

COMMERCIAL PROPERTY FOR LEASE

426 S. Main Street | Bel Air, MD 21014



Commercial Lease

Multi-tenant retail and office center in downtown Bel Air.

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



SITE DETAILS

- Attractive downtown multi-tenant retail and office center
- The site backs up to Bel Air High School and is surrounded by other homes and businesses
- Signage available in front and rear
- B2A Zoning
- Private Parking lot in rear
- Prime Downtown Location
- 116,000 people living within 5 miles
- Avg household income within 5 miles is \$130,000



OFFERING SUMMARY

RETAIL SPACE FOR LEASE (SUITE 101):

1760SF 2nd Generation Turnkey Pizza Restaurant/Carryout space (formerly Maria's Pizza)

Lease rate—\$3,600/month Gross + Utilities

10,000 cars per day passing the site on Kenmore Ave in Rear

Plus 10,500 cars per day passing the site on Main St in Front

Commercial Kitchen with all FF&E included (pizza oven, freezer, fridge, 3 bay sink, etc...)

High ceilings in the dining area

Pylon sign in rear + signage on the rear of building available

Owner is renovating the rear facade of the building

Handicap accessible ramp in rear

3 entry doors to this space

OFFICE SPACES FOR LEASE:

(2) 2nd floor spaces currently available

Lease rate—\$19 PSF Gross plus Utilities

Suite 201—upper right—1330SF—4 nicely finished private offices + conference room

Suite 202—upper left—1270SF—7 private offices + reception

Both office suites share 2 common restrooms

Stairway access (no elevator)



SUITE 201

SUITE 202

SUITE 101

426



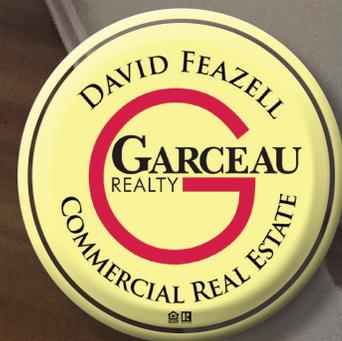
SUITE 101



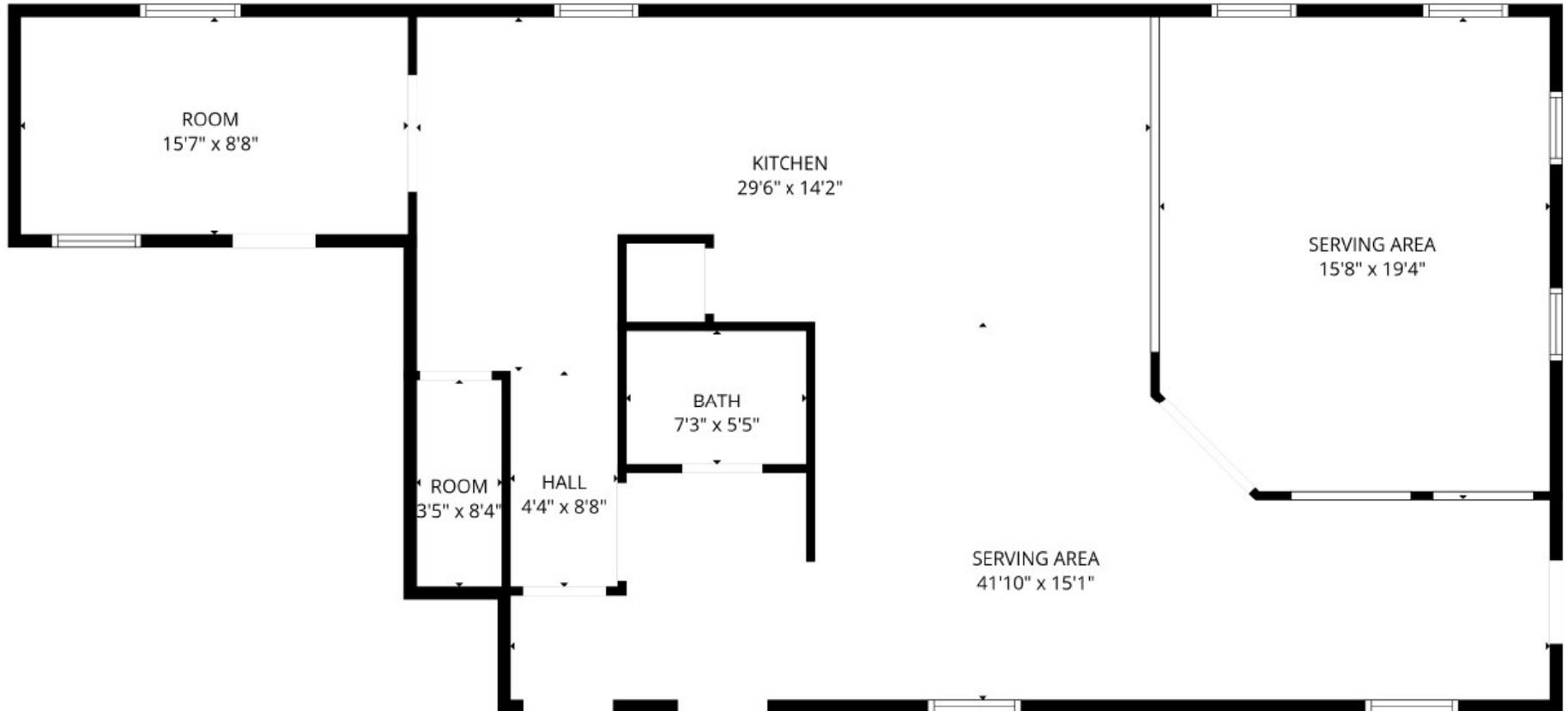
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OFFICE SUITE 201



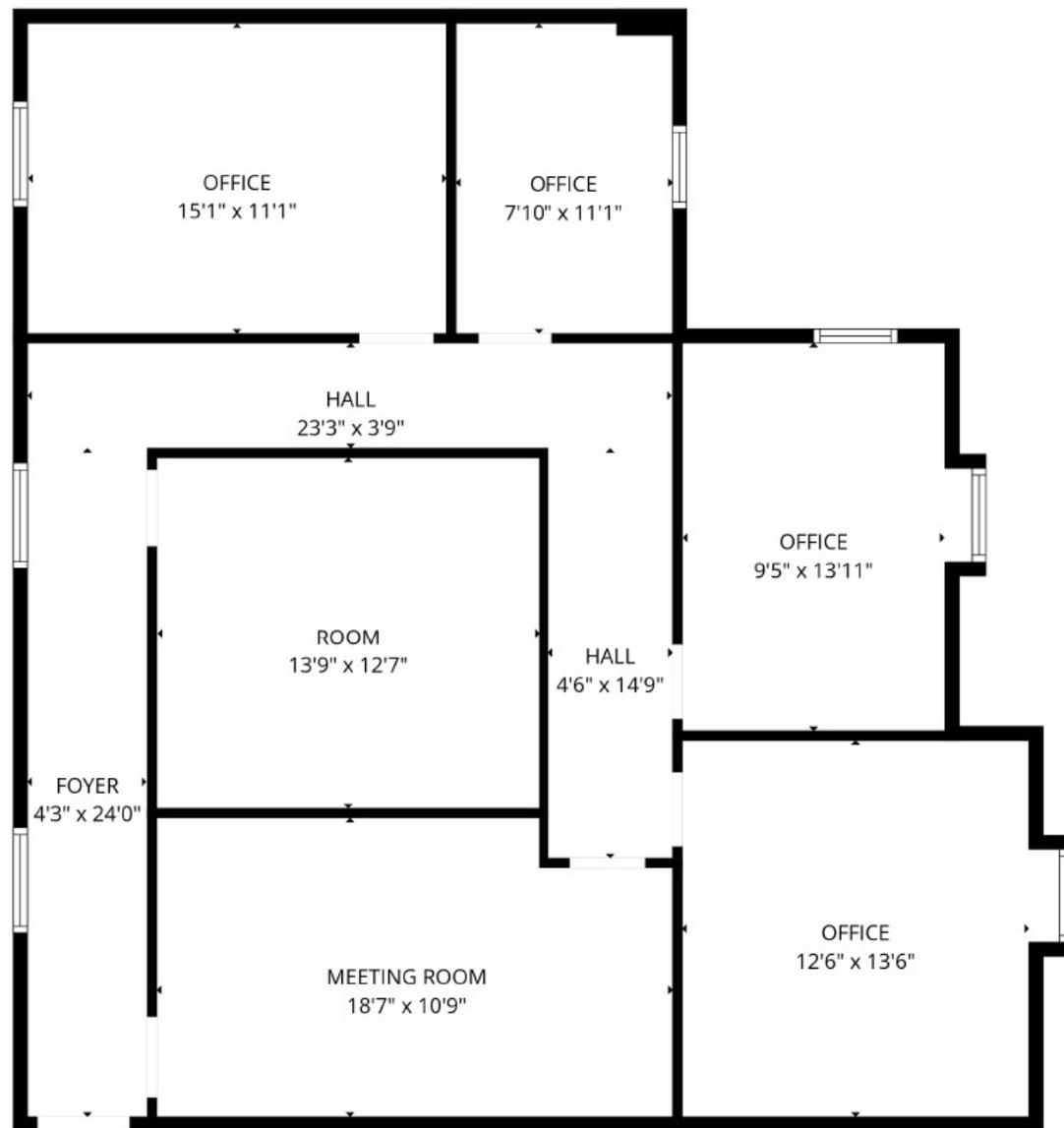
FLOOR PLAN: SUITE 101



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



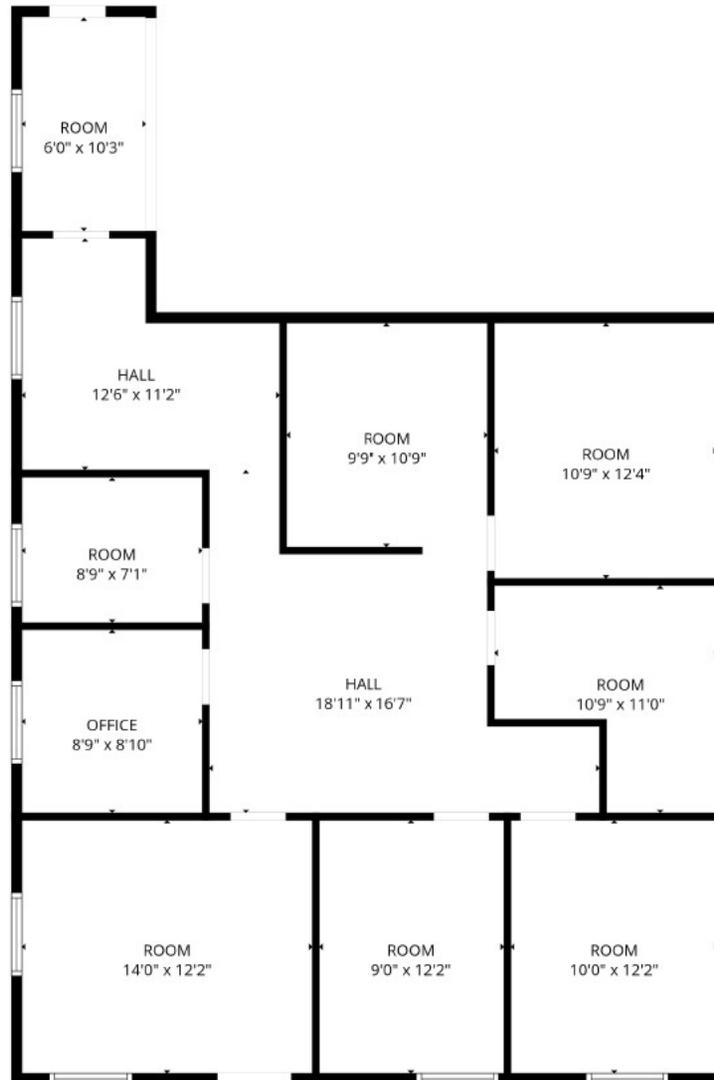
FLOOR PLAN: SUITE 201



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

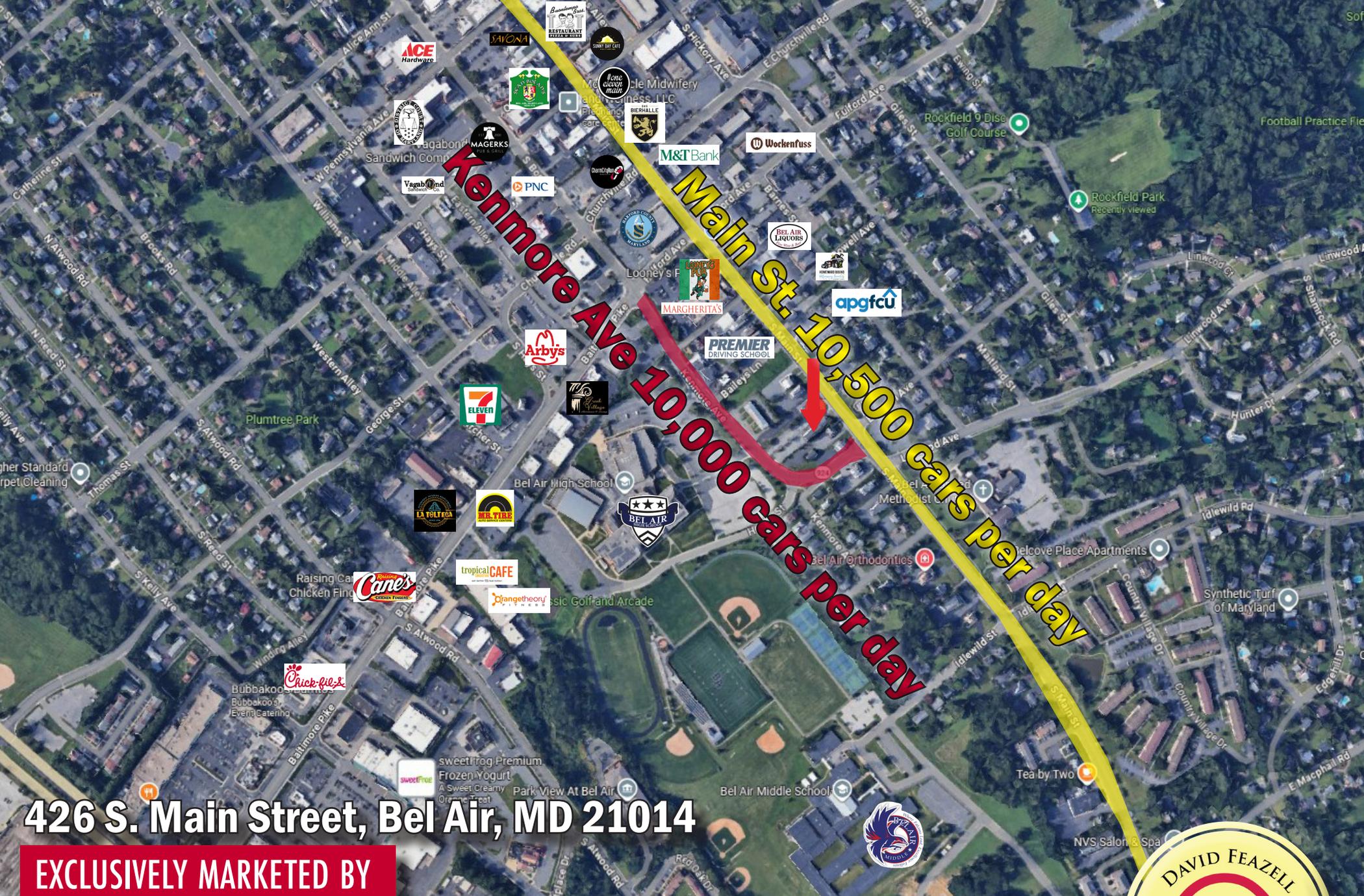


FLOOR PLAN: SUITE 202



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EXCLUSIVELY MARKETED BY

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