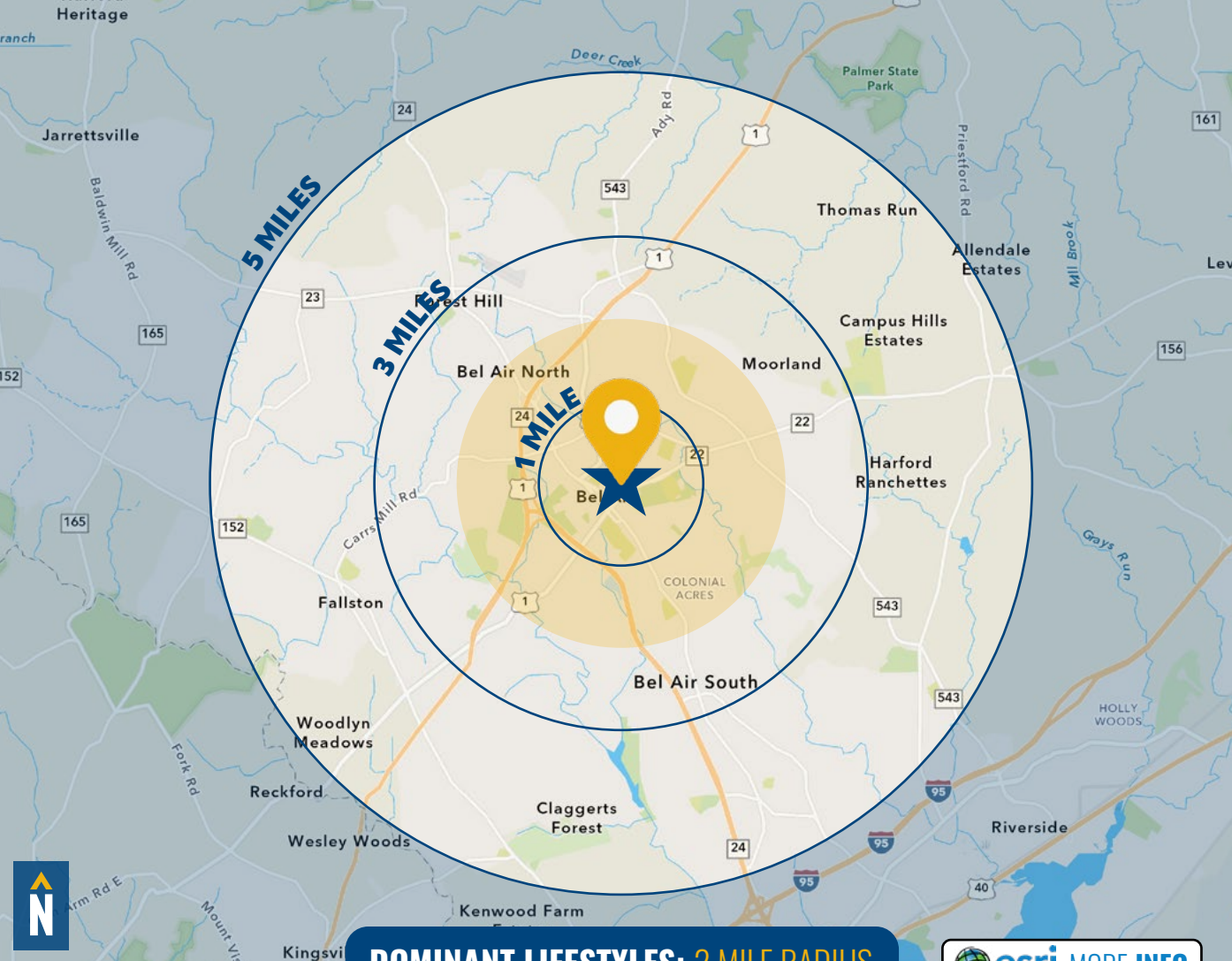


INTERIOR PHOTOS



LOCAL BIRDSEYE





DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

42% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

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.

21% RETIREMENT COMMUNITIES



MEDIAN

AGE: 55.0

HH INCOME: \$80,402

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 domestic products.

11% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

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



4,028

33,574

55,749

DAYTIME POPULATION



18,615

73,569

111,781

AVERAGE HOUSEHOLD INCOME



\$116,637

\$149,503

\$150,259

NUMBER OF HOUSEHOLDS



3,525

26,805

43,648

MEDIAN AGE



42.1

42.0

41.4

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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