

**COMMERCIAL
LEASE**

**JUST
LISTED**



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306 S. MAIN ST. | BEL AIR , MD 21014

**Former 7-Eleven space for lease in downtown Bel Air
in the Main Street Centre**



LEASE HIGHLIGHTS

LEASE OFFERING:

Size: 3300 SF

Asking Rate: \$30/SF NNN

Zoning: B2

Traffic: 30,000+ CPD

Signage: Pylon & Building Facade

Location: Traffic controlled intersection of Main St & Baltimore Pike



PROPERTY SUMMARY

- Former 7-Eleven Space for lease in downtown Bel Air in the Main Street Centre! Tremendous location with excellent visibility and abundant parking. Share space with Looneys Pub, Zips Cleaners, and Margherita's Pizza.
- 7-Eleven has vacated the space and their lease expires on 9/30/26. Additional term can be negotiated with the Landlord.
- Coolers & freezer left in place.
- 2 bathrooms



PRIME LOCATION IN DOWNTOWN BEL AIR

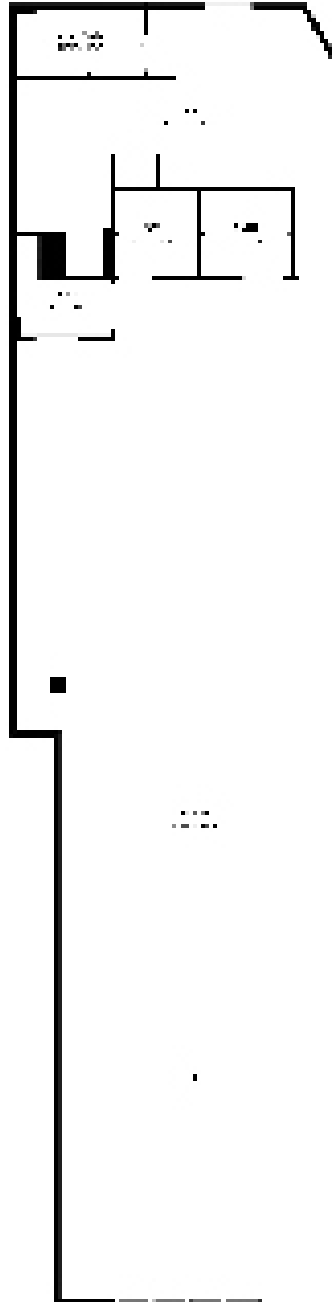


30k+ Cars Per Day

11k+ Cars Per Day



FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



306 S. MAIN STREET, BEL AIR

EXCLUSIVELY MARKETING BY

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