

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

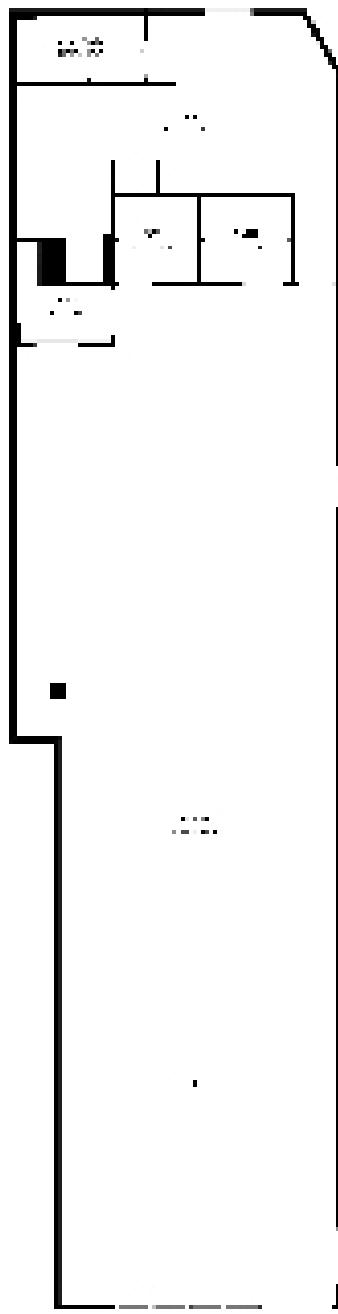
- Former 7-Eleven Space for lease in downtown Bel Air in the Main Street Centre! Tremendous location with excellent visibility and abundant parking. Share space with Looneys Pub, Zips Cleaners, and Margherita's Pizza.
- 7-Eleven has vacated the space and their lease expires on 9/30/26. Additional term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



# PRIME LOCATION IN DOWNTOWN BEL AIR

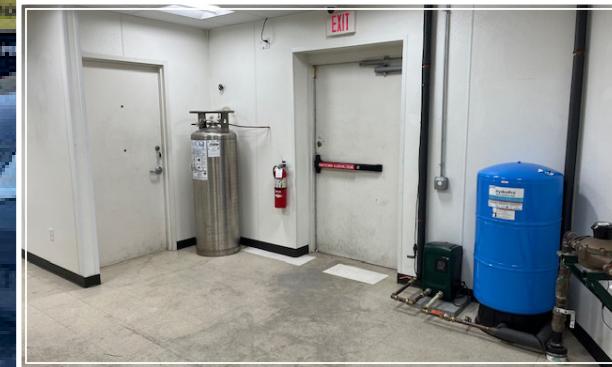


# FLOOR PLAN



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





## 306 S. MAIN STREET, BEL AIR

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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