



# BEL AIR SQUARE

260 GATEWAY DRIVE | BEL AIR, MARYLAND 21014

FOR  
**SUBLEASE**

**BEL  
AIR**  
SQUARE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Flexible floor plans with separate entrances
- Abundant, free, on-site parking available
- Private entrances, individual thermostats, wall to wall carpeting, powder rooms, mini blinds, ambient lighting, and “instant” hot water
- Dining, retail, banking, and personal service amenities nearby

AVAILABLE:

13-14 A: 1,152 SF ±

PARKING:

FREE, ON-SITE

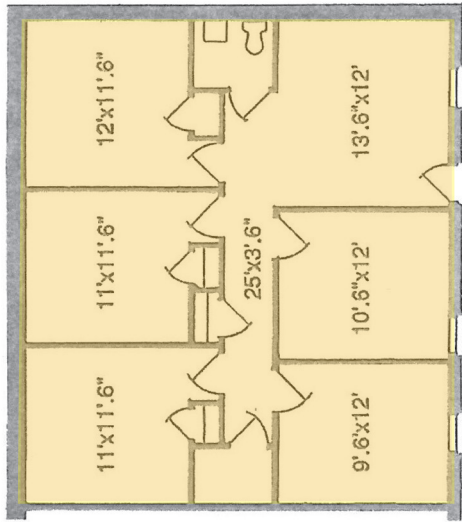
RENTAL RATE:

\$1,680/MO

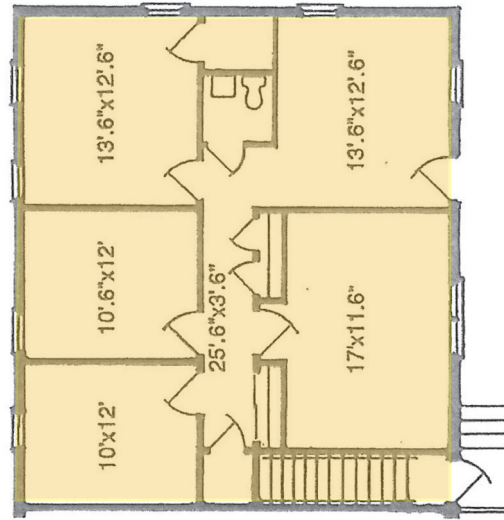




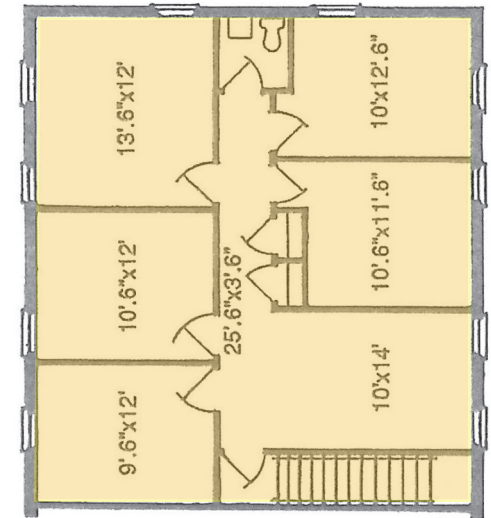
# FLOOR PLANS



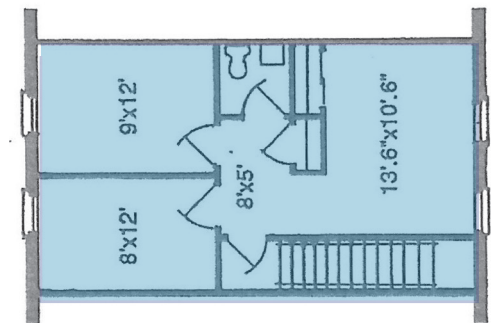
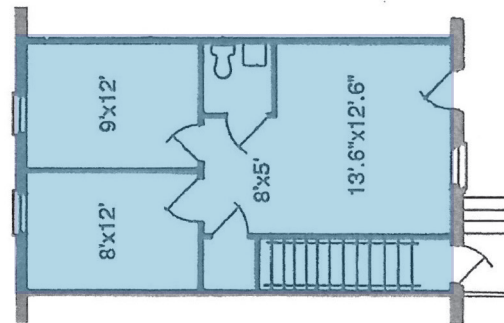
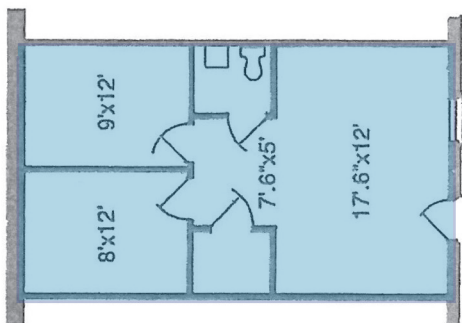
Lower Level - A



Middle Level - B



Upper Level - C



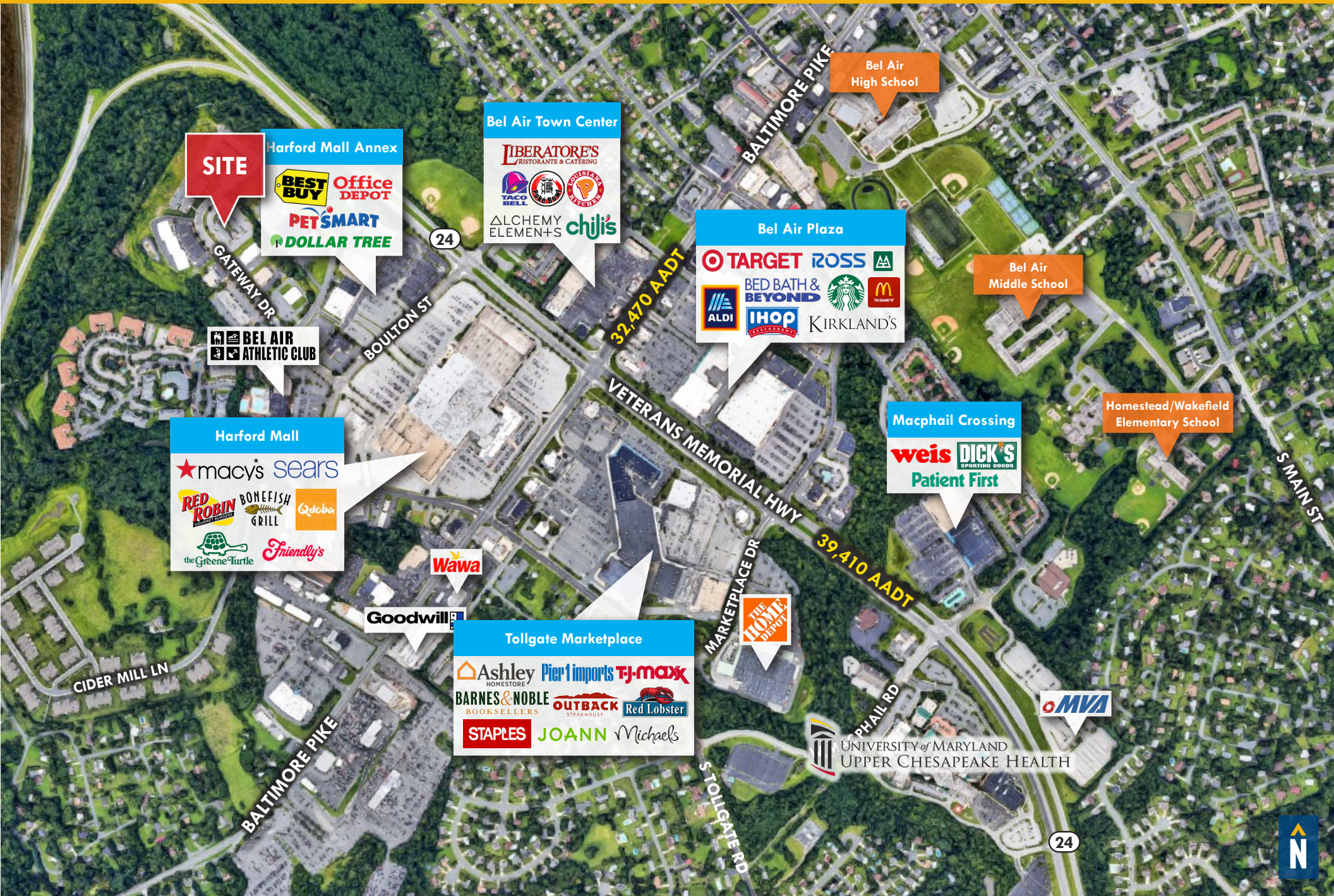
 Typical Double Layout\*

 Typical Single Layout\*

\*All measurements are approximate



# LOCAL BIRDSEYE





# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



5,904

63,978

116,388

## DAYTIME POPULATION



17,257

67,738

108,083

## AVERAGE HOUSEHOLD INCOME



\$112,739

\$144,325

\$151,404

## NUMBER OF HOUSEHOLDS



2,719

24,861

43,943

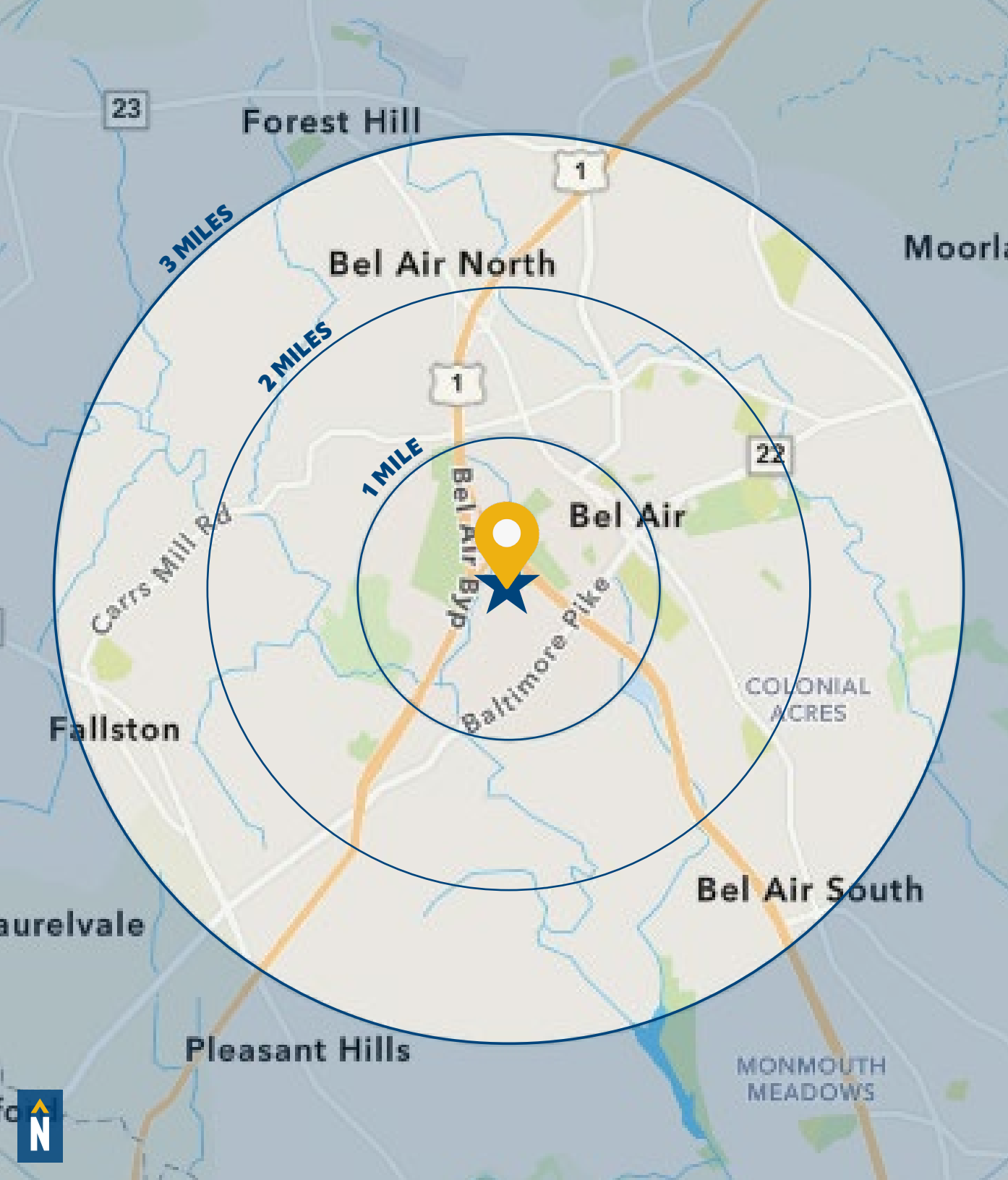
## MEDIAN AGE



46.4

42.1

41.5



# FOR MORE INFO **CONTACT:**



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*SENIOR VICE PRESIDENT*

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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