



FOR **GROUND LEASE**

0.70 ACRE ± LAND SITE IN DOWNTOWN BEL AIR

411 N MAIN ST | BEL AIR, MARYLAND 21014



0.70 AC ± TOTAL
M1 ZONED LOT

N MAIN ST

E ELLENDALE ST

MA & PA TRAIL



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 0.70 Acre ± land site available for lease in Downtown Bel Air
- Zoned M-1 with by-right retail use, allowing flexibility for redevelopment
- Utilities available and capped at the curb, reducing upfront development costs
- Strong walkability to the Downtown Bel Air core and Main Street amenities
- Excellent visibility from the commuter corridor connecting Main Street to Forest Hill
- Surrounded by established traffic drivers, including Independent Brewing Co.
- Ideal opportunity for retail-oriented concepts

LOT SIZE:	0.70 ACRES ±
TRAFFIC COUNT:	13,313 AADT
ZONING:	M1
RENTAL RATE:	NEGOTIABLE



GOOGLE STREET VIEW

LOCAL BIRDSEYE



LOCAL BIRDSEYE



BEL AIR HIGH SCHOOL

BALTIMORE PIKE

HARFORD COUNTY CIRCUIT COURT

DISTRICT COURT OF MD

SPARTAN SURFACES



SAVONA



BEL AIR ELM SCHOOL



ORRSTOWN BANK

E GORDON ST



E BROADWAY

N MAIN ST



W BROADWAY

WILLIAMS ST



SITE

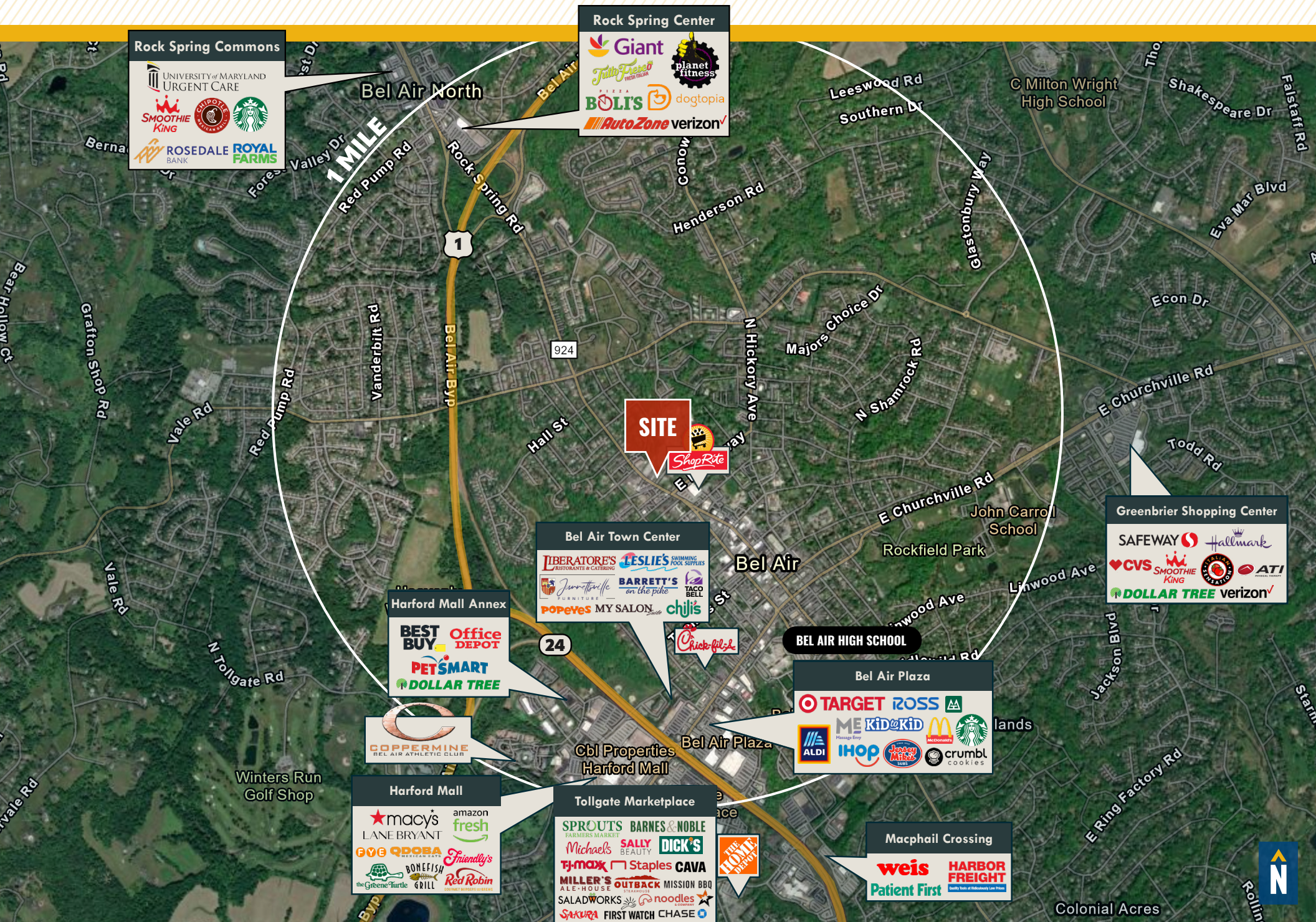


MA & PA TRAIL

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MARKET AERIAL



Rock Spring Commons

- UNIVERSITY of MARYLAND URGENT CARE
- SMOOTHIE KING
- ROSEDALE BANK
- ROYAL FARMS

Rock Spring Center

- Giant
- planet fitness
- dogtopia
- AutoZone
- verizon

SITE

- ShopRite

Bel Air Town Center

- LIBERATORE'S RESTAURANTE & CATERING
- LESLIE'S SWIMMING POOL SUPPLIES
- BARRETT'S on the pike FURNITURE
- POPEYES
- MY SALON
- chji's

Harford Mall Annex

- BEST BUY
- Office DEPOT
- PETSMART
- DOLLAR TREE

COPPERMINE BEL AIR ATHLETIC CLUB

Harford Mall

- macy's
- amazon fresh
- LANE BRYANT
- QDOBA
- Friendly's
- BONEFISH GRILL
- Red Robin

Tollgate Marketplace

- SPROUTS FARMERS MARKET
- BARNES & NOBLE
- Michaels BEAUTY
- DICK'S
- TJ-maxx
- Staples
- CAVA
- MILLER'S ALE-HOUSE
- OUTBACK MISSION BBQ
- SALADWORKS
- noodles
- SAKURA
- FIRST WATCH
- CHASE

Bel Air Plaza

- TARGET
- ROSS
- ALDI
- ME Kid&Kid
- ihop
- McDonald's
- Starbucks
- crumbl cookies

Macphail Crossing

- weis
- Patient First
- HARBOR FREIGHT

Greenbrier Shopping Center

- SAFEMWAY
- Hallmark
- CVS
- SMOOTHIE KING
- DOLLAR TREE
- verizon



DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



9,303

33,159

56,634

DAYTIME POPULATION



24,944

77,231

116,876

AVERAGE HOUSEHOLD INCOME



\$121,615

\$140,446

\$142,007

NUMBER OF HOUSEHOLDS



7,548

26,652

45,807

MEDIAN AGE

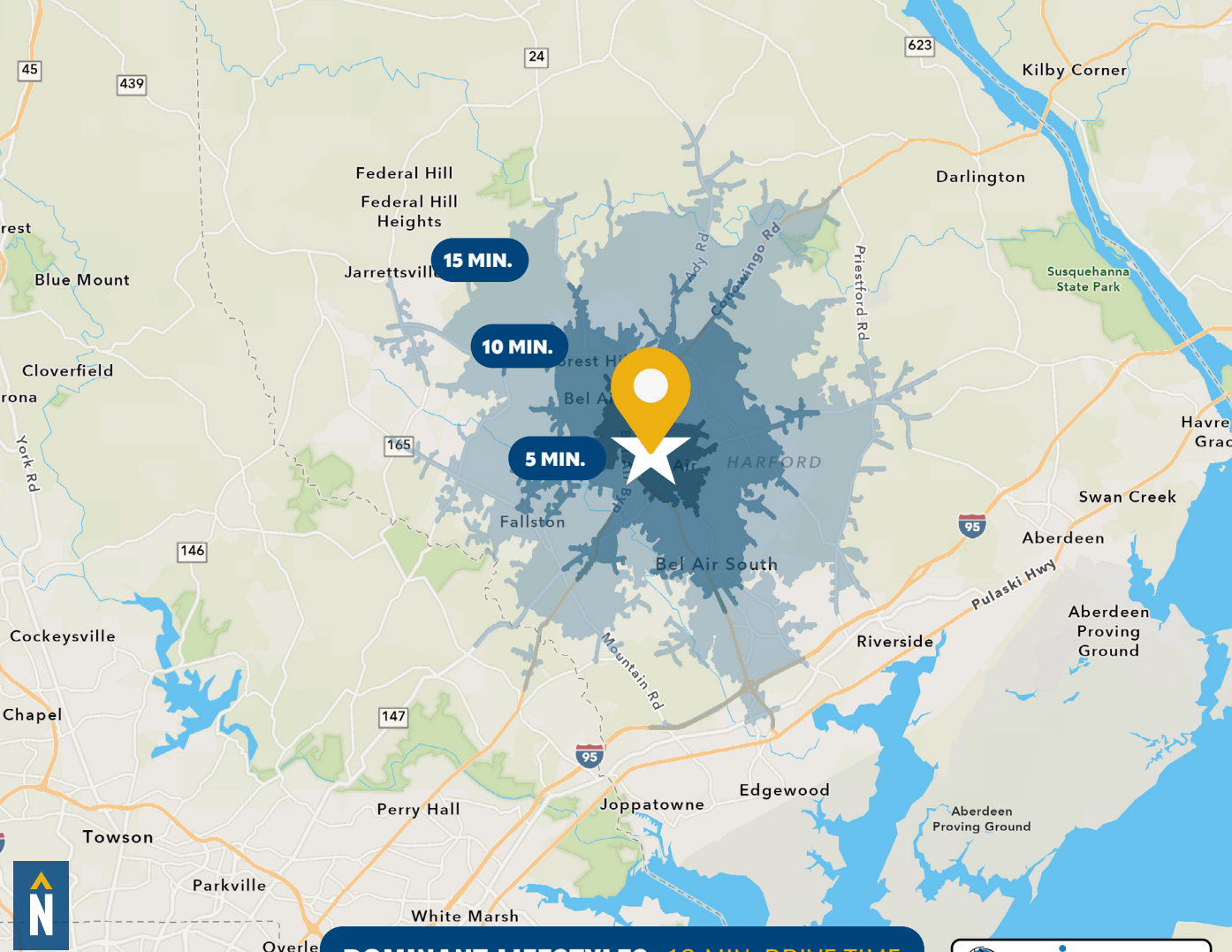


41.4

42.0

41.5

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

[esri MORE INFO](#)

41% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

12% RETIREMENT COMMUNITIES



MEDIAN

AGE: 55.0

HH INCOME: \$80,402

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

9% CITY GREENS



MEDIAN

AGE: 41.4

HH INCOME: \$97,516

These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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