

FOR LEASE

Baltimore County, MD



KINGSVILLE PROFESSIONAL CENTER

12301-12303 BELAIR ROAD | KINGSVILLE, MARYLAND 21087

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AVAILABLE

- ▶ 900 sf ± (Office/Retail)
- ▶ 1,600 sf ± (Office/Retail)
- ▶ 2,400 sf ± (Flex/Warehouse)
(with .3 Ac ± of outside storage)

ZONING

BR CR (Business Roadside)
[Commercial, Rural District]

TRAFFIC COUNT

21,103 AADT (Belair Road/Rt. 1)

HIGHLIGHTS

- ▶ Ample surface parking
(30 spaces serve the property)
- ▶ (1) drive-in door
- ▶ Highly visible location with
over 200 ft. of frontage on busy
Belair Rd/Rt. 1 (21,103 AADT)
- ▶ Easy access to Rt. 152 & I-95
- ▶ Join Celebrie Animal Hospital



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AERIAL

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TRADE AREA

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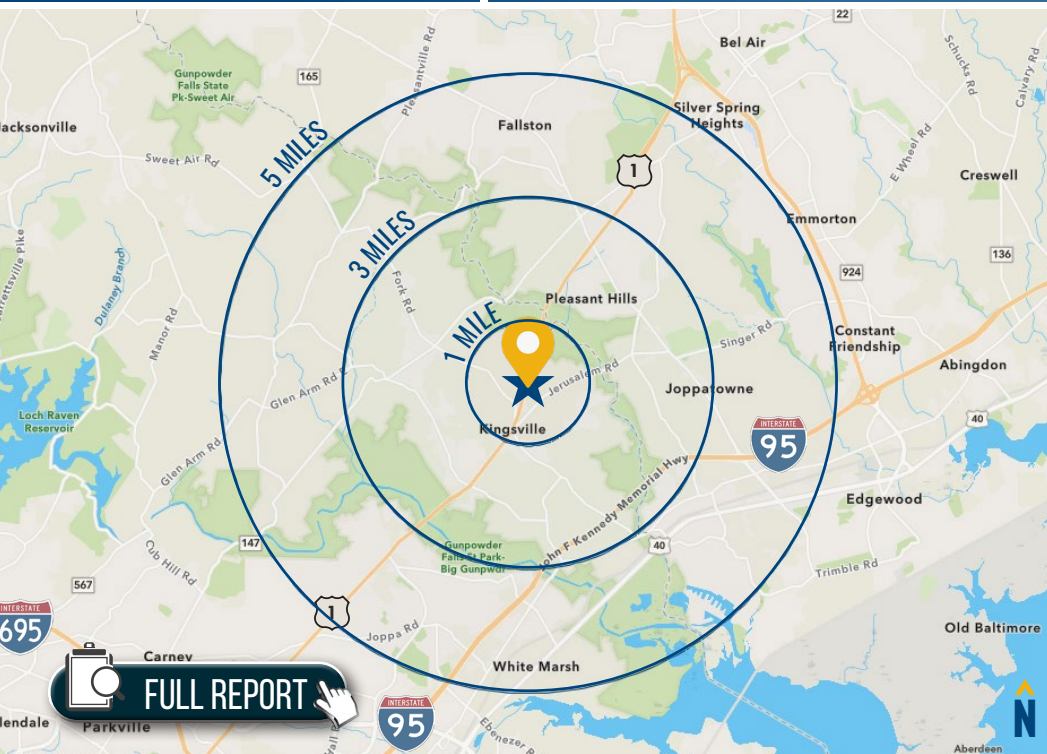


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LOCATION / DEMOGRAPHICS (2023)

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RESIDENTIAL POPULATION 1,105 1 MILE 12,364 3 MILES 70,384 5 MILES	NUMBER OF HOUSEHOLDS 394 1 MILE 4,609 3 MILES 26,164 5 MILES	AVERAGE HH SIZE 2.80 1 MILE 2.68 3 MILES 2.68 5 MILES	MEDIAN AGE 53.2 1 MILE 50.5 3 MILES 43.7 5 MILES
AVERAGE HH INCOME \$173,862 1 MILE \$160,466 3 MILES \$146,260 5 MILES	EDUCATION (COLLEGE+) 69.8% 1 MILE 69.2% 3 MILES 69.5% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 99.2% 1 MILE 97.6% 3 MILES 96.9% 5 MILES	DAYTIME POPULATION 902 1 MILE 9,845 3 MILES 53,853 5 MILES

64%
SAVVY SUBURBANITES
2 MILES

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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

22%
COMFORTABLE EMPTY NESTERS
2 MILES

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These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

13%
EXURBANITES
2 MILES

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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

2%
PLEASANTVILLE
2 MILES

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME



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