

# FOR LEASE

 Harford County, Maryland

# 10 S. MAIN STREET

BEL AIR, MARYLAND 21014

## AVAILABLE

1,800 sf ±

## ZONING

B-2 (Central Business)

## RENTAL RATE

\$18.00 psf, NNN

## TERM

3+ years

## OCCUPANCY

Immediate

## HIGHLIGHTS

- ▶ First floor retail/office space in the heart of Downtown Bel Air
- ▶ Easy access to Bel Air Road (Rt. 1) and Veterans Memorial Highway (Rt. 24)
- ▶ 2 designated parking spaces
- ▶ Great daytime population
- ▶ Walkable to adjacent neighborhoods
- ▶ Nearby retailers include Ace Hardware, ShopRite, Sunny Day Cafe, M&T Bank & more!





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# BIRDSEYE

10 S. MAIN STREET | BEL AIR, MARYLAND 21014



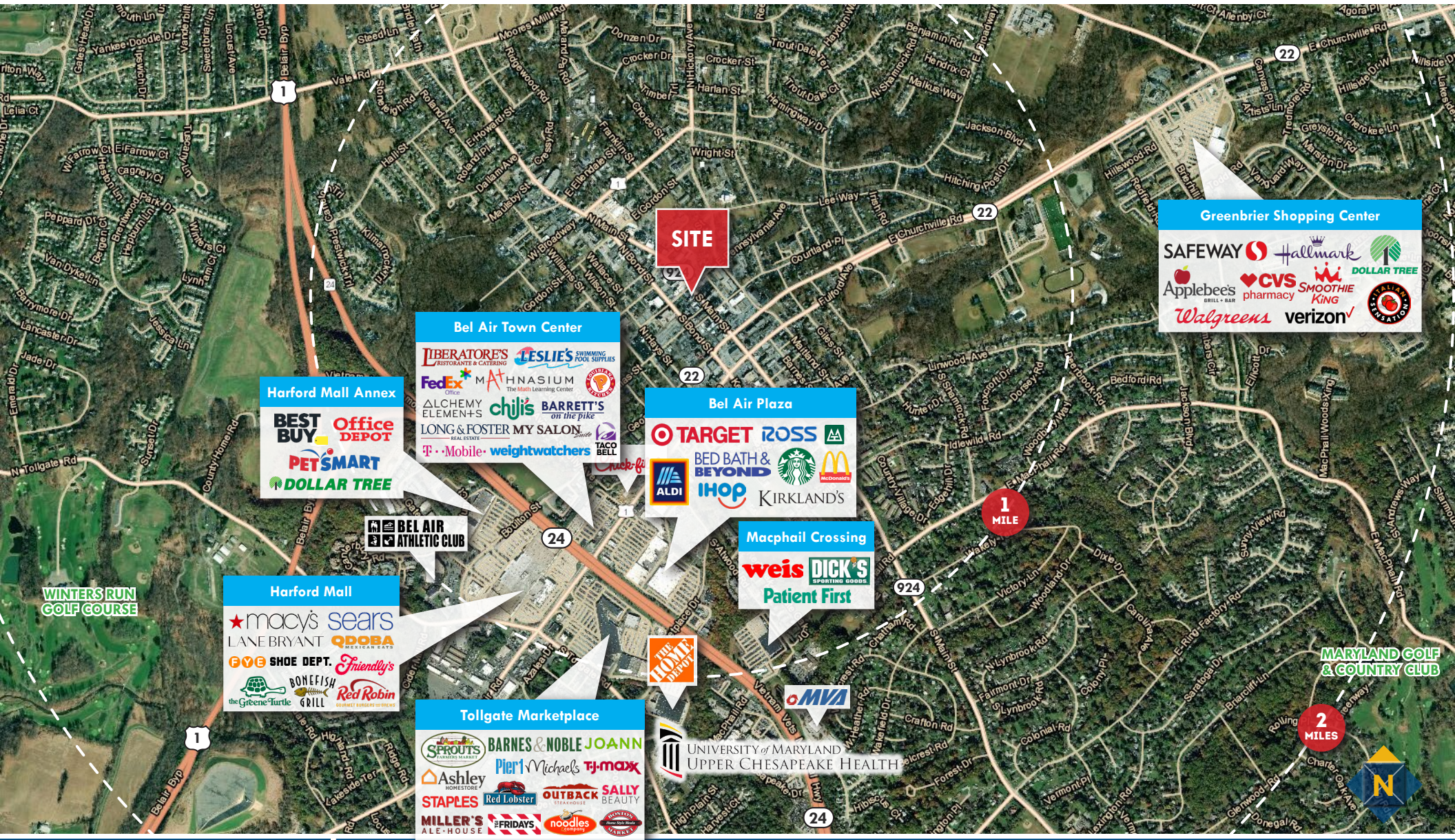


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# TRADE AREA

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**SITE**

**Greenbrier Shopping Center**

SAFeway | Hallmark | DOLLAR TREE  
 Applebee's | CVS pharmacy | SMOOTHIE KING  
 Walgreens | verizon | COSTCO

**Bel Air Town Center**

LIBERATORE'S RESTAURANTE & CATERING | LESLIE'S SWIMMING POOL SUPPLIES  
 FedEx | ATHNASIUM The Math Learning Center  
 ALCHEMY ELEMENTS | chijis on the pike | BARRETT'S  
 LONG & FOSTER MY SALON | TACO BELL | weightwatchers

**Harford Mall Annex**

BEST BUY | Office DEPOT  
 PETSMART | DOLLAR TREE

**Bel Air Plaza**

TARGET ROSS | ALDI | IHOP | KIRKLAND'S  
 BED BATH & BEYOND | Starbucks | McDonald's

**Macphail Crossing**

weis | DICK'S SPORTING GOODS | Patient First

**Harford Mall**

macy's | sears | LANE BRYANT | QDOBA  
 GYE SHOE DEPT. | Friendly's | BONEFISH GRILL | Red Robin

**Tollgate Marketplace**

SPROUTS | BARNES & NOBLE | JOANN  
 Ashley HOMESTORE | Pier1 | Michaels | TJ-maxx  
 STAPLES | Red Lobster | OUTBACK | SALLY BEAUTY  
 MILLER'S ALE-HOUSE | FRIDAYS | noodles

HOME DEPOT | MVA | UNIVERSITY of MARYLAND UPPER CHESAPEAKE HEALTH

WINTERS RUN GOLF COURSE

MARYLAND GOLF & COUNTRY CLUB

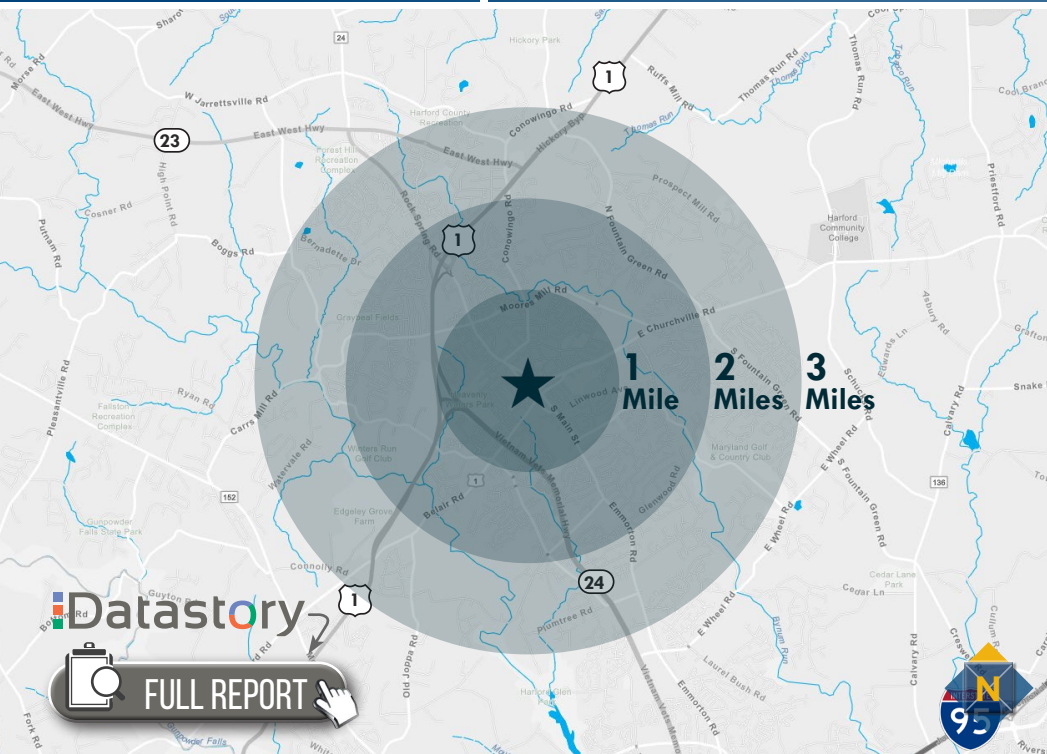


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# LOCATION / DEMOGRAPHICS

10 S. MAIN STREET | BEL AIR, MARYLAND 21014



<b>RESIDENTIAL POPULATION</b> 10,134 1 MILE 37,509 2 MILES 68,252 3 MILES	<b>NUMBER OF HOUSEHOLDS</b> 4,437 1 MILE 14,613 2 MILES 25,301 3 MILES	<b>AVERAGE HH SIZE</b> 2.21 1 MILE 2.51 2 MILES 2.65 3 MILES	<b>MEDIAN AGE</b> 43.3 1 MILE 42.1 2 MILES 42.1 3 MILES
<b>AVERAGE HH INCOME</b> \$95,006 1 MILE \$106,529 2 MILES \$117,064 3 MILES	<b>EDUCATION (COLLEGE+)</b> 75.9% 1 MILE 73.6% 2 MILES 73.6% 3 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.1% 1 MILE 96.8% 2 MILES 96.9% 3 MILES	<b>DAYTIME POPULATION</b> 21,656 1 MILE 42,682 2 MILES 66,885 3 MILES

**15% SAVVY SUBURBANITES**  
10 MIN. DRIVE

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

[LEARN MORE](#)

**12% SOCCER MOMS**  
10 MIN. 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.

**2.97**  
AVERAGE HH SIZE

**37.0**  
MEDIAN AGE

**\$90,500**  
MEDIAN HH INCOME

[LEARN MORE](#)

**11% OLD AND NEWCOMERS**  
10 MIN. DRIVE

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](#)

**11% PROFESSIONAL PRIDE**  
10 MIN. DRIVE

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

[LEARN MORE](#)