

# FOR LEASE

Harford County, Maryland

UP TO  
1,856 SF ±  
AVAILABLE!

BELAIR  
BUSINESS  
CENTER  
100 N. MAIN

## BEL AIR BUSINESS CENTER

100-104 N. MAIN STREET | BEL AIR, MD 21014

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100-104 N. MAIN STREET | BEL AIR, MARYLAND 21014

## AVAILABLE

- ▶ 10 W. Lee Street: 900 sf ±
- ▶ 12 W. Lee Street: 956 sf ±

CAN BE COMBINED  
UP TO **1,856 SF**

## BUILDING SIZE

16,465 sf ±

## ZONING

B-2 (Central Business)

## TRAFFIC COUNT

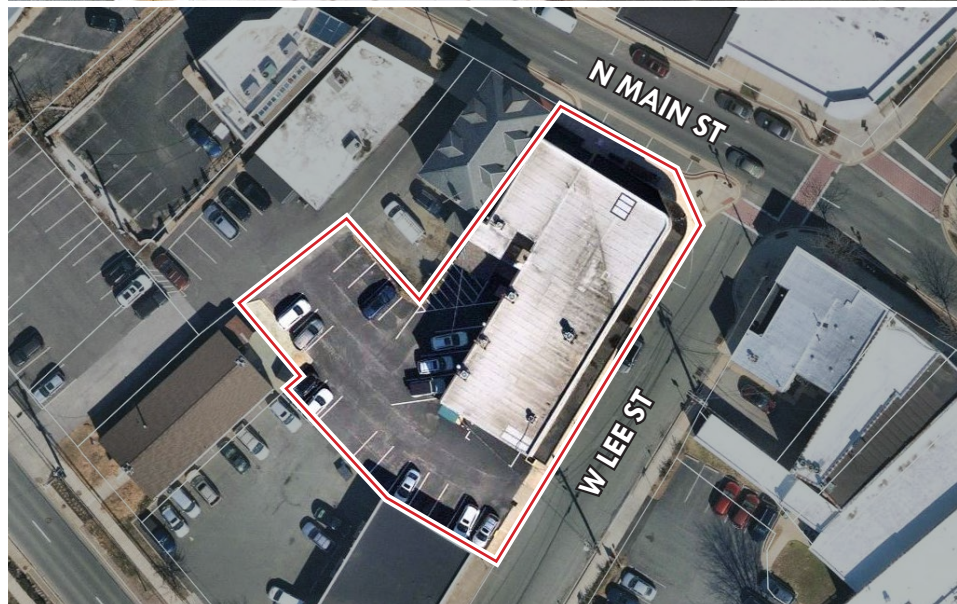
10,701 AADT (N. Main Street)

## RENTAL RATE

- ▶ 10 W. Lee St: \$1,200/mo., MG
- ▶ 12 W. Lee St: \$1,275/mo., MG

## HIGHLIGHTS

- ▶ Main Street location in the heart of Downtown Bel Air
- ▶ 35 parking spaces on-site ± (first come, first served basis)
- ▶ 3 min. drive to Route 24 and Bel Air's commercial "hub"
- ▶ Easy access to Rt. 1 (Bel Air Byp)
- ▶ Ideal for a variety of retail/office uses



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# LOCAL BIRDSEYE

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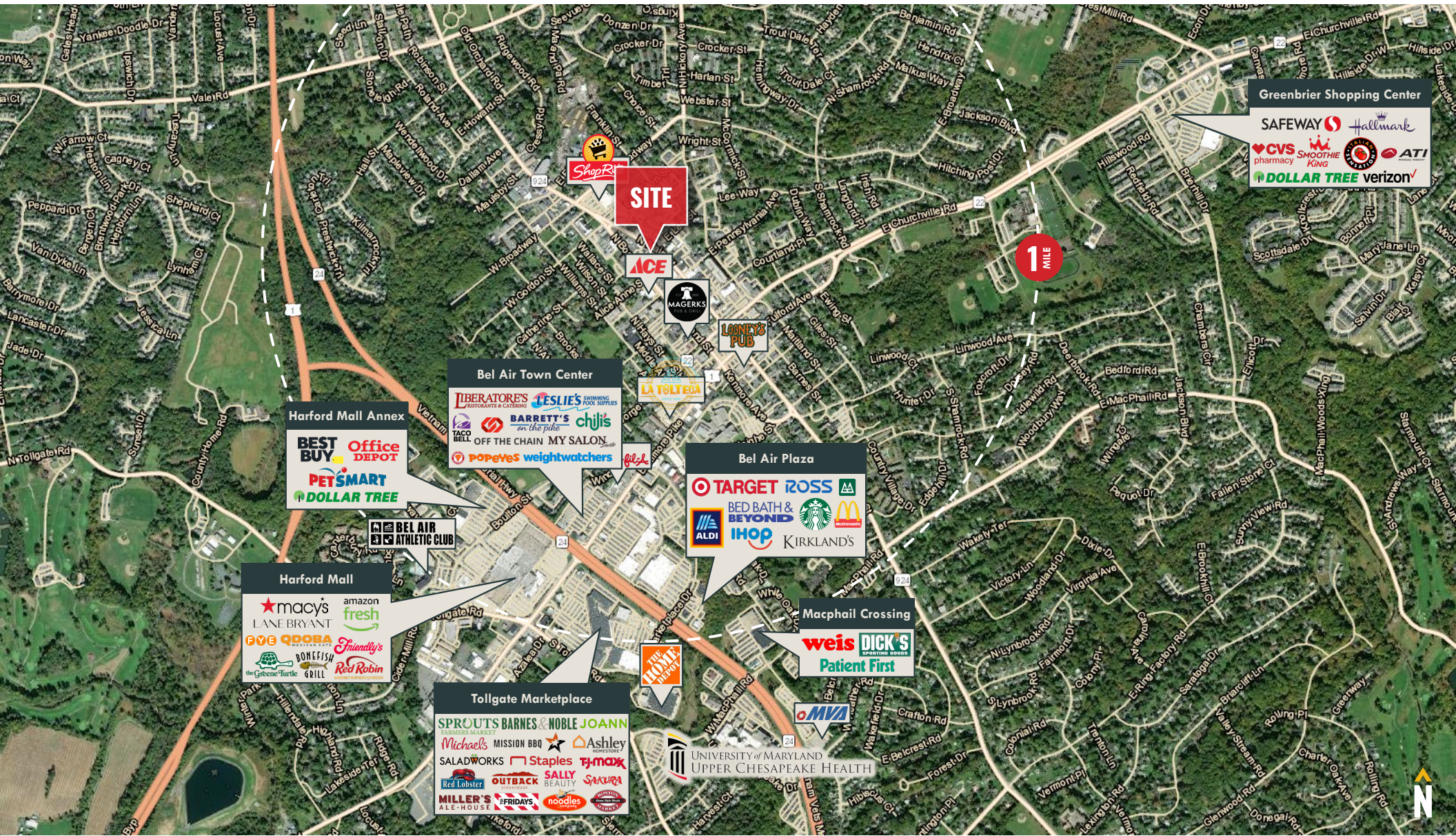


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# BEL AIR TRADE AREA

BEL AIR BUSINESS CENTER | 100-104 N. MAIN STREET | BEL AIR, MARYLAND 21014

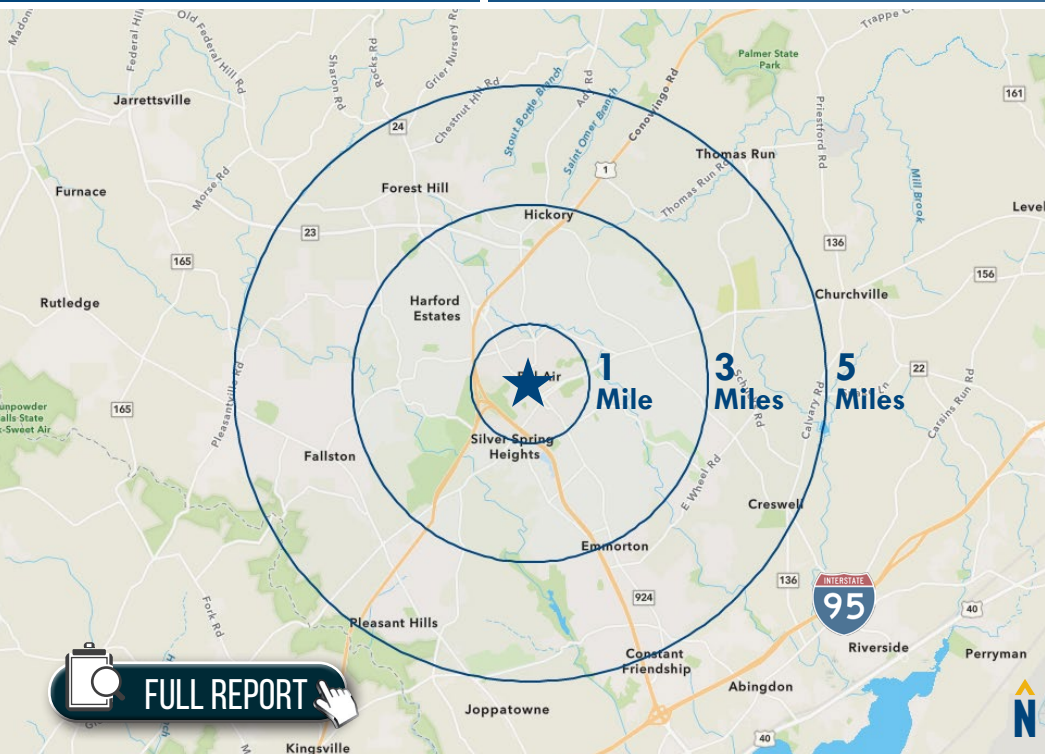


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# LOCATION / DEMOGRAPHICS (2022)

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**FULL REPORT**

**22% OLD AND NEWCOMERS**  
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

**2.12**  
AVERAGE HH SIZE

**39.4**  
MEDIAN AGE

**\$44,900**  
MEDIAN HH INCOME

[LEARN MORE](#)

**15% SAVVY SUBURBANITES**  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

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**14% GOLDEN YEARS**  
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

**2.06**  
AVERAGE HH SIZE

**52.3**  
MEDIAN AGE

**\$71,700**  
MEDIAN HH INCOME

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**10% EXURBANITES**  
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

**2.50**  
AVERAGE HH SIZE

**51.0**  
MEDIAN AGE

**\$103,400**  
MEDIAN HH INCOME

[LEARN MORE](#)

<b>RESIDENTIAL POPULATION</b> 11,045 1 MILE 68,277 3 MILES 113,276 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 5,049 1 MILE 25,873 3 MILES 42,129 5 MILES	<b>AVERAGE HH SIZE</b> 2.11 1 MILE 2.60 3 MILES 2.66 5 MILES	<b>MEDIAN AGE</b> 43.9 1 MILE 42.5 3 MILES 41.7 5 MILES
<b>AVERAGE HH INCOME</b> \$117,928 1 MILE \$141,447 3 MILES \$145,574 5 MILES	<b>EDUCATION (COLLEGE+)</b> 73.2% 1 MILE 72.0% 3 MILES 71.4% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 96.6% 1 MILE 96.5% 3 MILES 96.6% 5 MILES	<b>DAYTIME POPULATION</b> 18,643 1 MILE 70,182 3 MILES 108,257 5 MILES



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