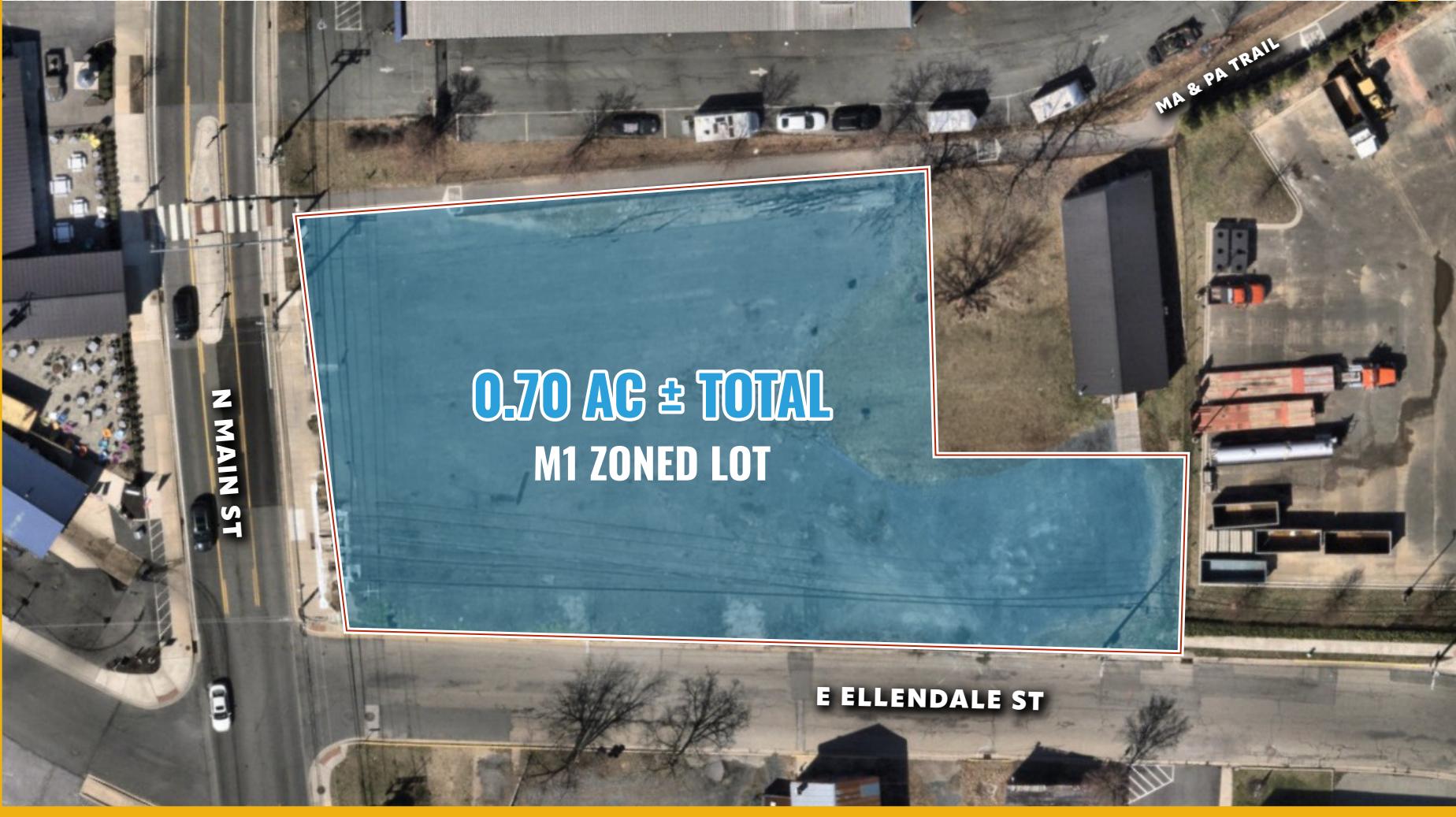




FOR GROUND LEASE

0.70 ACRE ± LAND SITE IN DOWNTOWN BEL AIR

411 N MAIN ST | BEL AIR, MARYLAND 21014



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

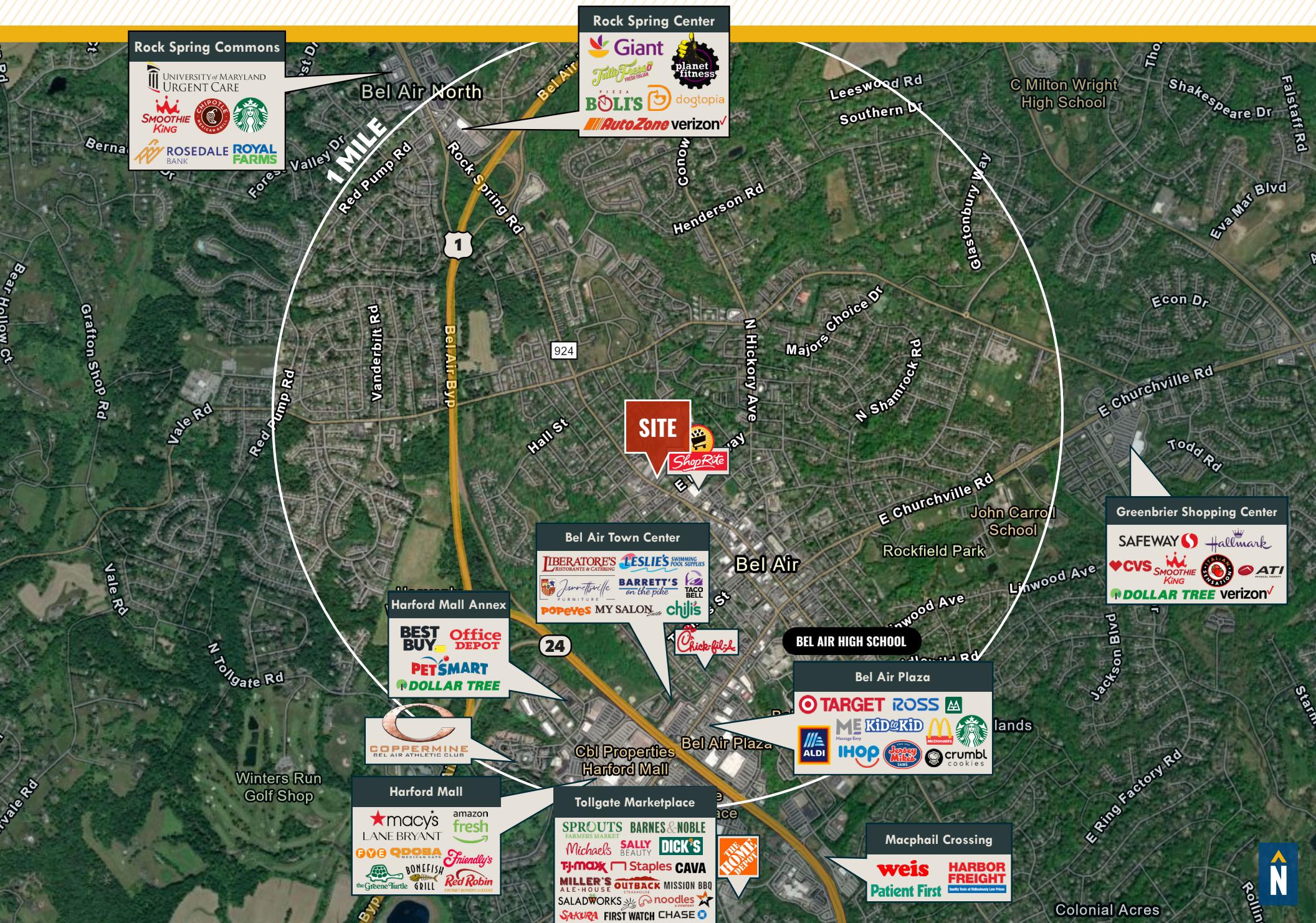


GOOGLE STREET VIEW

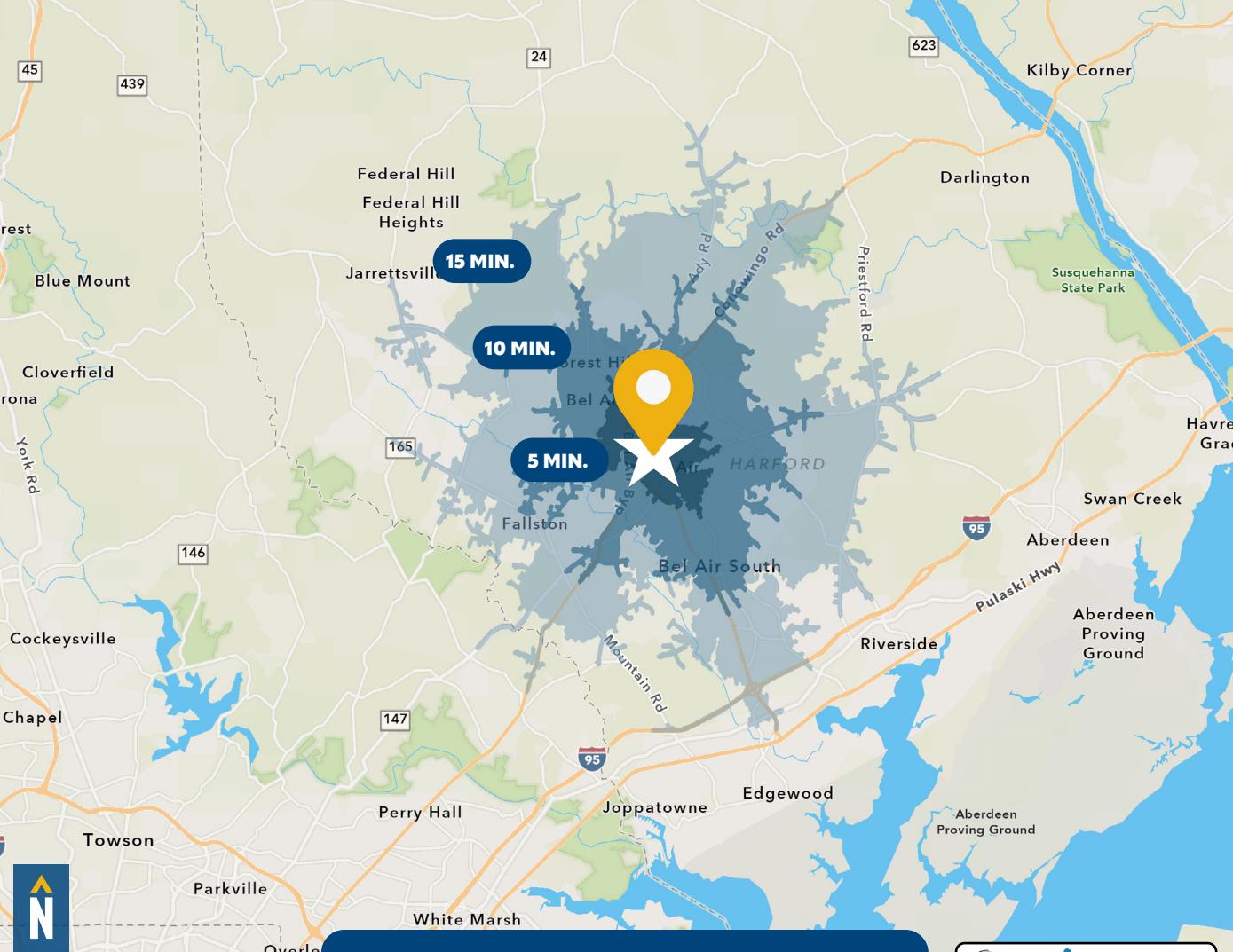
LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS



DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME

 [MORE INFO](#)



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.



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.



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.

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](#)



FOR MORE INFO CONTACT:



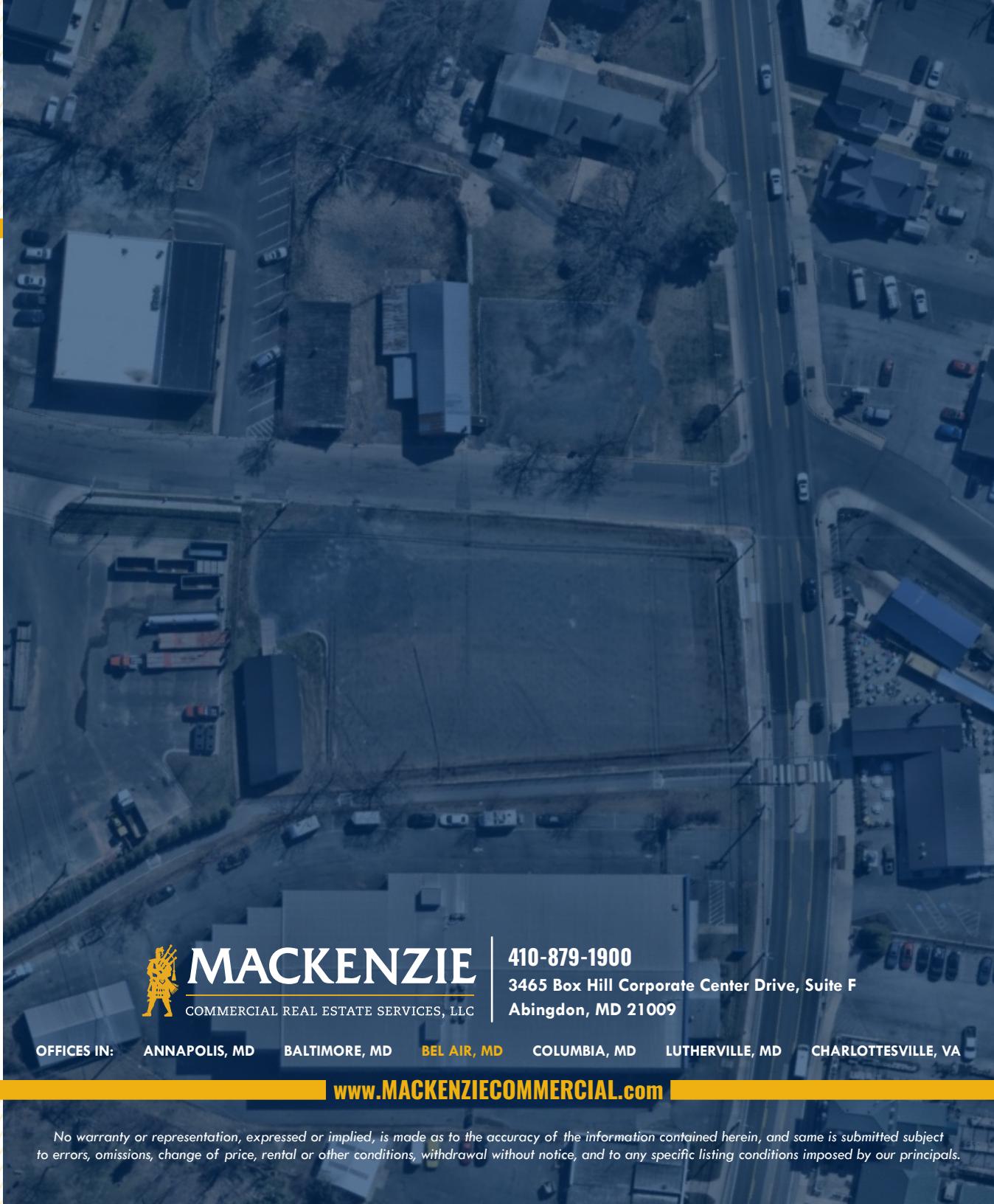
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