



620 BOULTON ST

BEL AIR, MARYLAND 21014

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

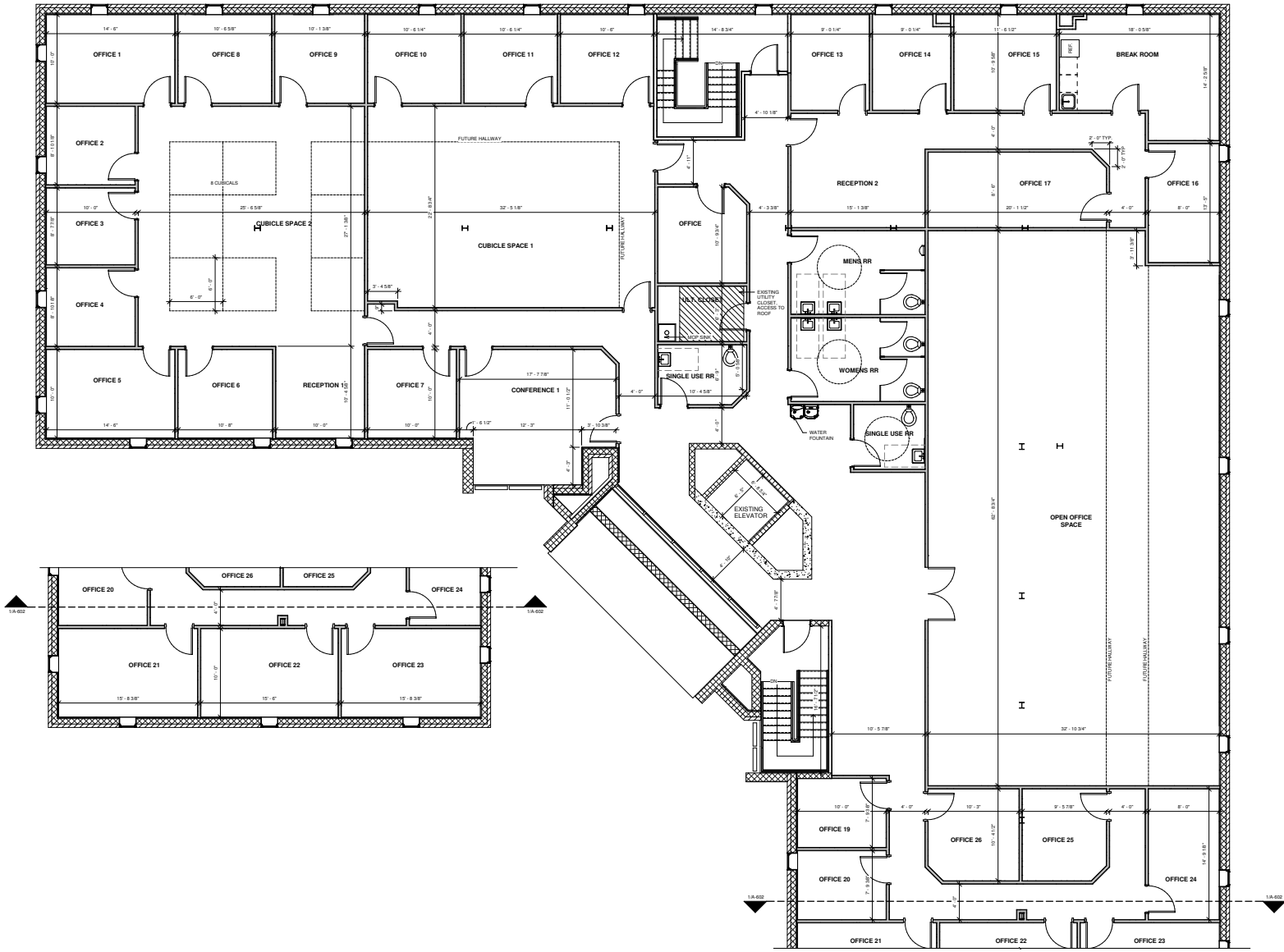
- Close distance to I-95 and Downtown Bel Air
- Located next to Harford Mall
- Renovated offices available
- Plenty of on-site parking
- Easy access to Route 24



AVAILABLE SPACE	2ND FLOOR: 10,000 SF ±
LOT SIZE:	1.22 ACRES ±
YEAR BUILT:	1986
STORIES:	2
PARKING:	10.00/1,000 SF
RENTAL RATE:	\$22.00 PSF NNN



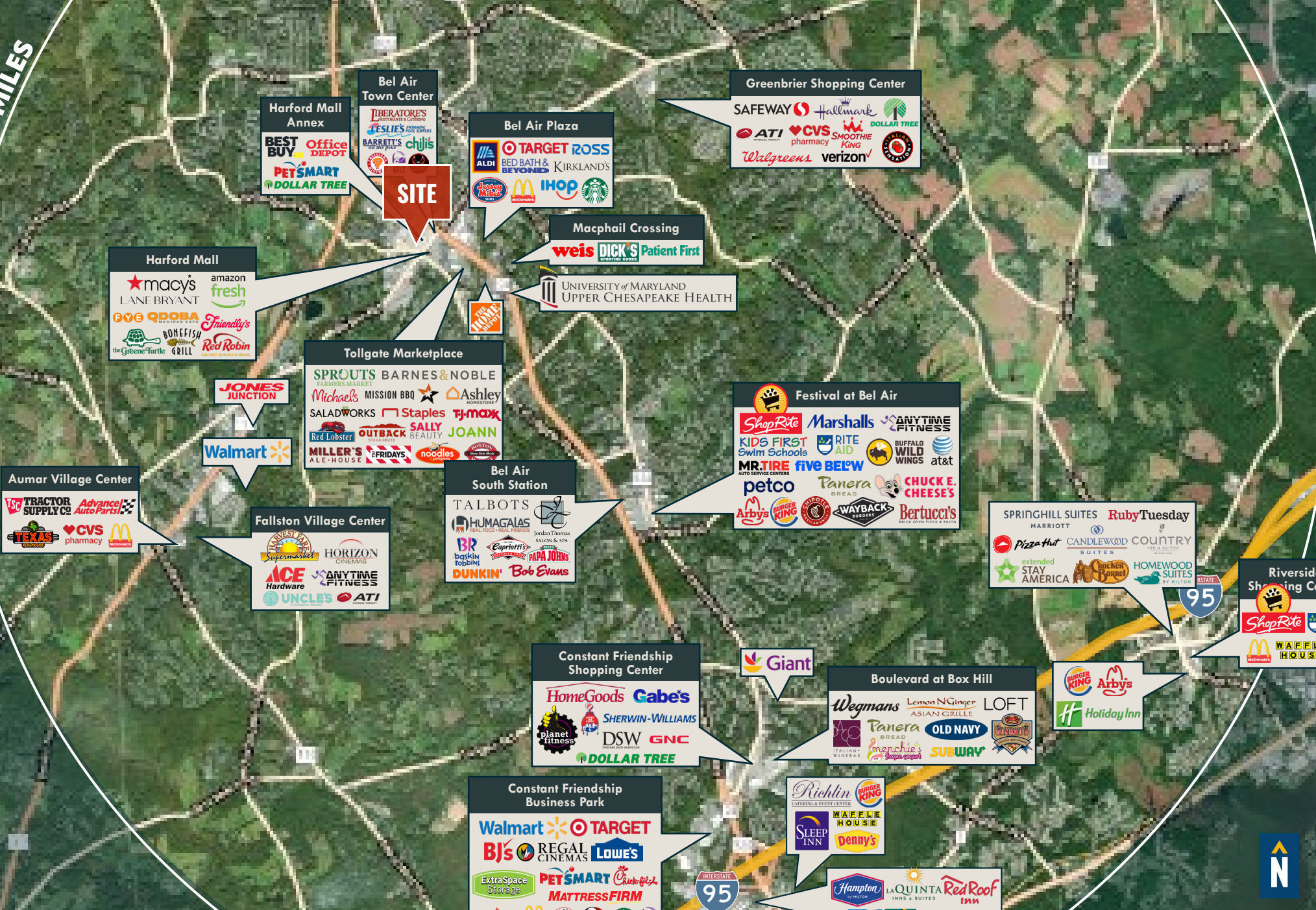
FLOOR PLAN: SECOND FLOOR OFFICE SPACE



RETAIL TRADE AREA

5 MILES

SITE



DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



3,033

31,327

54,805

DAYTIME POPULATION



20,139

70,788

109,110

AVERAGE HOUSEHOLD INCOME



\$115,507

\$145,167

\$151,450

NUMBER OF HOUSEHOLDS



2,752

25,130

44,350

MEDIAN AGE

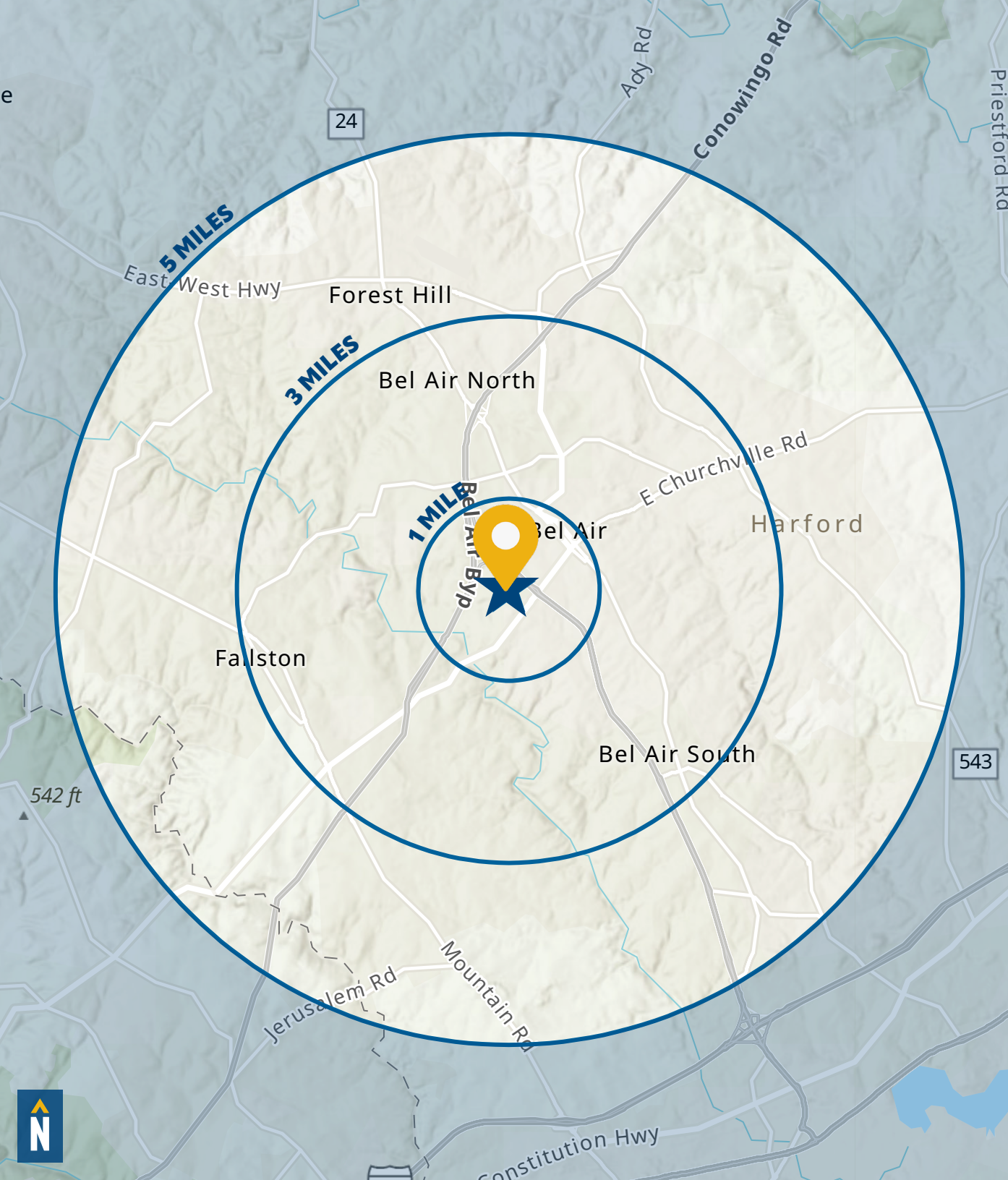


46.6

42.0

41.4

[FULL DEMOS REPORT](#)



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