

FOR LEASE

Harford County, Maryland

LAND, OFFICE, RETAIL PAD SITE

109 E. CHURCHVILLE ROAD | BEL AIR, MARYLAND 21014

AVAILABLE

0.5 ± Acres Total

ZONING

B2 (Community Business)

TRAFFIC COUNT

12,251 AADT (Churchville Rd)

HIGHLIGHTS

- ▶ Sought after signalized site in Bel Air, MD
- ▶ Great visibility, convenient to offices and restaurants
- ▶ High traffic counts
- ▶ Located in CBD of Bel Air



STREET VIEW

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BIRDSEYE

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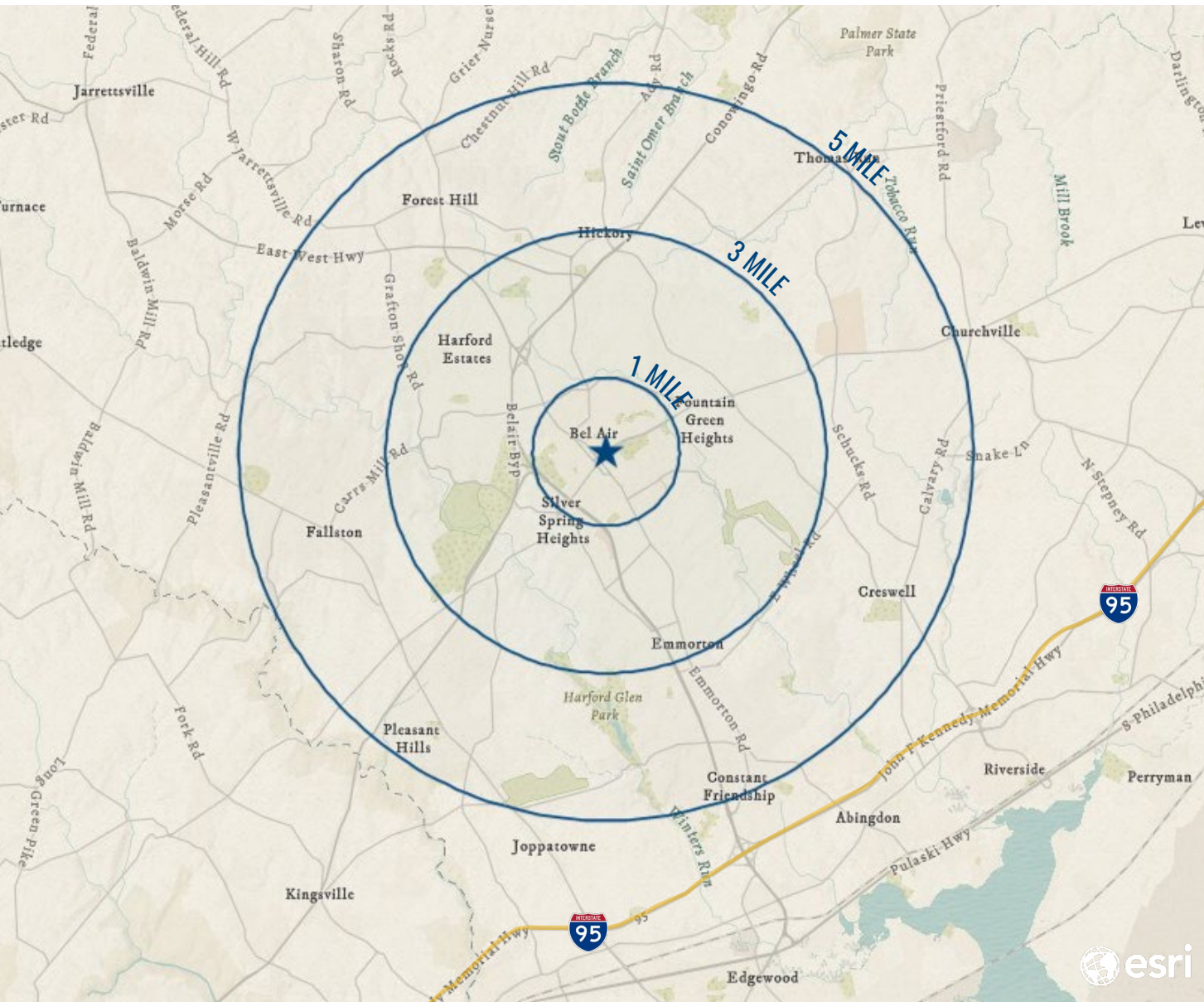


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LOCATION / DEMOGRAPHICS (2021)

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TOTAL POPULATION

9,822	70,666	113,976
1 MILE	3 MILE	5 MILE

TOTAL DAYTIME POPULATION

15,317	72,472	112,382
1 MILE	3 MILE	5 MILE

POPULATION 16+ EMPLOYED

96.7%	96.0%	96.0%
1 MILE	3 MILE	5 MILE

MEDIAN AGE

43.4	42.4	41.5
1 MILE	3 MILE	5 MILE

AVERAGE HOUSEHOLD INCOME

\$106,254	\$126,140	\$127,155
1 MILE	3 MILE	5 MILE