

SALE/LEASE

Harford County, Maryland

FREESTANDING OFFICE/RETAIL BUILDING

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014

BUILDING SIZE

1,870 SF (2 stories)

LOT SIZE

.38 Acres ±

ZONING

B1 (Limited Business) - Town of Bel Air

PARKING

23 spaces (or 25 if tandem)

RENTAL RATE

\$20.00 psf, NNN

SALE PRICE

\$499,000

HIGHLIGHTS

- ▶ 1,870 square foot office/retail building (2 levels) on .38 Acres
- ▶ Just east of a signalized intersection with Conowingo Road
- ▶ 154' ± of street frontage
- ▶ Public water and sewer
- ▶ 2 separate electric meters
- ▶ Easy access to MD Routes 924, 22, 24, 1 and Downtown Bel Air



Mike Ruocco | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Henry Deford | Vice President

410.494.4861 | hdeford@mackenziecommercial.com

SALE/LEASE

Harford County, Maryland

AERIAL

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014



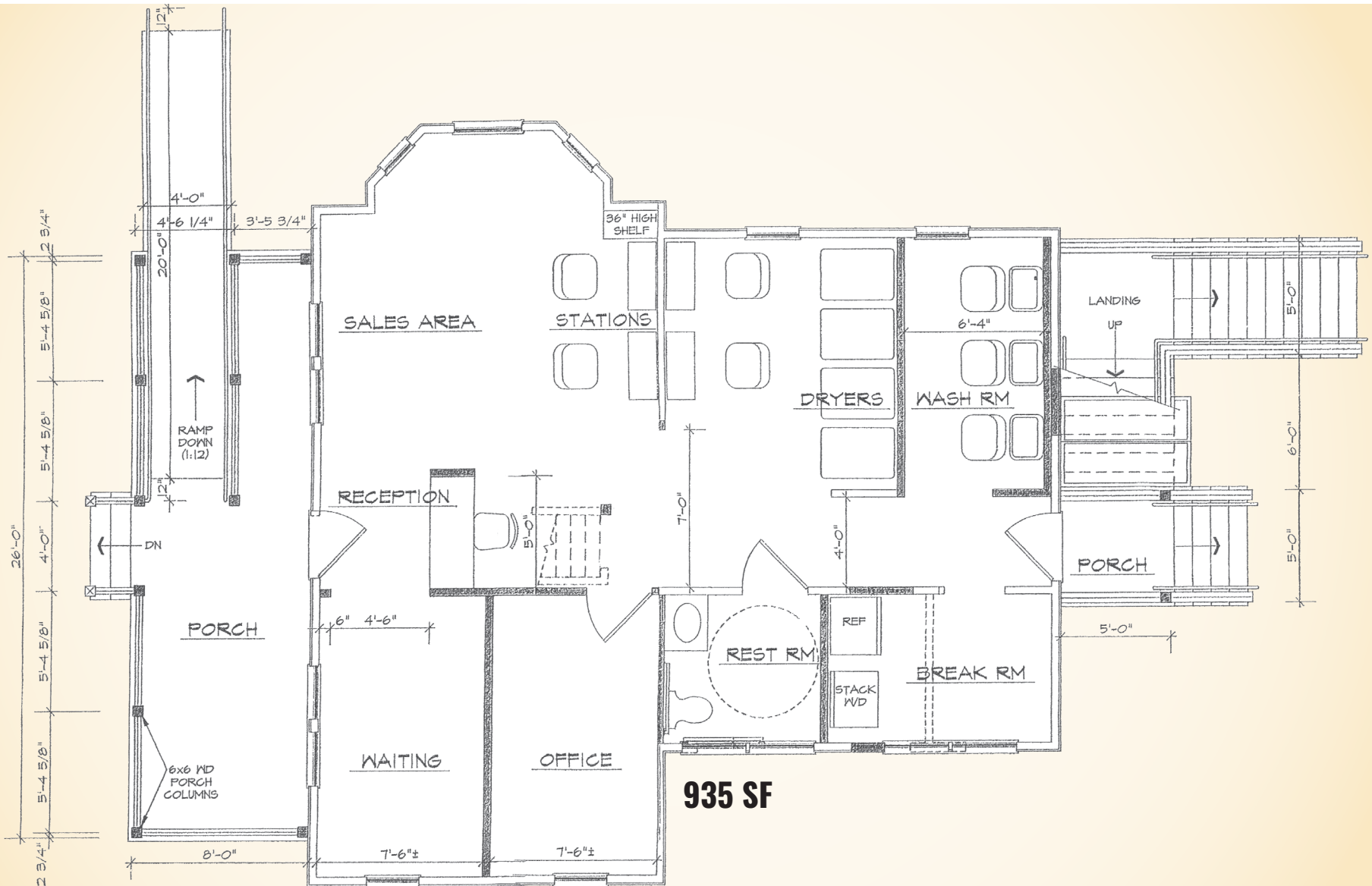
SALE/LEASE



Harford County, Maryland

1ST FLOOR PLAN

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014

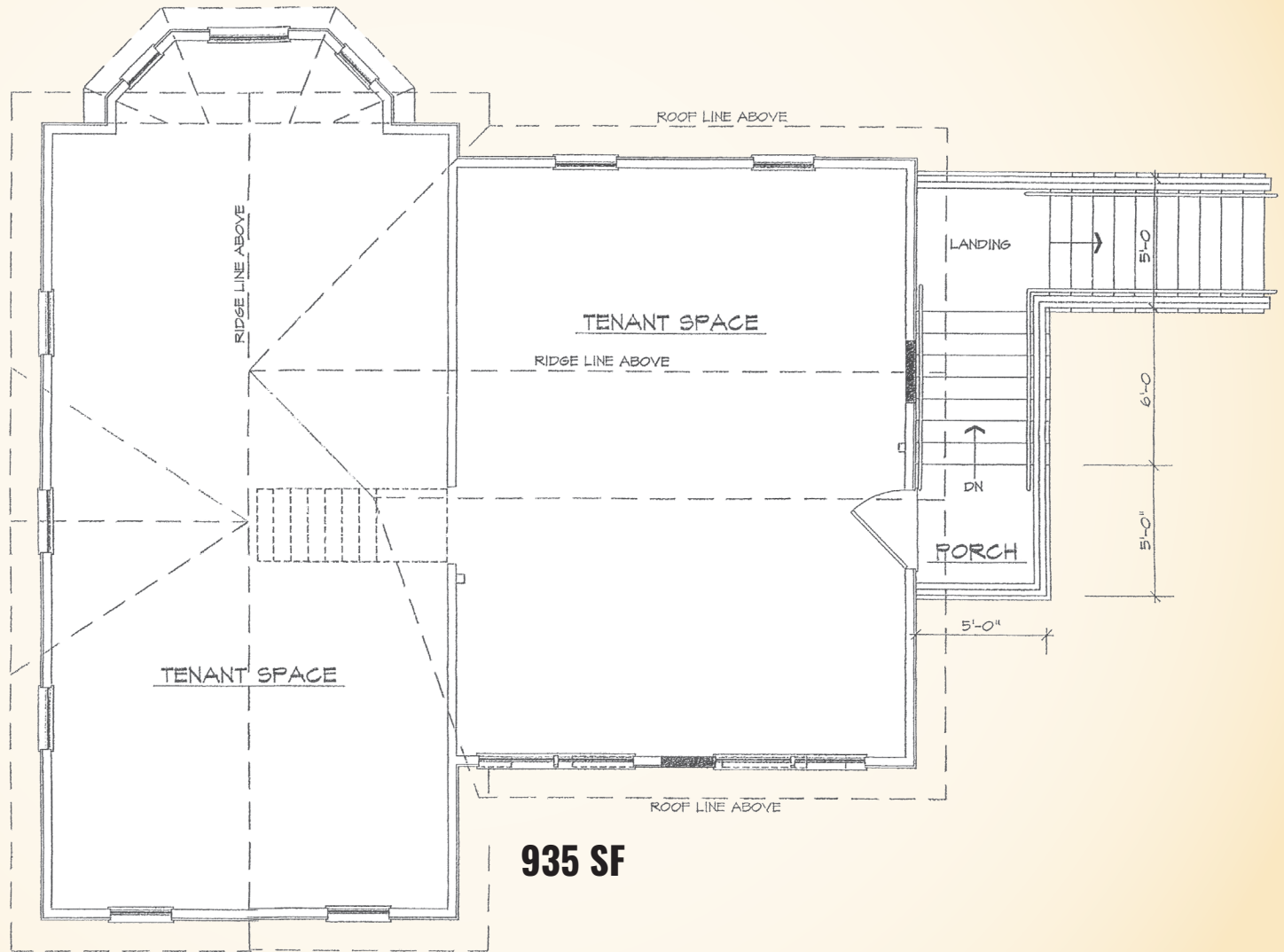


SALE/LEASE

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2ND FLOOR PLAN

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014



935 SF



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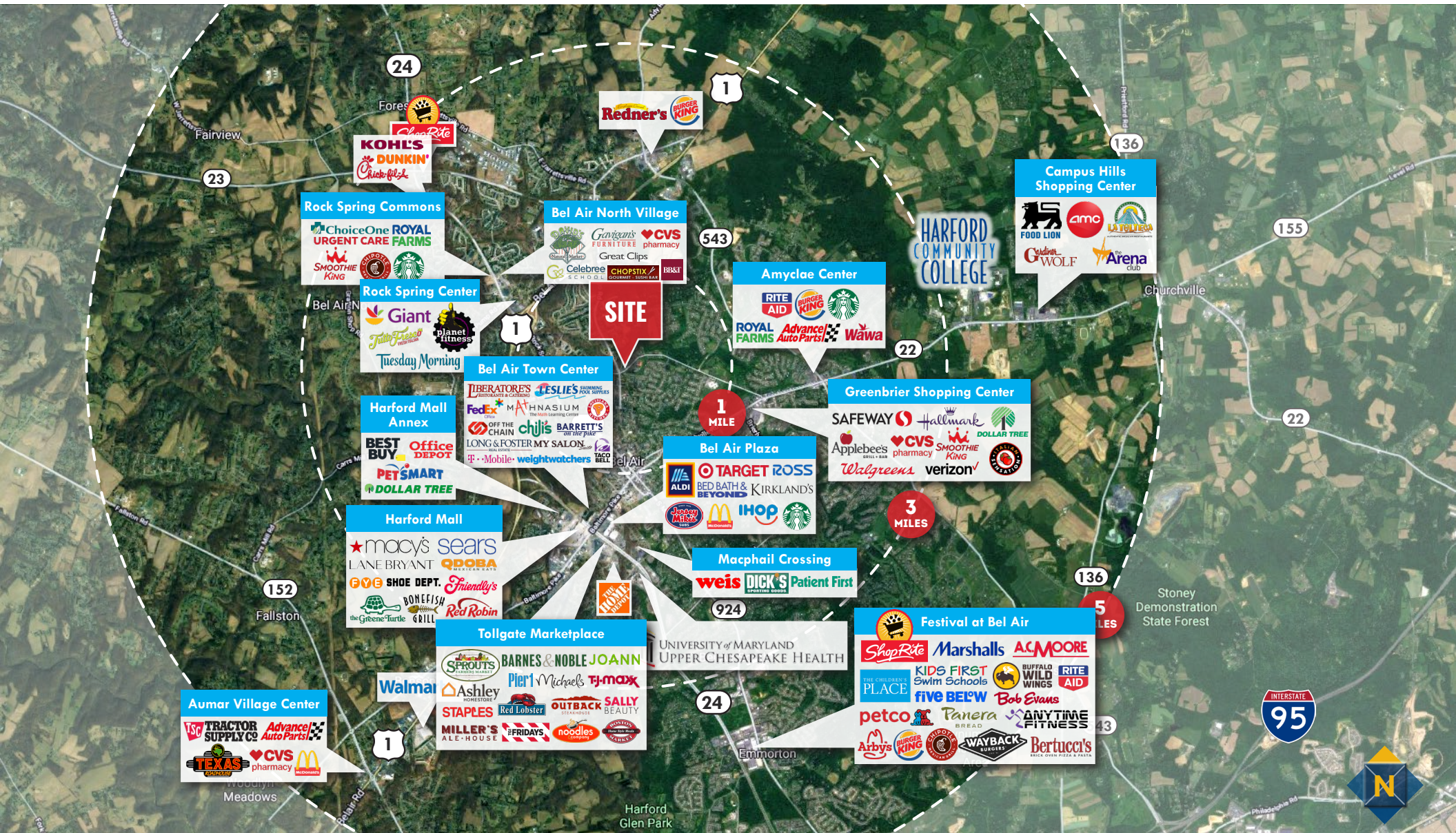
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SALE/LEASE

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TRADE AREA

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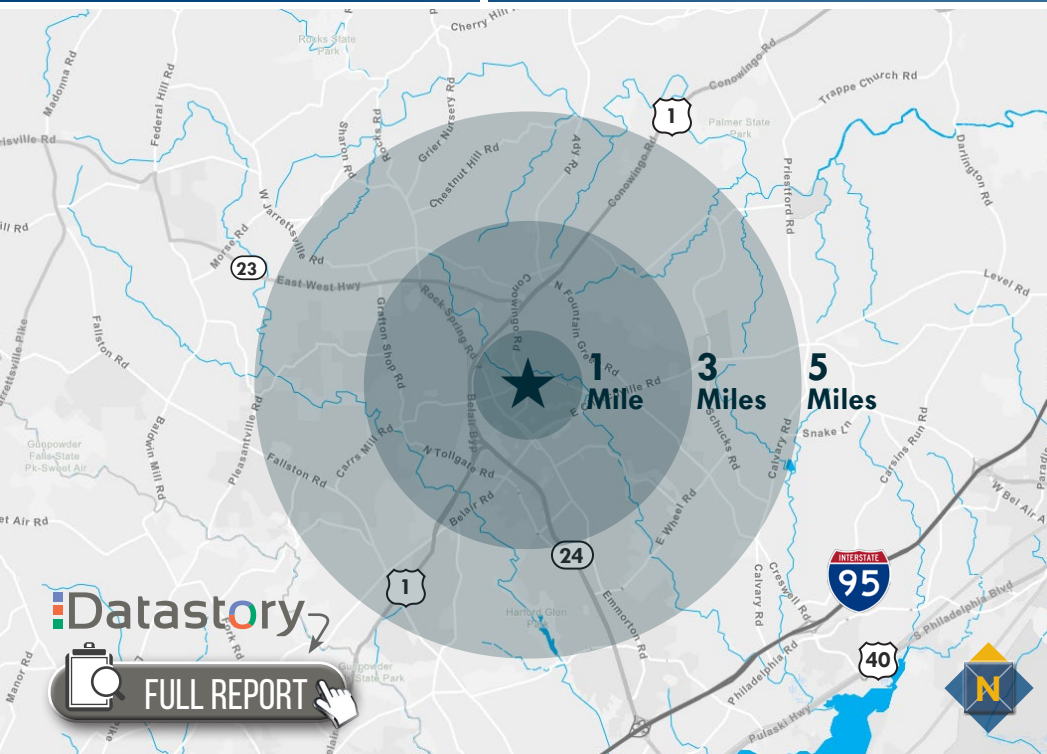


SALE/LEASE

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LOCATION / DEMOGRAPHICS

604 MOORES MILL ROAD | BEL AIR, MARYLAND 21014



RESIDENTIAL POPULATION 10,850 1 MILE 65,155 3 MILES 101,458 5 MILES	NUMBER OF HOUSEHOLDS 4,246 1 MILE 24,181 3 MILES 36,884 5 MILES	AVERAGE HH SIZE 2.45 1 MILE 2.65 3 MILES 2.72 5 MILES	MEDIAN AGE 40.2 1 MILE 41.9 3 MILES 42.3 5 MILES
AVERAGE HH INCOME \$108,814 1 MILE \$119,289 3 MILES \$125,595 5 MILES	EDUCATION (COLLEGE+) 76.7% 1 MILE 72.4% 3 MILES 72.6% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.0% 1 MILE 90.4% 3 MILES 90.7% 5 MILES	DAYTIME POPULATION 12,171 1 MILE 67,109 3 MILES 100,658 5 MILES

21% OLD AND NEWCOMERS
2 MILES

LEARN MORE

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

14% SAVVY SUBURBANITES
2 MILES

LEARN MORE

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

12% GOLDEN YEARS
2 MILES

LEARN MORE

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

11% PROFESSIONAL PRIDE
2 MILES

LEARN MORE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

3.13
AVERAGE HH SIZE

40.8
MEDIAN AGE

\$138,100
MEDIAN HH INCOME