

# 1350 James Way

Belcamp, MD 21017



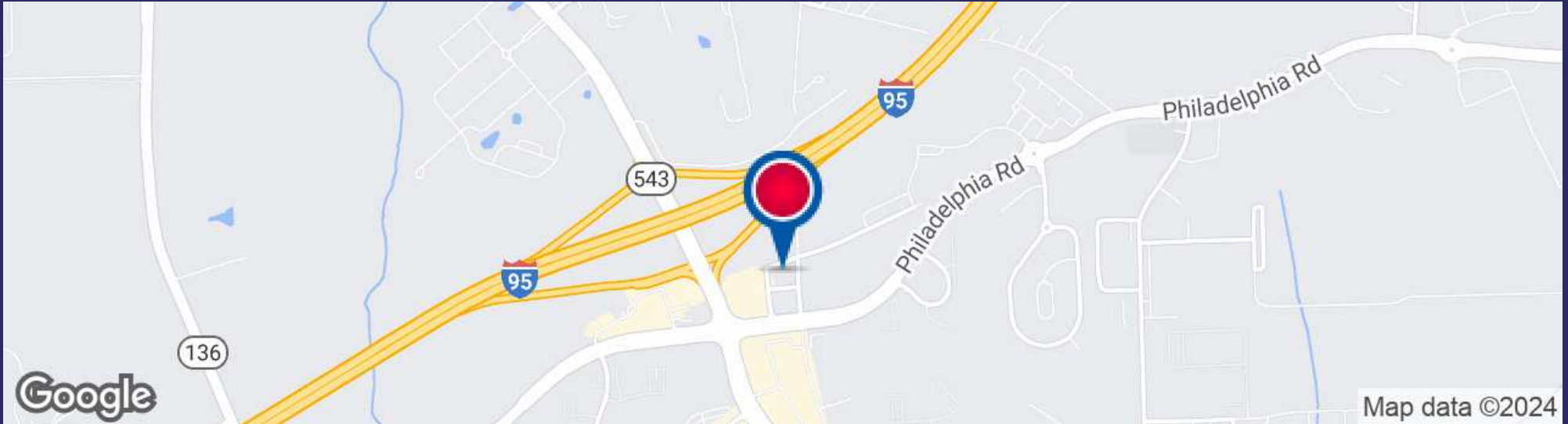
**Faisal Ali \***

Associate

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1.06 Acres
Zoning:	B3

## LOCATION DESCRIPTION

This property is conveniently located near I-95, Exit 80, offering easy access to I-95 from both North and Southbound, Philadelphia Road, and MD-543.

The area is surrounded by local retailers, including renowned hotels such as Extended Stay America, Springhill Suites, Country Inn & Suites by Radisson, TownPlace Suites, and Hilton Garden Inn Bel Air. Additional neighbors nearby include: Shop Rite Grocery Store, Walgreens, Arby's, Brass Tap Restaurant, McDonalds, Burger King, and Plaza Mexican Bar and Grill. In addition, Starbucks, Tropical Smoothie, and Chipotle are less than a mile away.

This location is ideal for auto related businesses like a repair shop, tire shop, quick oil and lube, and car wash, as well as perfect for fast food services or a coffee shop. Zoned B3, which is the best commercial zoning in Harford County!

## PROPERTY HIGHLIGHTS

- A primary commercial site serving a growing residential & commercial area
- 6 hotels in the immediate area indicate a strong daytime population
- Zoned B3 / Public Water & Sewage
- Drive Thru By-Right
- High traffic count



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Aerial Map



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## 1 Mile

7,486  
Population

34.8  
Median Age

  
\$108,912  
Average HH  
Income

  
2.4  
Average  
Household  
Size

## 3 Mile

30,172  
Population

37.8  
Median Age

  
\$130,447  
Average HH  
Income

  
2.6  
Average  
Household  
Size

## 5 Mile

90,949  
Population




38.2  
Median Age

  
\$140,564  
Average HH  
Income

  
2.6  
Average  
Household  
Size



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