



FOR LEASE

# EMMORTON CROSSROADS PROFESSIONAL CENTER

2105 LAUREL BUSH ROAD | BEL AIR, MARYLAND 21015



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

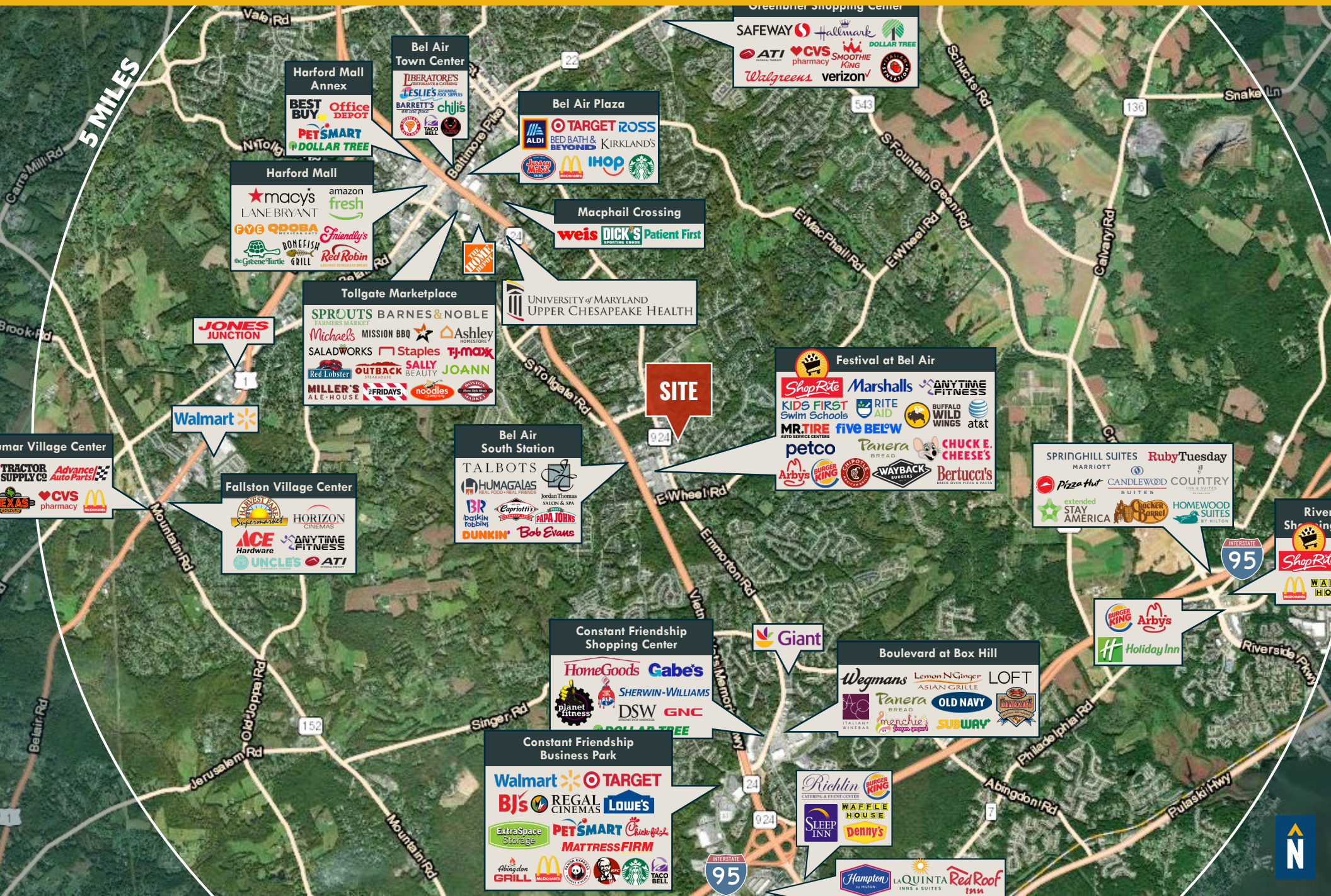
- Located in the center of Harford County and in close proximity to restaurants, banks, shops, and services
- Good visibility and easy access to the building
- Abundant free parking
- Individual/private entrances



AVAILABLE:	SUITE 110-111: 2,580 SF ± SUITE 200: 3,000 SF ± SUITE 201: 2,000 SF ±
OCCUPANCY:	IMMEDIATE
UTILITIES:	TENANT CONTROLLED
TERM:	3+ YEARS
ZONING:	B3
RENTAL RATE:	\$18.00/SF, NNN



# MARKET AERIAL



# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,194

65,363

130,111

## DAYTIME POPULATION



11,859

66,549

123,546

## AVERAGE HOUSEHOLD INCOME



\$139,616

\$135,789

\$133,582

## NUMBER OF HOUSEHOLDS



4,044

25,589

49,677

## MEDIAN AGE

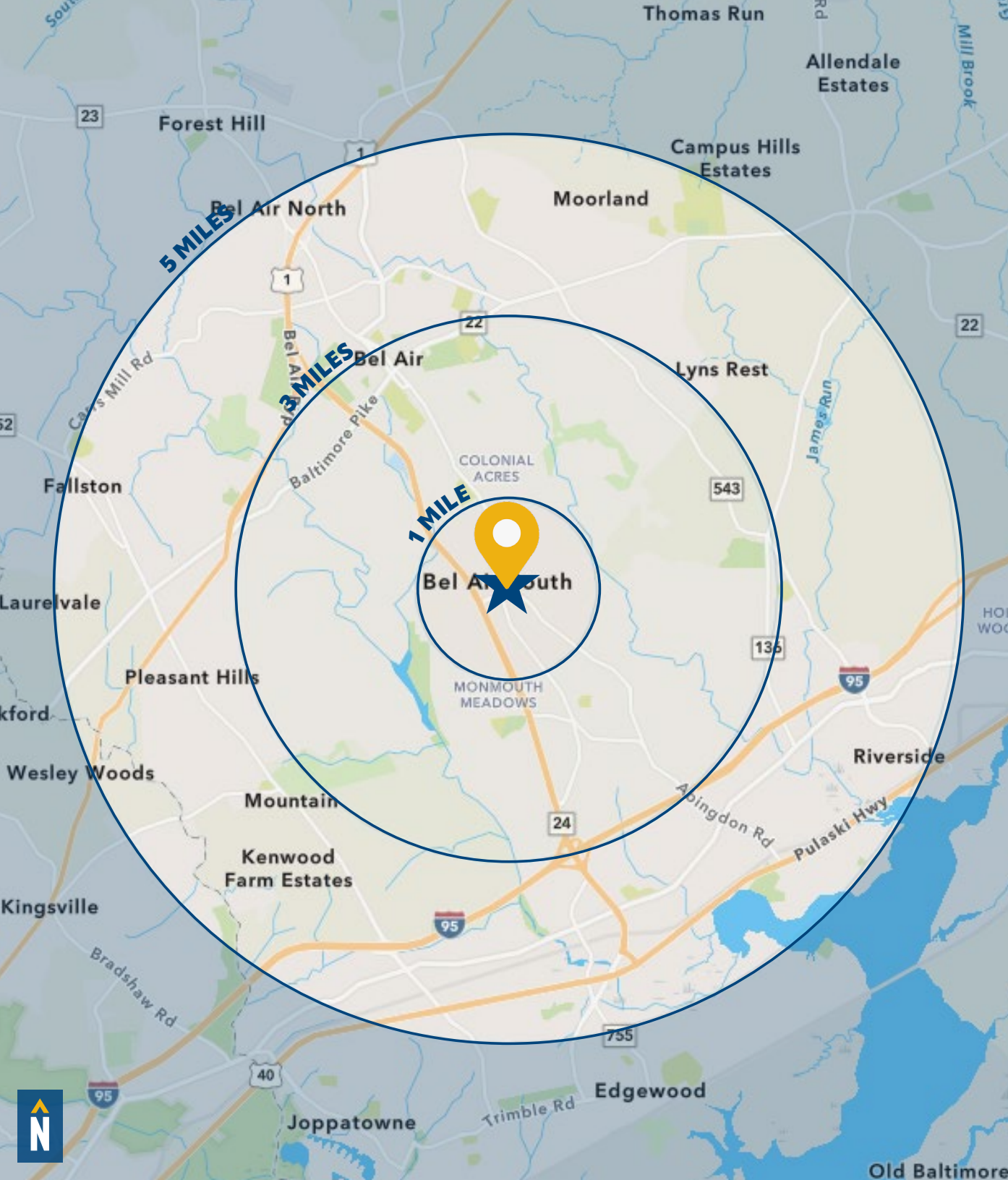


41.0

40.6

40.6

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



**BEETLE SMITH**  
*SENIOR VICE PRESIDENT*

**443.573.3219**  
BSMITH@mackenziecommercial.com



**TOM MOTTLEY**  
*SENIOR VICE PRESIDENT & PRINCIPAL*

**443.573.3217**  
TMOTTLEY@mackenziecommercial.com



**MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**410-879-1900**

3465 Box Hill Corporate Center Drive, Suite F  
Abingdon, MD 21009

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD **BEL AIR, MD** COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.*