



2,997 SF ± END CAP RETAIL

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

FOR
LEASE

YOUR
SIGN
HERE!



2,997 SF
AVAILABLE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

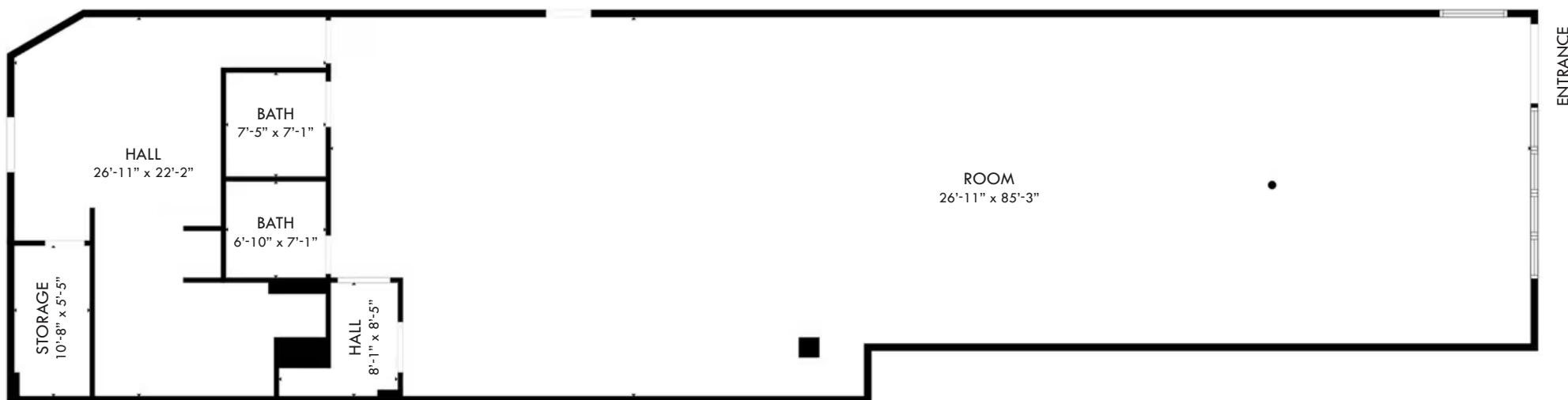
- 2,997 SF ± retail end cap (former 7-Eleven)
- High-profile center at Bel Air's "Main & Main" (join Looney's Pub, Margherita Pizza and ZIPS)
- Existing freezers and cold storage
- Two (2) bathrooms
- Signage on building as well as two (2) pylons
- Ample surface parking
- Direct access from S. Main Street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

AVAILABLE:	2,997 SF ±
TRAFFIC COUNT:	37,781 AADT ± (BALTIMORE PIKE)
WALK SCORE:	84 (VERY WALKABLE)
ZONING:	B-2 (CENTRAL BUSINESS DISTRICT)
RENTAL RATE:	\$32.00 PSF, NNN

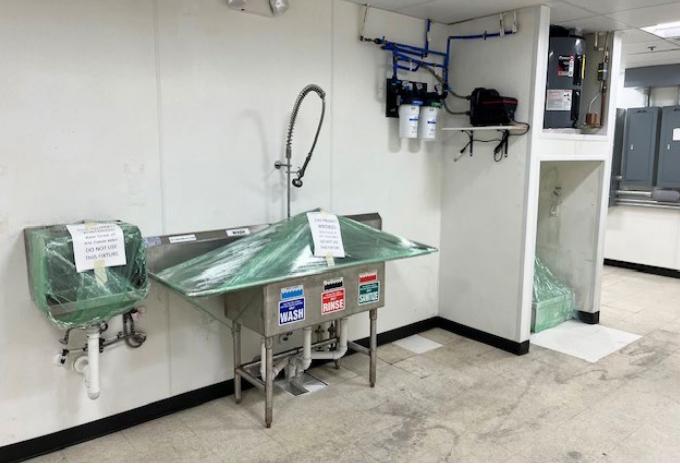


FLOOR PLAN

2,997 SF ±
AVAILABLE



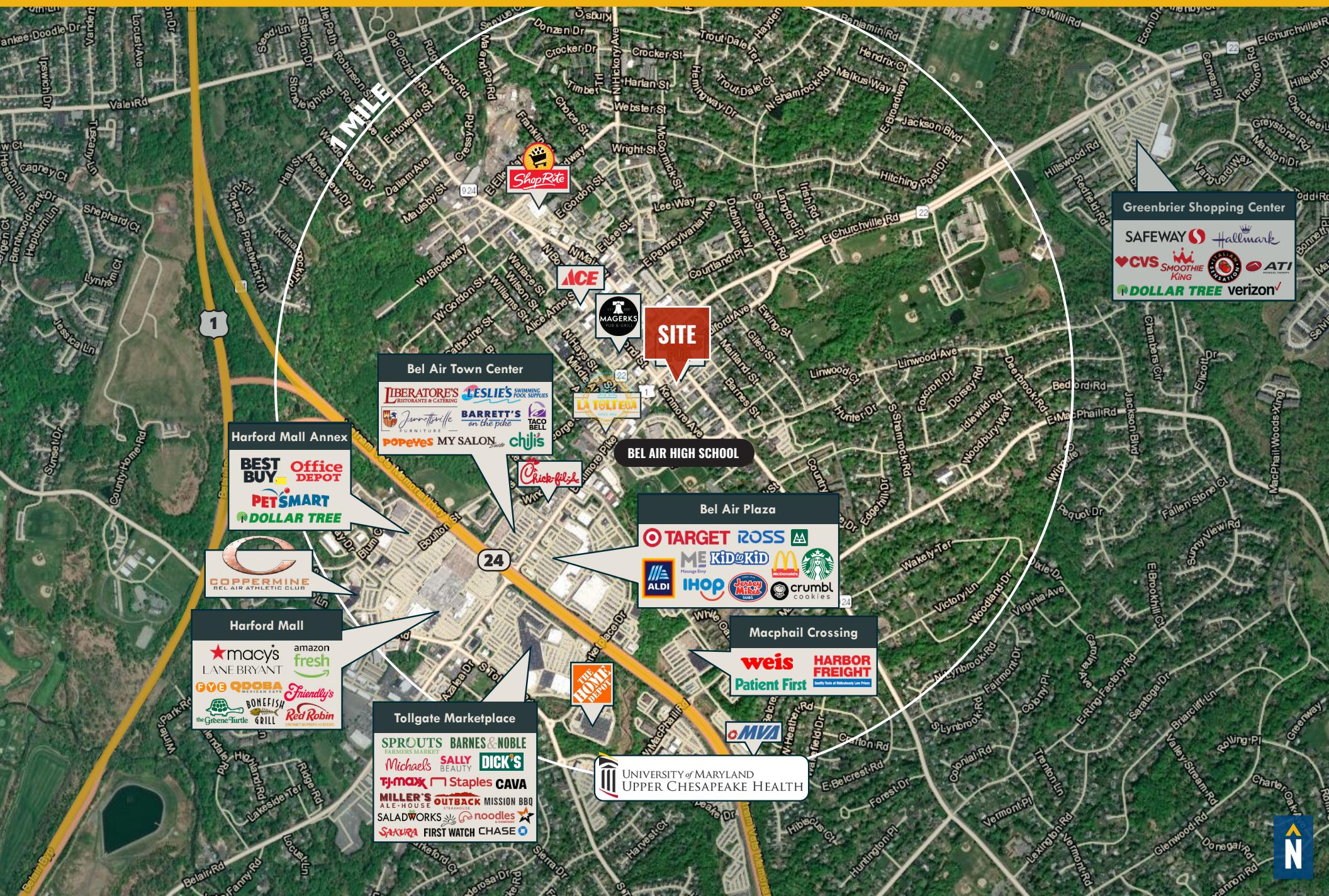
INTERIOR PHOTOS



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

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.

12%

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.

[FULL DEMOS REPORT](#)



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VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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