



754 N HICKORY AVENUE

BEL AIR, MARYLAND 21014

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Stand alone office building
- Located just minutes from Downtown Bel Air
- On-site Parking
- Corner lot with great visibility



BUILDING SIZE:

4,300 SF ±

LOT SIZE:

1.11 ACRES ±

AVAILABLE:

2ND FLOOR: 400 SF

PARKING:

ON-SITE PARKING

ZONING:

RO (RESIDENTIAL OFFICE)

RENTAL RATE:
MONTHLY RATE

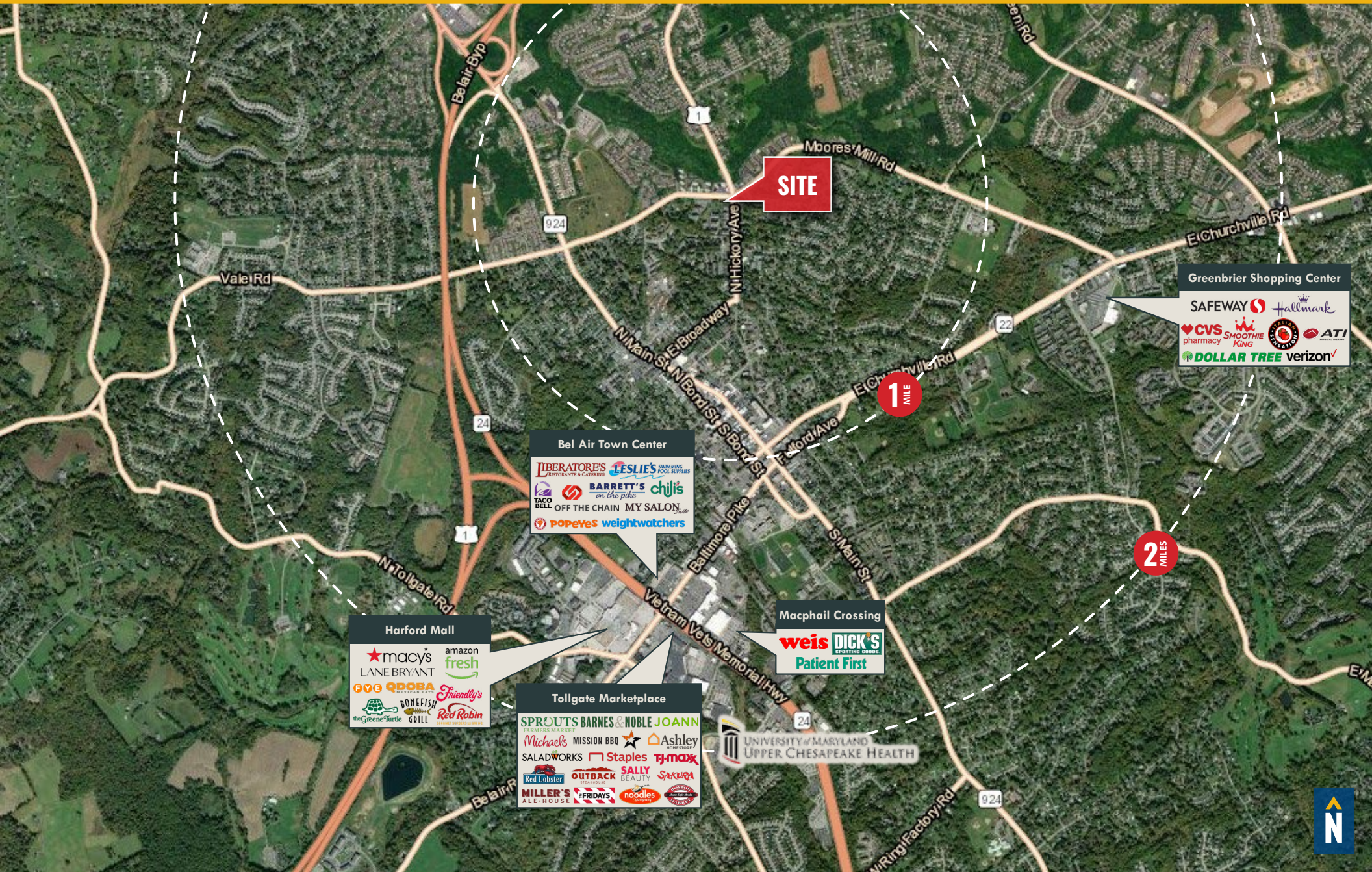
2ND FLOOR: \$500 PER ROOM



GOOGLE STREET VIEW



TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



5,922

30,913

48,923

DAYTIME POPULATION



15,132

66,097

100,021

AVERAGE HOUSEHOLD INCOME



\$129,266

\$139,444

\$144,586

NUMBER OF HOUSEHOLDS



4,818

25,139

38,460

MEDIAN AGE

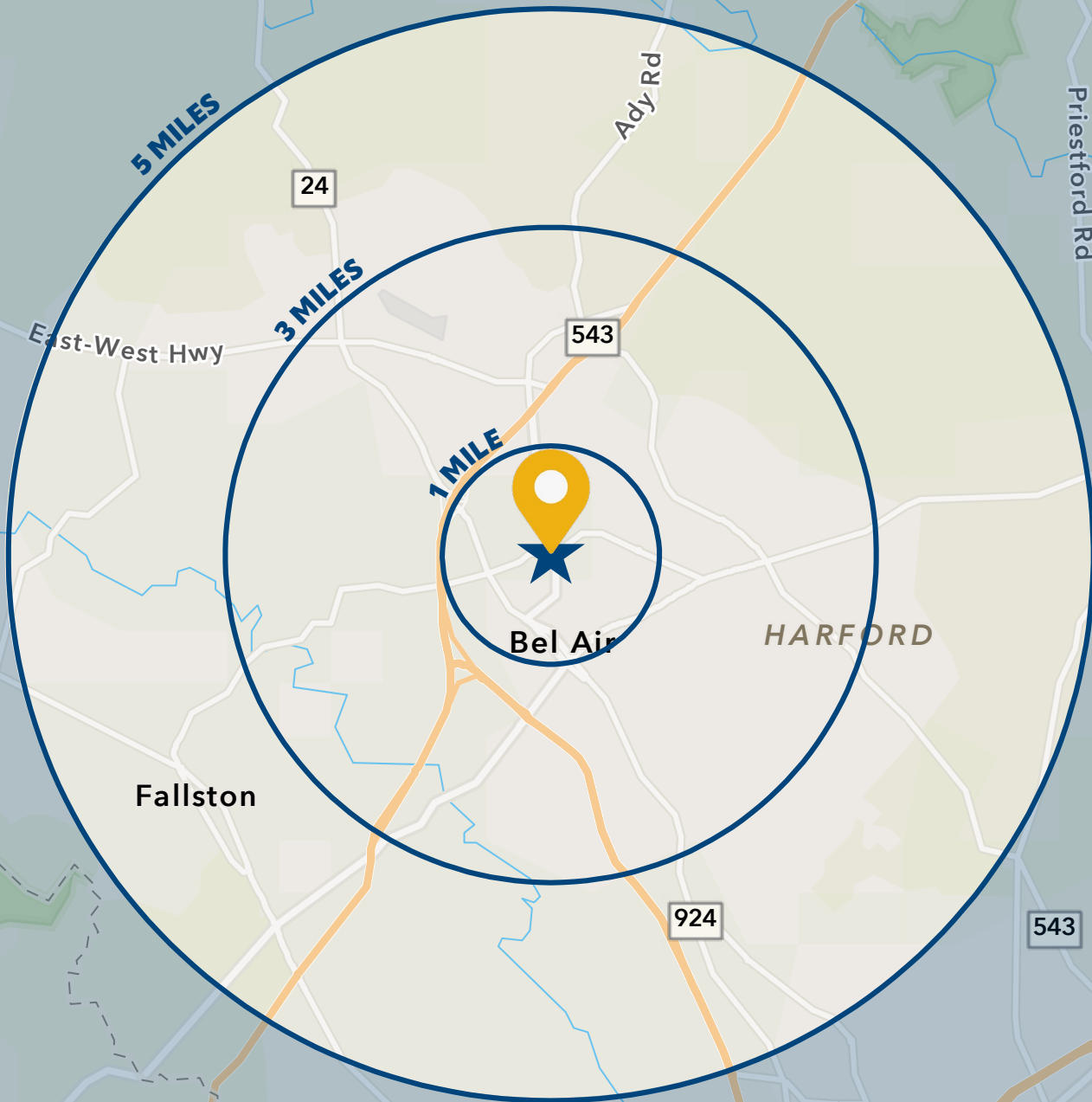


41.0

42.4

42.8

[FULL DEMOS REPORT](#)



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