# OFFICE/MEDICAL SUITE

2103 LAUREL BUSH ROAD | BEL AIR, MARYLAND 21015

FOR **LEASE**




MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

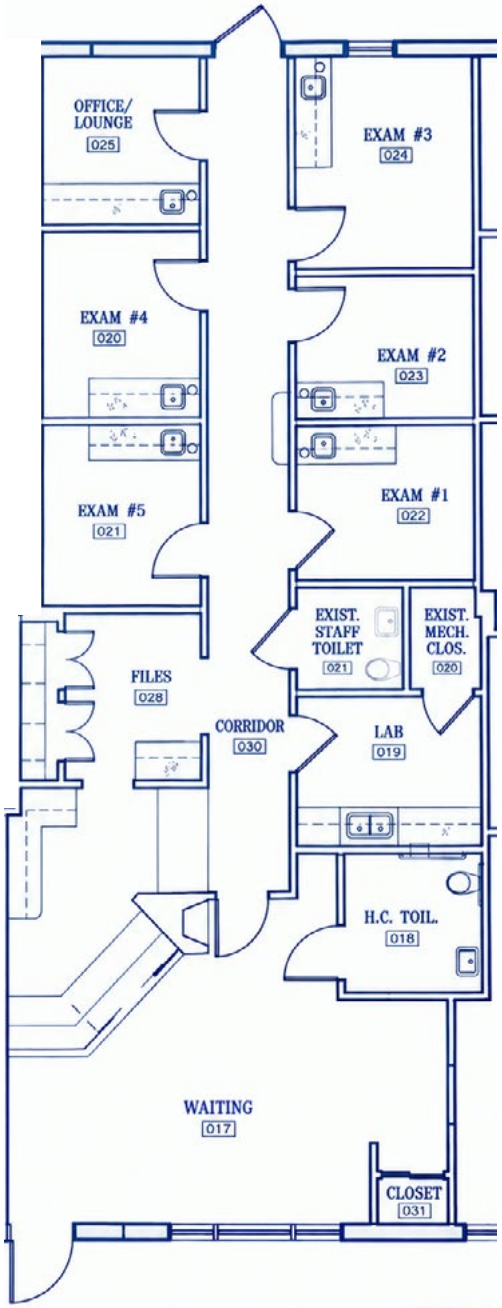
- Prime location with direct access to Route 924
- Conveniently located near numerous amenities
- Adjacent to the Bel Air Festival
- Excellent visibility and exposure

| | |
|---|---|
| AVAILABLE: | 1,565 SF ± |
| BUILDING SIZE: | 8,282 SF ± |
| LOT SIZE: | 0.72 ACRES ± |
| PARKING: | 50 SPACES |
| TRAFFIC COUNT: | 16,441 AADT (EMMORTON RD) |
| ZONING: | B3 (GENERAL BUSINESS DISTRICT) |
| **RENTAL RATE:** | **$19.50 PSF, NNN** |





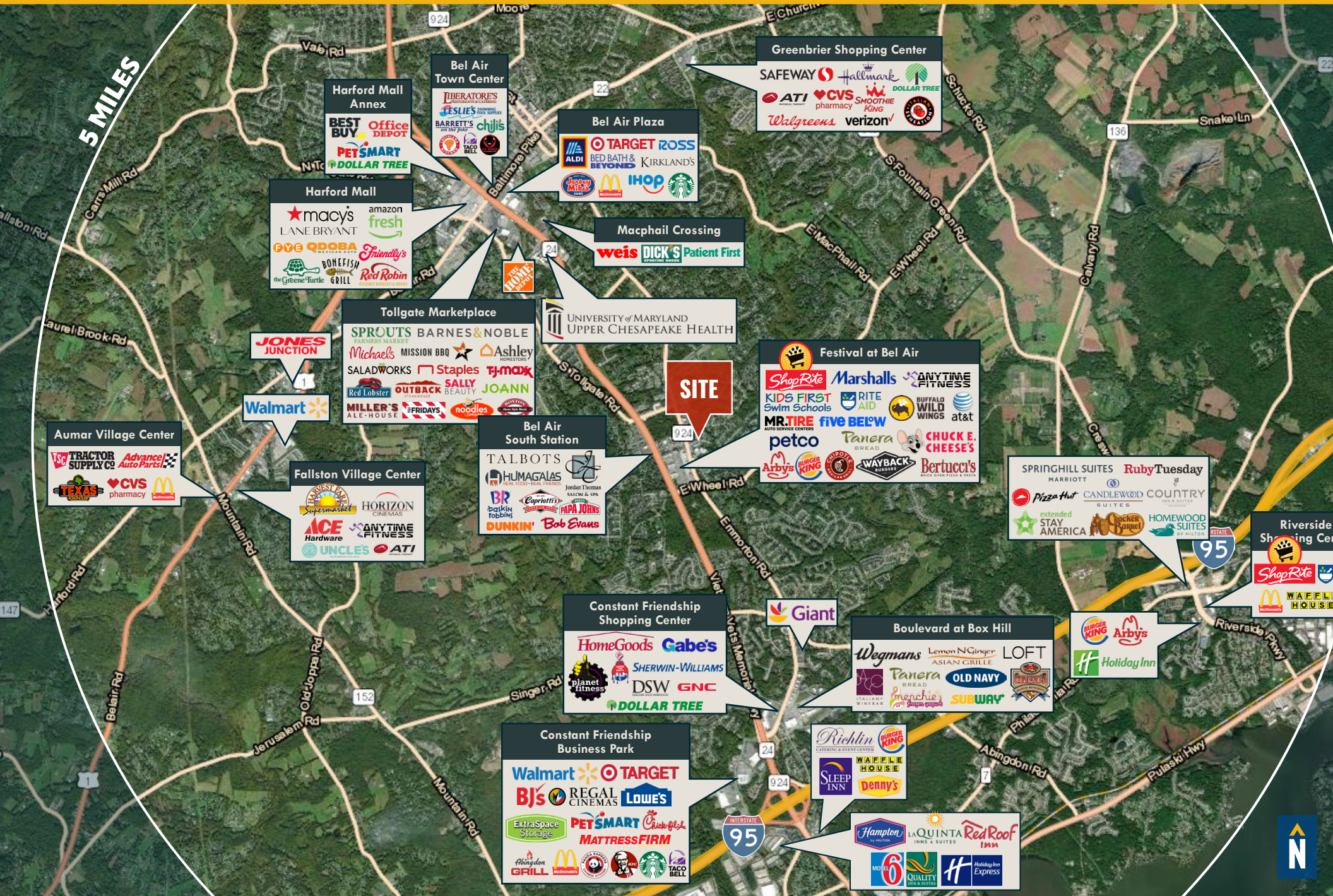

# FLOOR **PLAN**

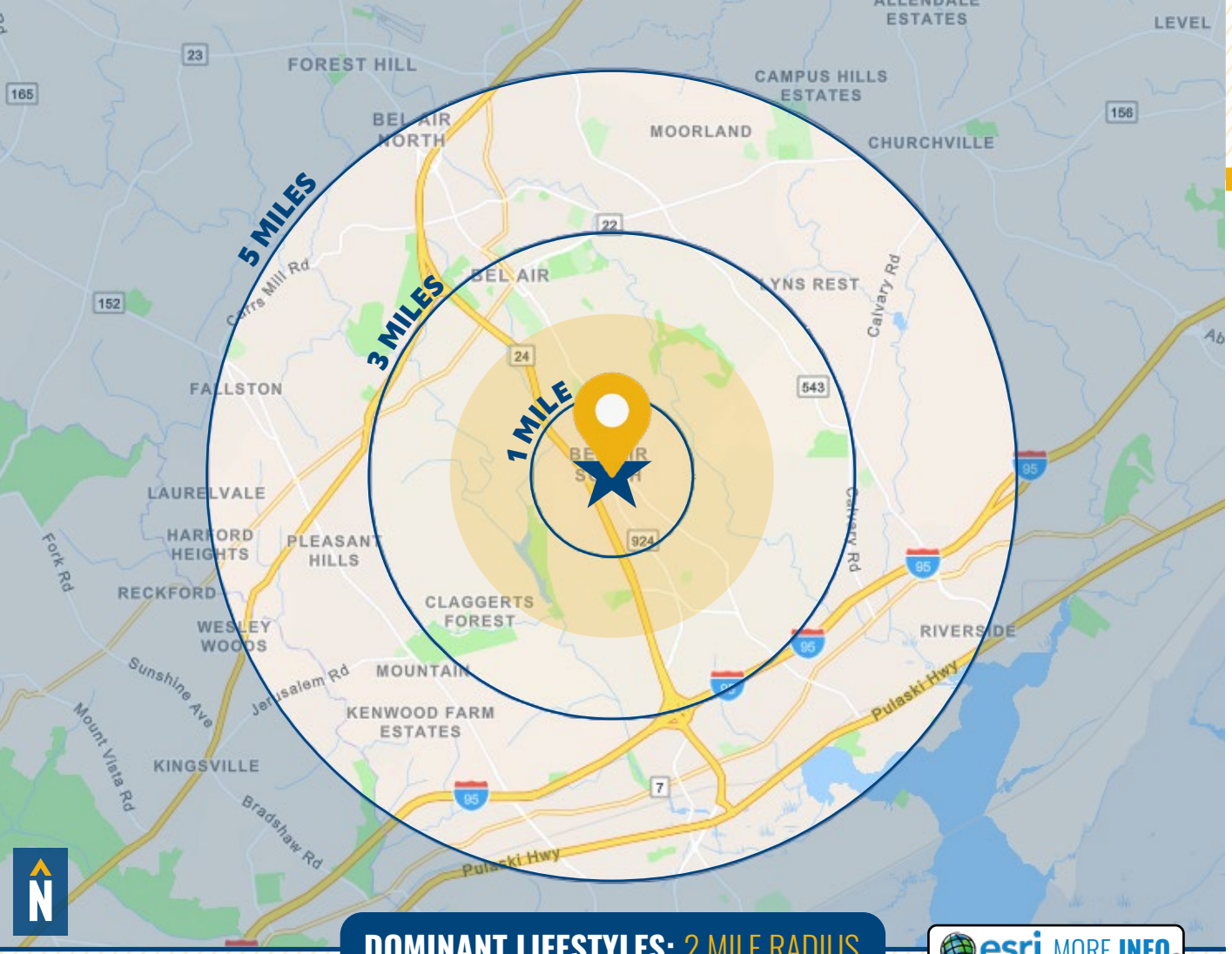

OFFICE/
LOUNGE
025
EXAM #3
024
EXAM #4
020
EXAM #2
023
EXAM #5
021
EXAM #1
022
EXIST.
STAFF
TOILET
021
EXIST.
MECH.
CLOS.
020
FILES
028
CORRIDOR
030
LAB
019
H.C. TOIL.
018
WAITING
017
CLOSET
031

# LOCAL **BIRDSEYE**



# **MARKET** AERIAL






## DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

### 34% 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.

### 16% 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.

### 9% MODERN MINDS




Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

# DEMOGRAPHICS

## 2026

| RADIUS: | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **RESIDENTIAL POPULATION** | 4,640 | 26,850 | 30,064 |
| **DAYTIME POPULATION** | 11,338 | 54,976 | 57,467 |
| **AVERAGE HOUSEHOLD INCOME** | $146,113 | $141,501 | $138,425 |
| **NUMBER OF HOUSEHOLDS** | 4,004 | 22,359 | 24,979 |
| **MEDIAN AGE** | 40.8 | 40.6 | 40.7 |

FULL DEMOS REPORT

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




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