



355 GRANARY ROAD

FOREST HILL, MD 21050

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Flex Space available in Forest Hill, MD
- Conveniently located on the Bel Air Bypass
- 1,200 sf - 3,600 sf available

| | |
|----------------|----------------------------|
| BUILDING SIZE: | 30,300 SF ± |
| AVAILABILITY: | 1,200 SF - 3,600 SF ± |
| YEAR BUILT: | 2006 |
| DRIVE INS: | 12' W X 14' H |
| PARKING: | 3.30/1,000 SF |
| ZONING: | CI (COMMERCIAL INDUSTRIAL) |



LOCAL BIRDSEYE



1

BEL AIR BYPASS 24,390 AADT

Walgreens

PEDIATRIC PARTNERS

YourSpace

CONOWINGO RD

Wendy's

Wawa

WATER TOWER WAY

DOUBLE GROVES BREWING

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

DQ

McDonald's

KIDDIE ACADEMY

Fallston Supply

CFBA CrossFit Bel Air

Right at Home

SITE

CRANBERRY RD

ACM Technologies

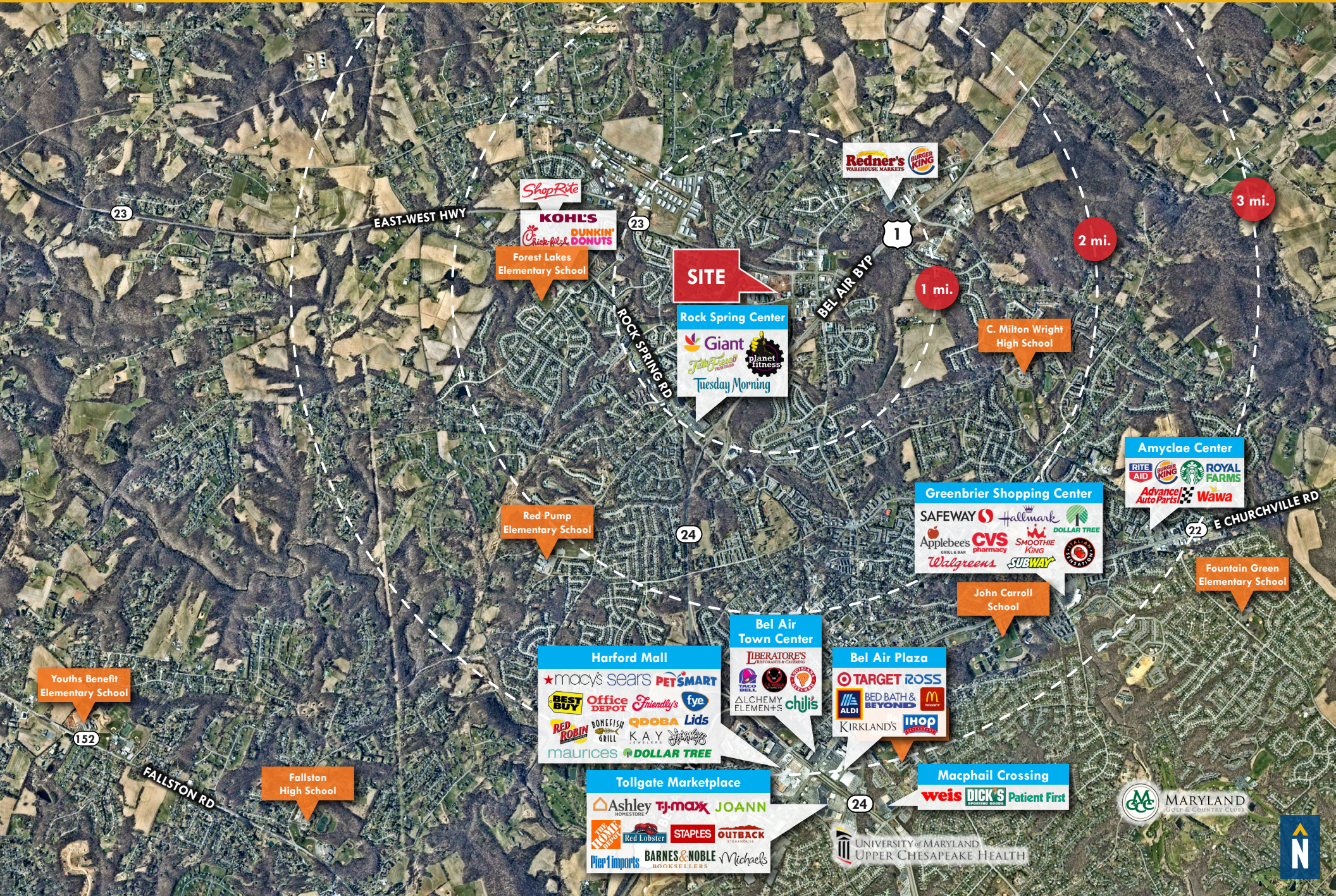
Maryland Recycle

BYNUM RD

Any-Time Spas & Pools



LOCAL TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



4,211

21,597

41,034

DAYTIME POPULATION



8,328

48,576

84,979

AVERAGE HOUSEHOLD INCOME



\$139,700

\$135,303

\$143,923

NUMBER OF HOUSEHOLDS



3,453

18,010

32,471

MEDIAN AGE

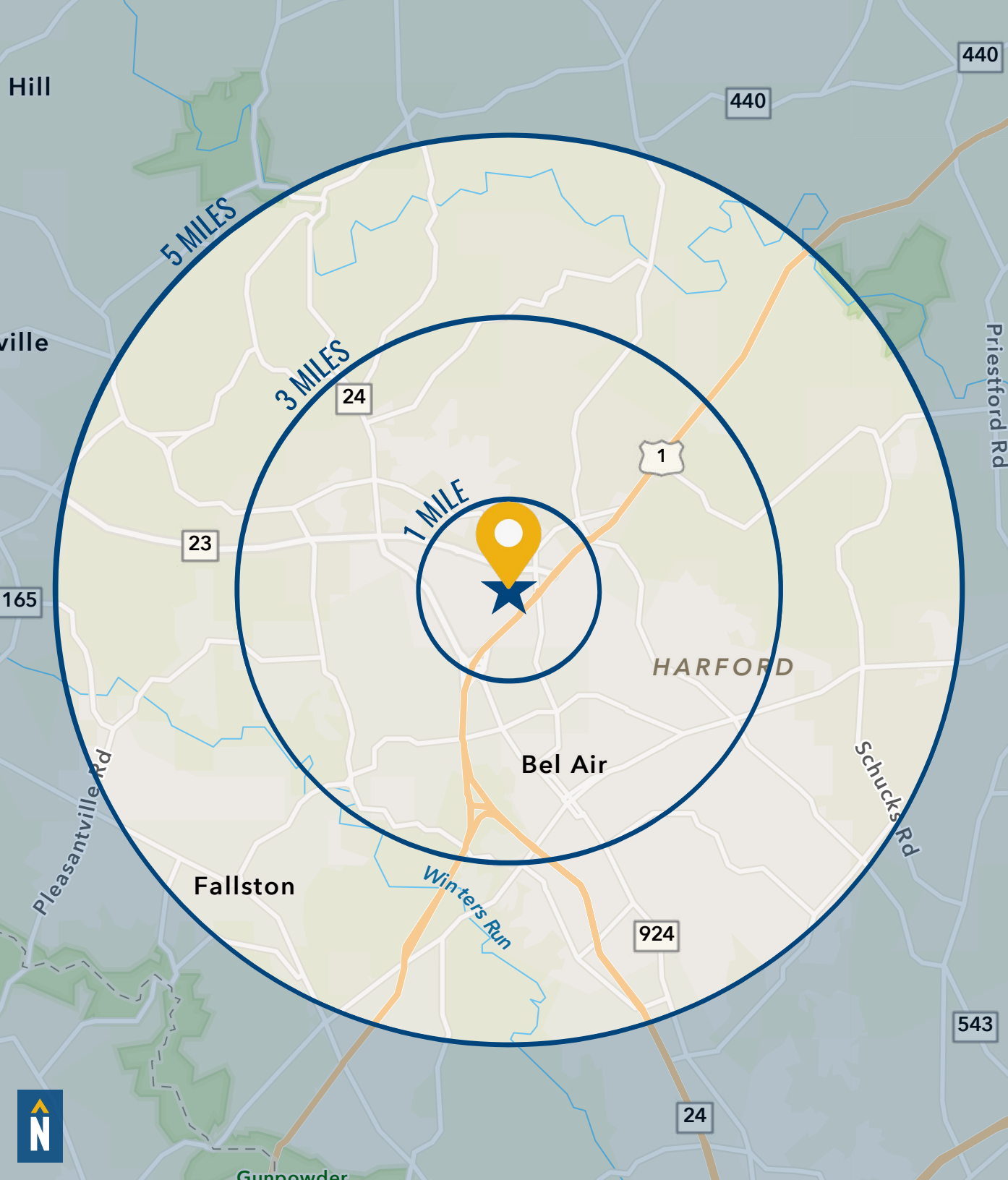


39.3

41.3

43.4

[FULL DEMOS REPORT](#)



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