

1.71 ACRE PAD SITE OPPORTUNITY ON BEL AIR ROAD

1601 BELAIR ROAD

Fallston, MD 21047

Available: 1.71 Acres



LISTING DATA

AVAILABLE SF: 1.71 Acres

ECONOMIC DATA

GROUND LEASE RATE: \$125,000 per Year, NNN

PROPERTY INFORMATION

COUNTY: Harford

ZONING: B3



PROPERTY OVERVIEW

This highly visible corner lot is passed by over 35,000 cars per day! The site is zoned B-3 which is the broadest possible retail designation for Harford County, allowing a wide range of uses. **The land is available for ground lease only (though owner is open to a build to suit for a credit worthy tenant)** - the existing building is to be demolished, and the site is now available for new development. The Wawa location across the street generates close to one million visits per year and the Walmart Super Center, a quarter mile south, is one of the busiest in Maryland!

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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