

FOR LEASE

1403 CONOWINGO ROAD | BEL AIR, MARYLAND 21014

AVAILABLE 5,000
sf (2 stories)

PARKING

55 surface spaces ±

ZONING

B3 (General Business District)

TRAFFIC COUNT

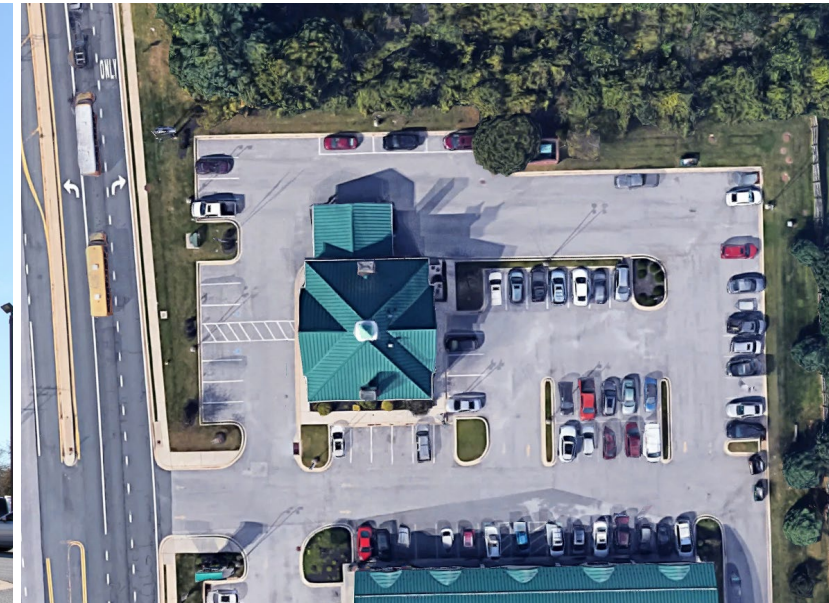
11,002 AADT (Conowingo Rd)

LEASE TERM

Current lease term runs thru 6/1/27

HIGHLIGHTS

- ▶ Freestanding bank branch with 2-lane drive-thru
- ▶ Part of "The Rink at Bel Air" (Seasons Pizza, Bel Air Sports Card, Paradigm Salon)
- ▶ Located adjacent to the highly trafficked intersection of Conowingo Road and the Belair Bypass
- ▶ 175 feet ± of frontage on Conowingo Road



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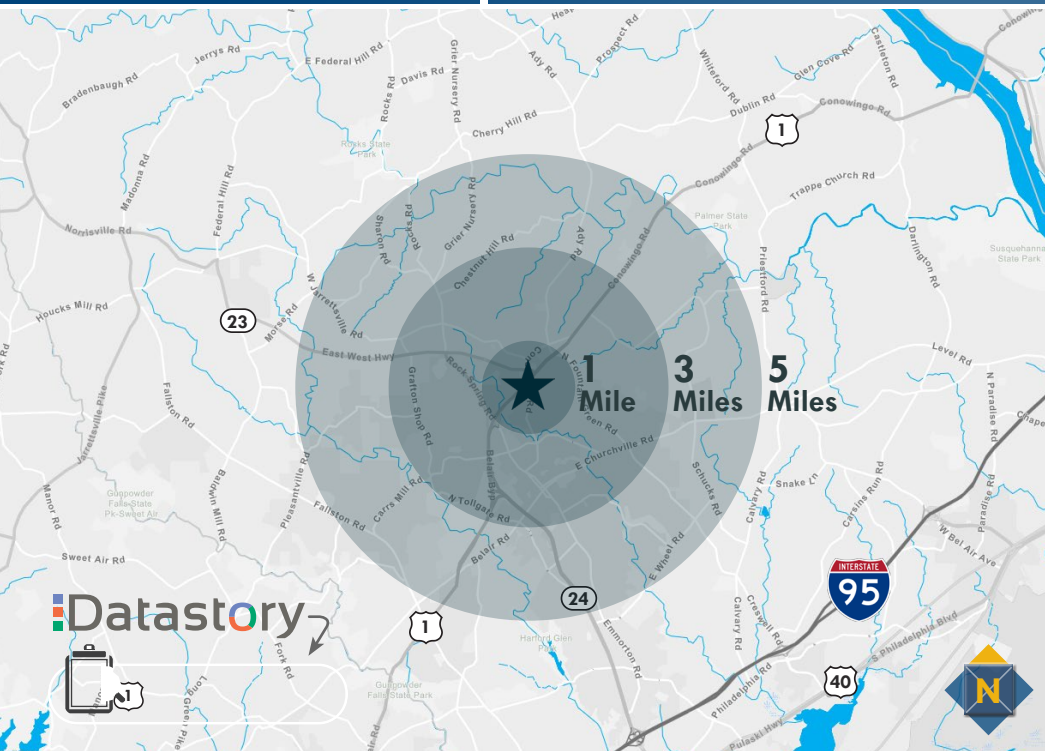
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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 7,446 1 MILE 52,135 3 MILES 85,137 5 MILES	NUMBER OF HOUSEHOLDS 2,472 1 MILE 19,408 3 MILES 30,985 5 MILES	AVERAGE HH SIZE 2.96 1 MILE 2.64 3 MILES 2.71 5 MILES	MEDIAN AGE 38.0 1 MILE 40.6 3 MILES 42.8 5 MILES
AVERAGE HH INCOME \$121,773 1 MILE \$111,619 3 MILES \$119,172 5 MILES	EDUCATION (COLLEGE+) 74.7% 1 MILE 72.7% 3 MILES 72.7% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.1% 1 MILE 96.9% 3 MILES 97.1% 5 MILES	DAYTIME POPULATION 5,792 1 MILE 54,022 3 MILES 82,726 5 MILES

16% PROFESSIONAL PRIDE
2 MILES

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

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16% SAVVY SUBURBANITES
2 MILES

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

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15% OLD AND NEWCOMERS
2 MILES

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

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10% GOLDEN YEARS
2 MILES

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

[LEARN MORE](#)

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