



# RIVERSIDE STATION

1400-1412 HANDLIR DRIVE | BEL AIR, MARYLAND 21015

FOR  
LEASE



**MACKENZIE**  
RETAIL

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 4,500 SF ± end cap retail/restaurant space
- Abundant interior seating
- Pylon signage available
- Ample on-site parking
- Located just off of Philadelphia Road/Route 7 (13,555 vehicles per day)
- Immediate access to I-95
- Surrounded by hotels, complementary retail and dense residential neighborhoods, and adjacent to the new James Run development
- Join Riverside Pub & Grille, Athens Tattoo Co., Selwyn's Barber Shop and Lee's Asian Bistro

AVAILABLE:	4,500 SF ± (END CAP)
BUILDING SIZE:	14,000 SF ±
OCCUPANCY:	IMMEDIATE
PARKING:	153 SURFACE SPACES
TRAFFIC COUNT:	13,555 AADT (PHILADELPHIA RD)
ZONING:	B3
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW



# AERIAL



4,500 +/-  
AVAILABLE

PYLON SIGN

7

HANDLIR DR

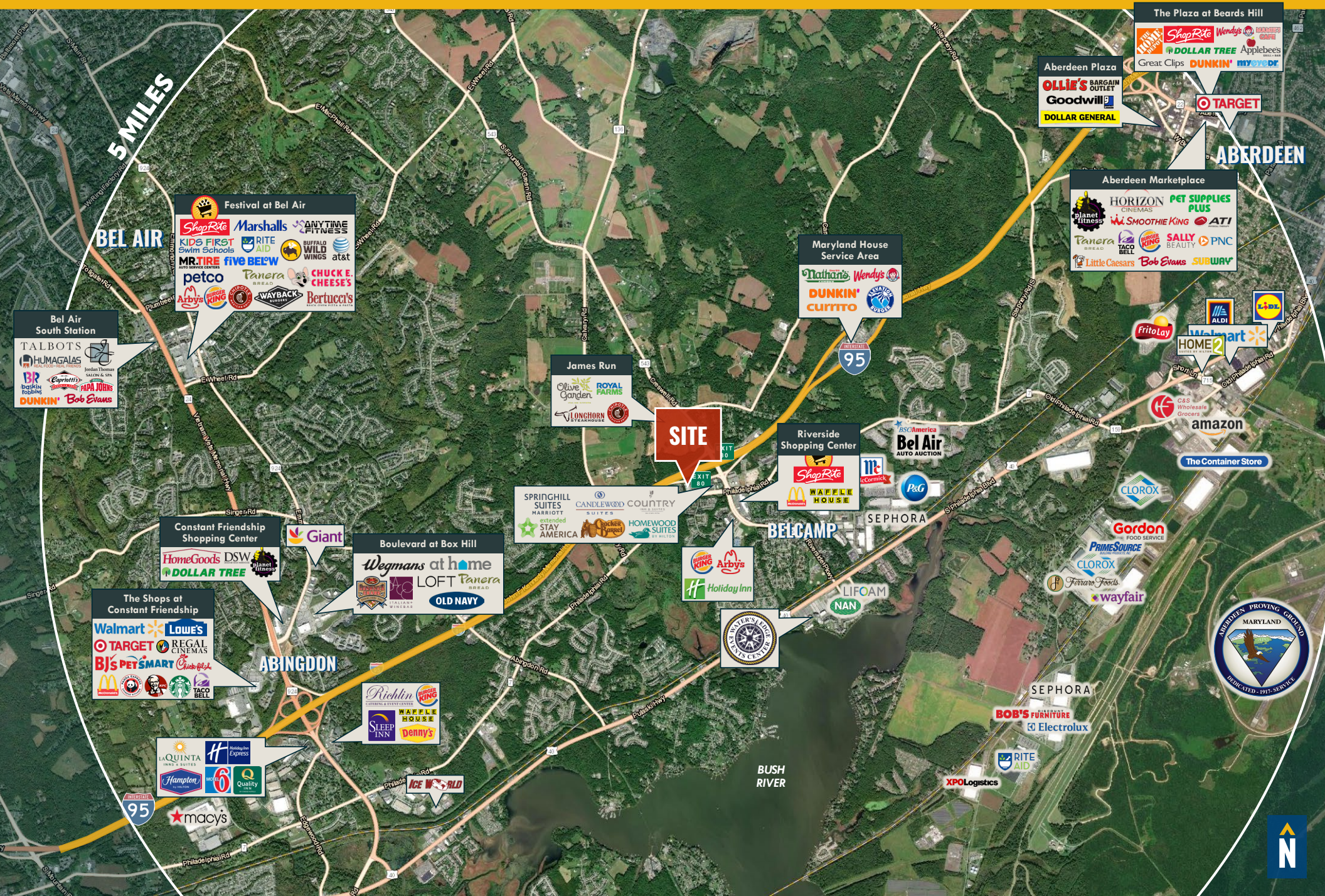
INTERSTATE  
95



# INTERIOR PHOTOS



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,441

36,290

98,565

## DAYTIME POPULATION



5,650

28,525

82,951

## AVERAGE HOUSEHOLD INCOME



\$104,352

\$123,615

\$123,690

## NUMBER OF HOUSEHOLDS



2,980

13,972

37,619

## MEDIAN AGE

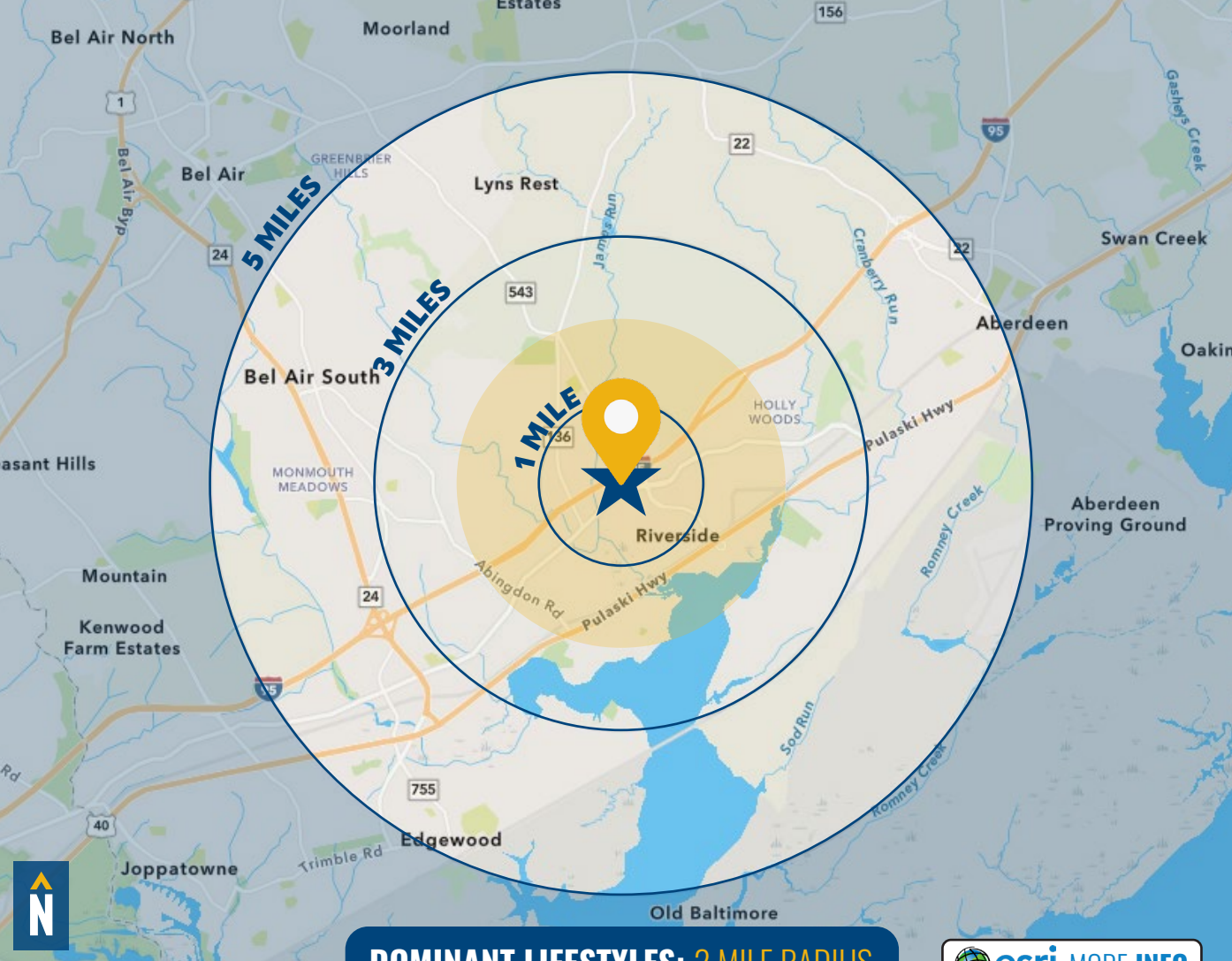


36.7

39.6

39.5

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

38% MODERN MINDS



MEDIAN

AGE: 34.6

HH INCOME: \$91,039

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

16% FLOURISHING FAMILIES



MEDIAN

AGE: 39.0

HH INCOME: \$111,751

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

11% PROFESSIONAL PRIDE



MEDIAN

AGE: 38.6

HH INCOME: \$187,750

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

# FOR MORE INFO CONTACT:



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