



# 2,997 SF $\pm$ END CAP RETAIL

MAIN STREET CENTRE | 306 S. MAIN STREET | BEL AIR, MARYLAND 21014

FOR  
LEASE



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2,997 SF  $\pm$  retail end cap (former 7-Eleven)
- High-profile center at Bel Air's "Main & Main" (join Looney's Pub, Margherita Pizza and ZIPS)
- Existing freezers and cold storage
- Two (2) bathrooms
- Signage on building as well as two (2) pylons
- Ample surface parking
- Direct access from S. Main Street & Baltimore Pike
- Situated at a signalized intersection
- Unique opportunity for a Main Street presence in Downtown Bel Air

AVAILABLE:

2,997 SF  $\pm$

TRAFFIC COUNT:

37,781 AADT  $\pm$  (BALTIMORE PIKE)

WALK SCORE:

84 (VERY WALKABLE)

ZONING:

B-2 (CENTRAL BUSINESS DISTRICT)

RENTAL RATE:

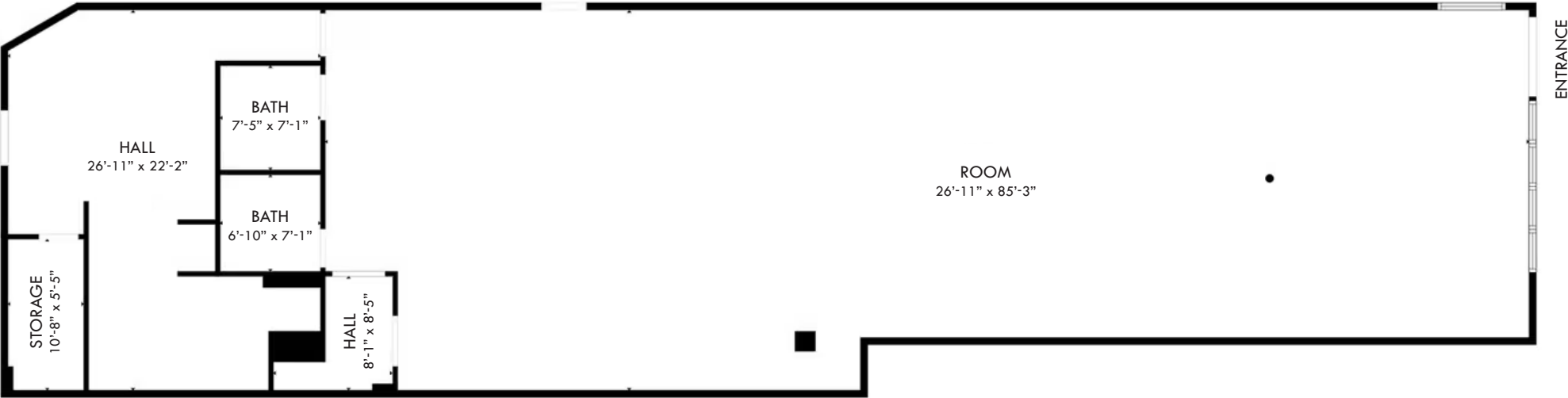
\$32.00 PSF, NNN

2,997 SF  
AVAILABLE



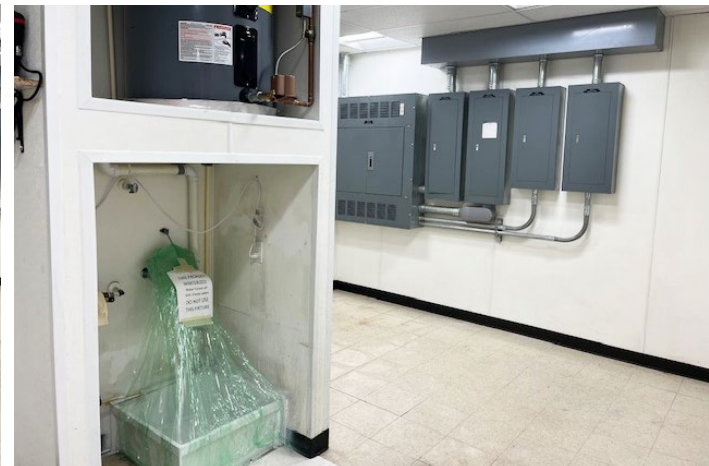
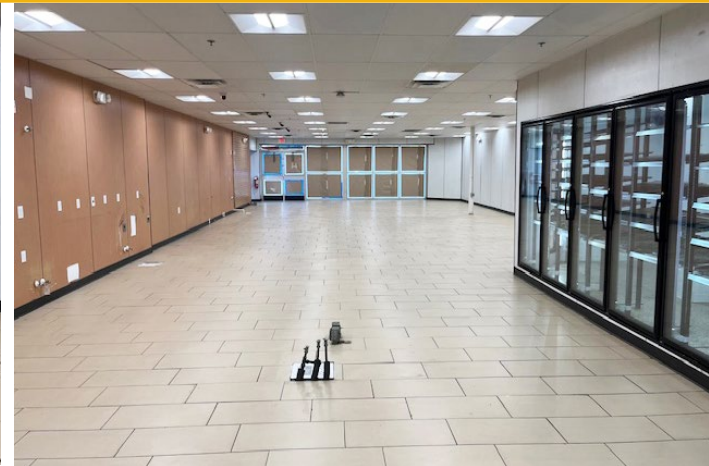
# FLOOR PLAN

**2,997 SF ±**  
AVAILABLE





# INTERIOR PHOTOS





# LOCAL BIRDSEYE





# MARKET AERIAL





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,074

71,454

117,016

## DAYTIME POPULATION



24,030

75,055

112,082

## AVERAGE HOUSEHOLD INCOME



\$106,283

\$143,247

\$143,994

## NUMBER OF HOUSEHOLDS



4,508

27,403

44,045

## MEDIAN AGE

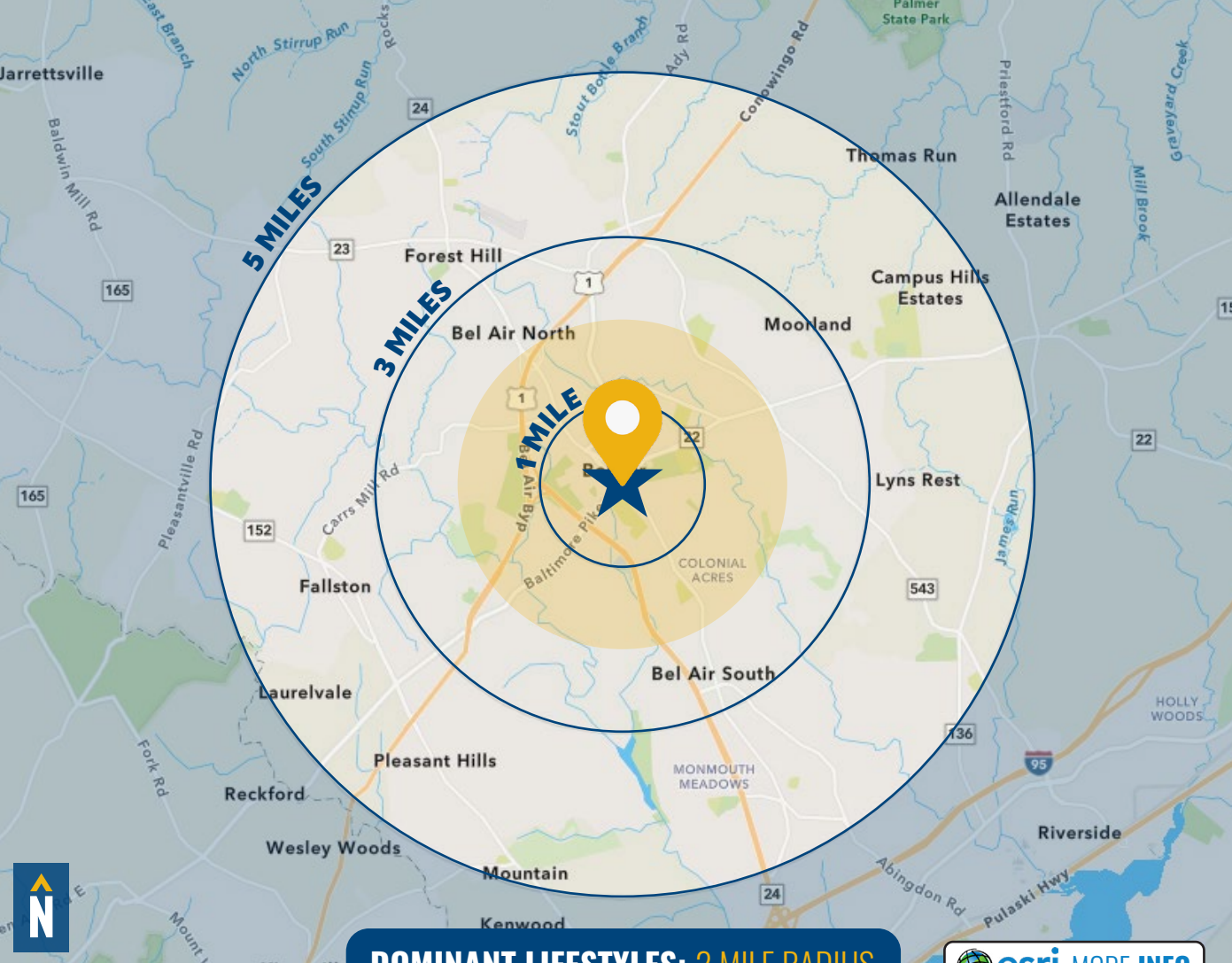


42.4

42.0

41.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

42%

SAVVY  
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

21%

RETIREMENT  
COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402

12%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516

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.

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.

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.

# FOR MORE INFO **CONTACT:**



**LAURA WILLIAMS**

*VICE PRESIDENT*

**410.494.4864**

**LWILLIAMS@mackenziecommercial.com**



**TOM FIDLER**

*EXECUTIVE VICE PRESIDENT & PRINCIPAL*

**410.494.4860**

**TFIDLER@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200**

**Lutherville, MD 21093**

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

**www.MACKENZIECOMMERCIAL.com**

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