



# EMMORTON PROFESSIONAL CENTER

2107-2109 LAUREL BUSH ROAD | BEL AIR, MARYLAND 21015

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,626-3,439 SF Class B office space (3rd Floor)
- Located off Route 924 with easy access to I-95, the downtown Bel Air Business District, Wegmans and the Festival at Bel Air Shopping Center
- Recent renovations include:
  - Refreshed common areas
  - New restrooms
  - Energy efficient lighting
- Tremendous parking field with over 150 spaces



AVAILABLE:

1,813 SF ± (SUITE 301)

1,626 SF ± (SUITE 304)

**CAN BE  
COMBINED:  
3,439 SF ±**

BUILDING SIZE:

28,249 SF ±

PARKING:

150 SURFACE SPACES

ZONING:

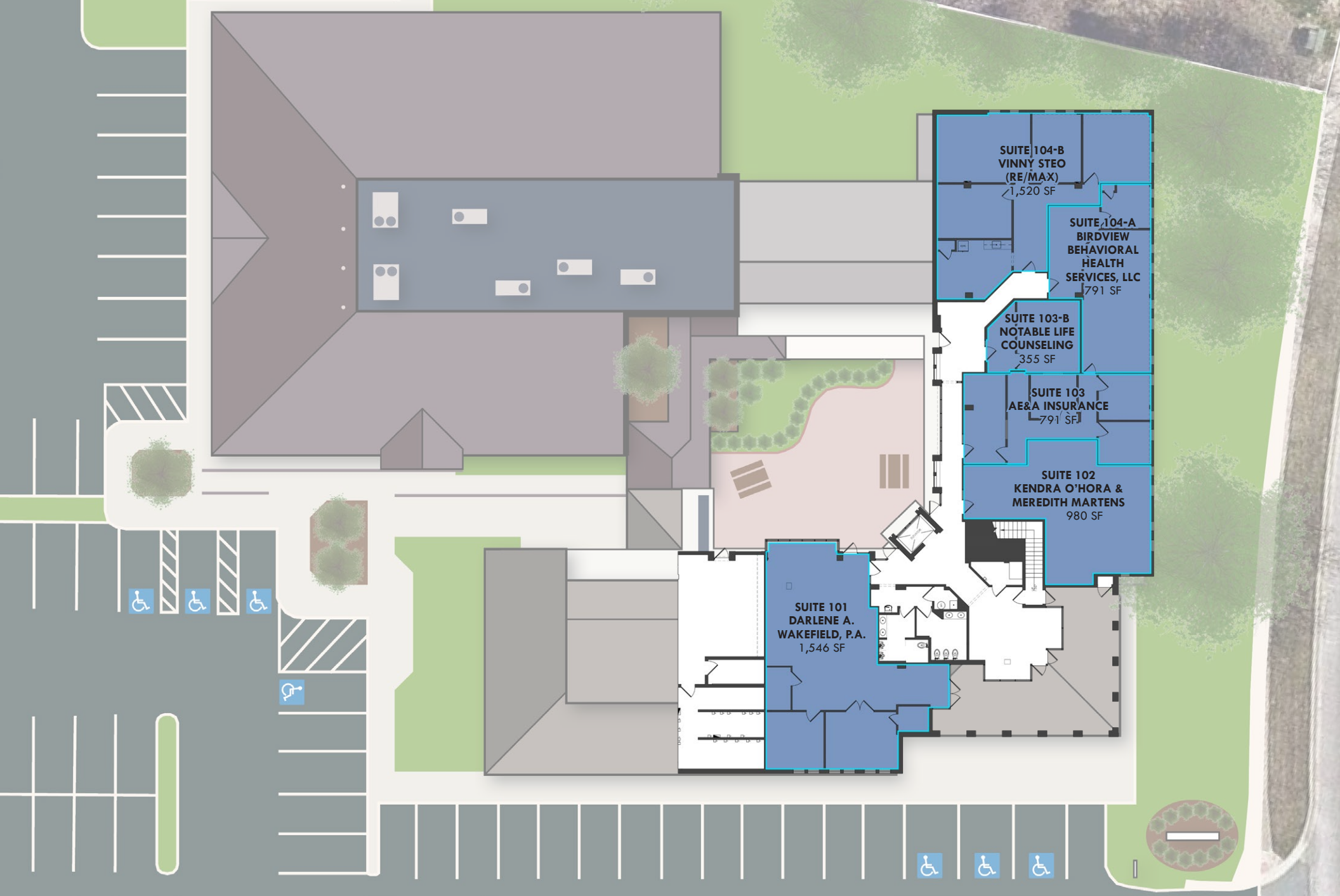
B3 (GENERAL BUSINESS DISTRICT)

RENTAL RATE:

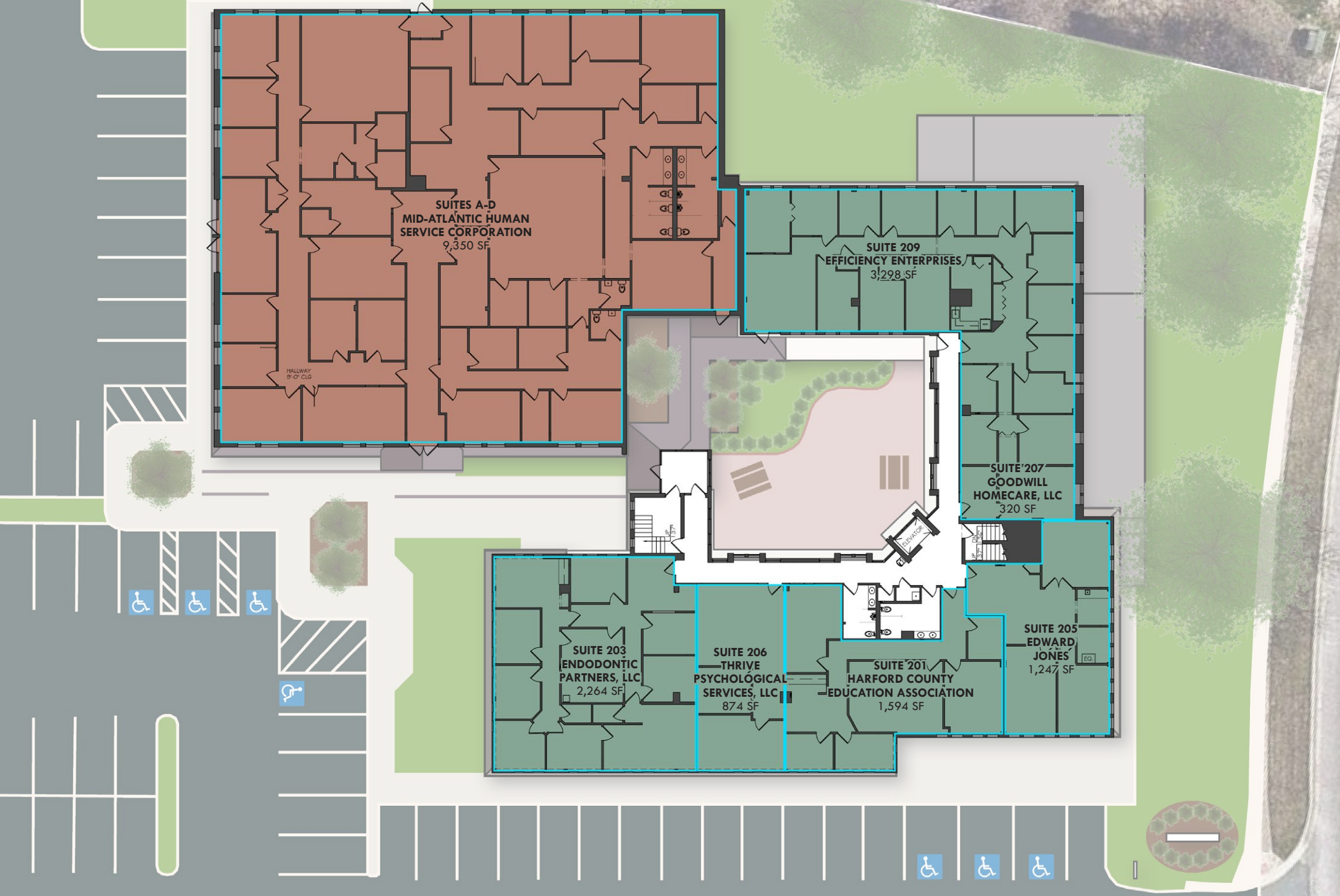
NEGOTIABLE



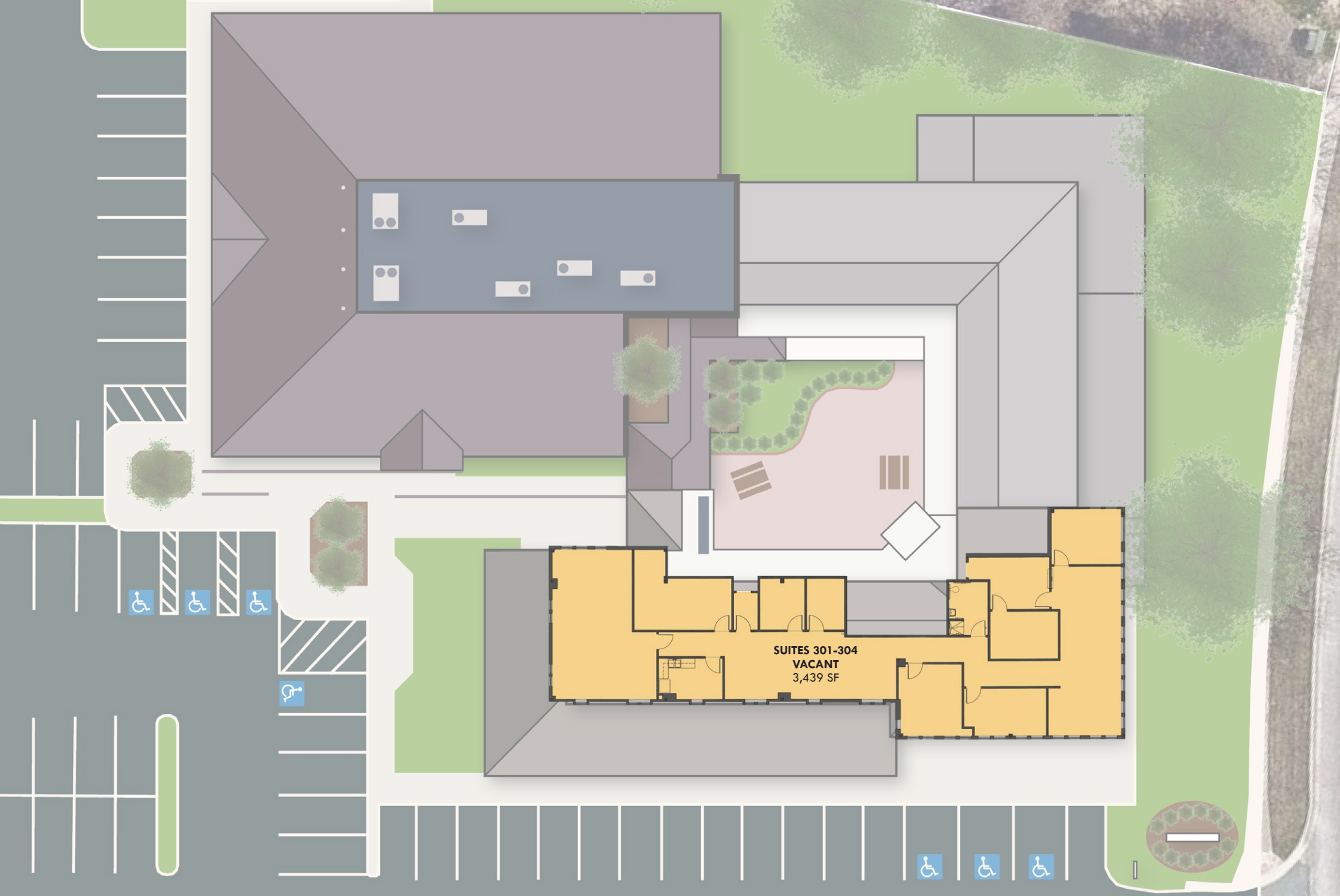
# FLOOR PLAN: 1<sup>ST</sup> FLOOR



# FLOOR PLAN: 2<sup>ND</sup> FLOOR



# FLOOR PLAN: 3<sup>RD</sup> FLOOR



SUITES 301-304  
VACANT  
3,439 SF



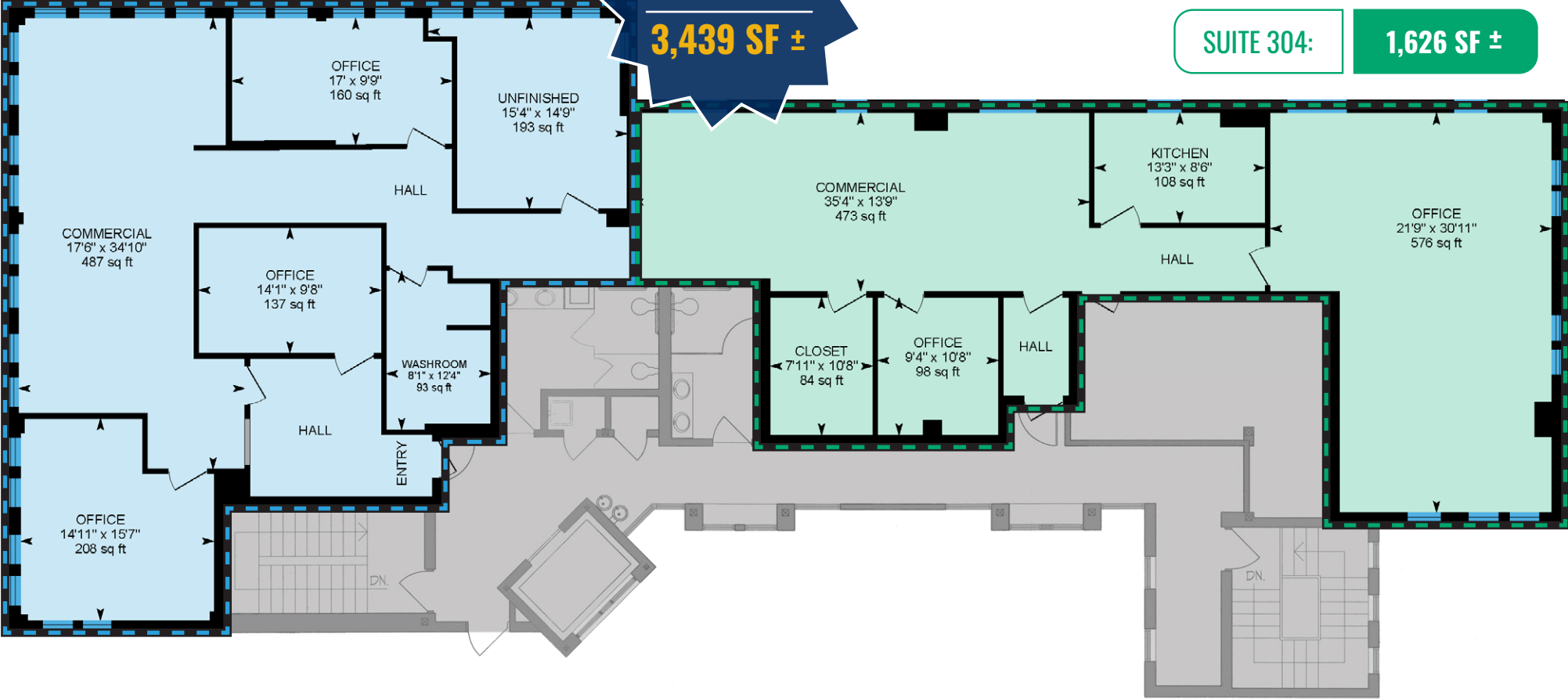
# FLOOR PLAN: SUITES 301-304

CLICK FOR  VIRTUAL TOUR

SUITE 301: 1,813 SF ±

CAN BE COMBINED:  
3,439 SF ±

SUITE 304: 1,626 SF ±



# LOCAL BIRDSEYE



LOMBAY  
ITALIAN CUISINE



BEL AIR S PKWY

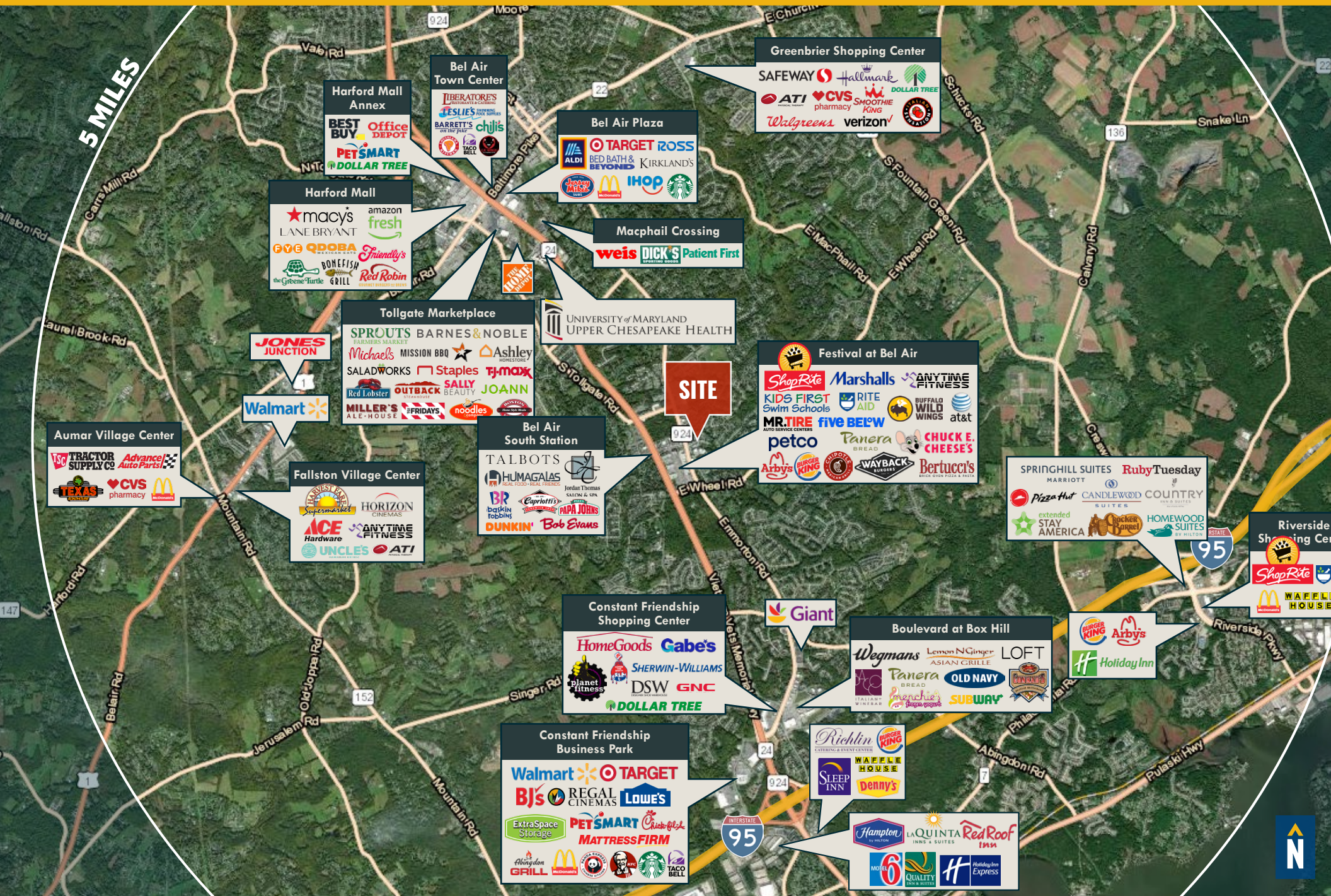
EMMORTON RD

LAUREL BUSH RD

924



# MARKET AERIAL





# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



9,726

64,832

128,742

## DAYTIME POPULATION



11,172

64,094

121,245

## AVERAGE HOUSEHOLD INCOME



\$144,931

\$135,739

\$132,195

## NUMBER OF HOUSEHOLDS



3,892

25,220

48,964

## MEDIAN AGE

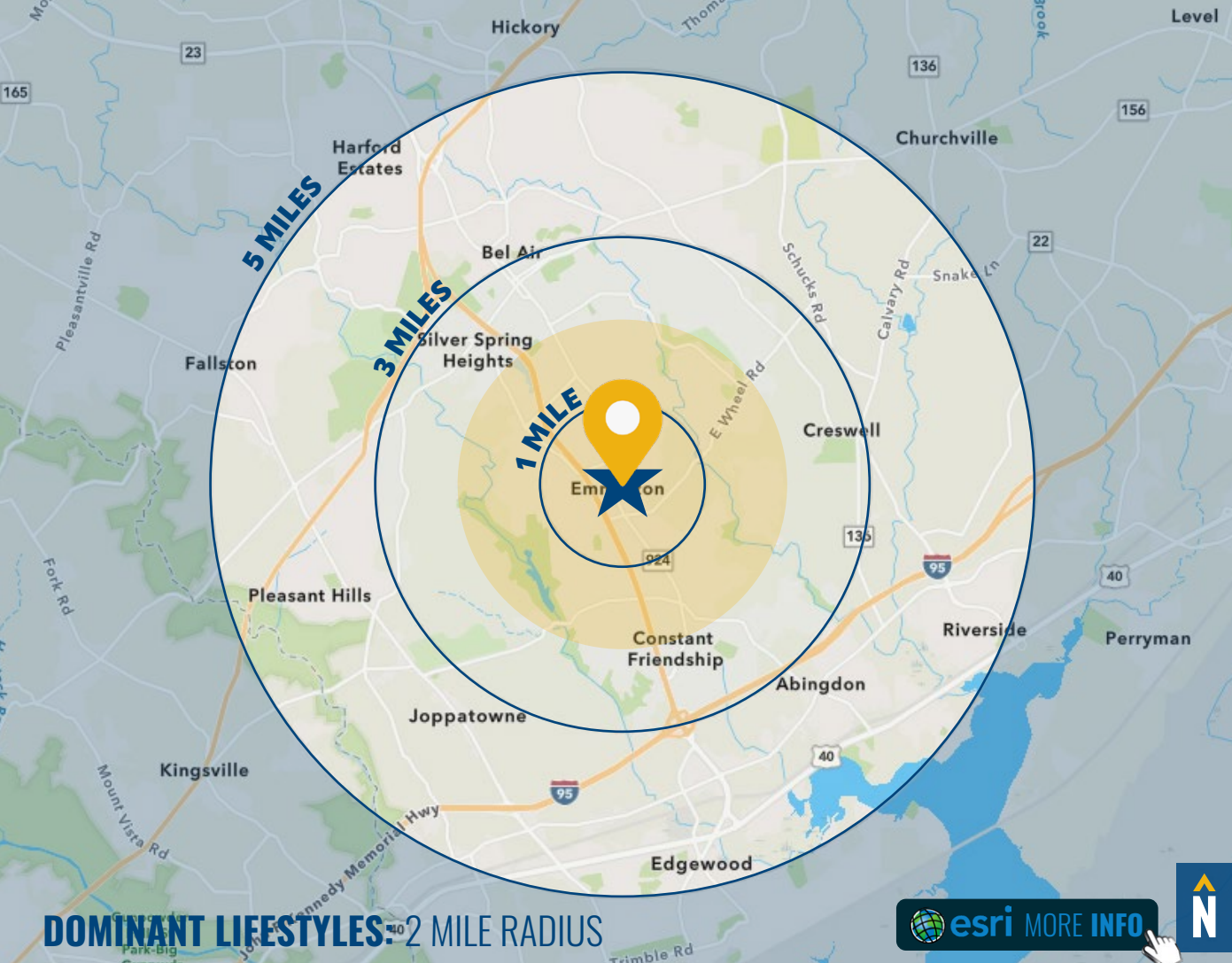


40.6

40.6

40.3

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

**16%**  
EXURBANITES



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.

Median Age: **51.0**  
Median Household Income: **\$103,400**

**15%**  
WORKDAY  
DRIVE



Life in the suburban wilderness offsets the hectic pace of two working parents with growing children for this affluent, family-oriented market. They favor time-saving devices and like banking online.

Median Age: **37.0**  
Median Household Income: **\$90,500**

**15%**  
ENTERPRISING  
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**  
Median Household Income: **\$86,600**

# FOR MORE INFO **CONTACT:**



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