



1614 E. CHURCHVILLE ROAD

BEL AIR, MARYLAND 21015

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Class A office space available for lease
- Free on-site parking
- Card entry security system
- Numerous nearby amenities including banking, food, retail, and personal services
- Close proximity to Wawa, Harford Community College, and Amyclae Shopping Center
- Direct access to Churchville Road

AVAILABLE:

2ND FLOOR SUITE B: 1,932 SF ±

PARKING:

5.49/1,000 SF

ZONING:

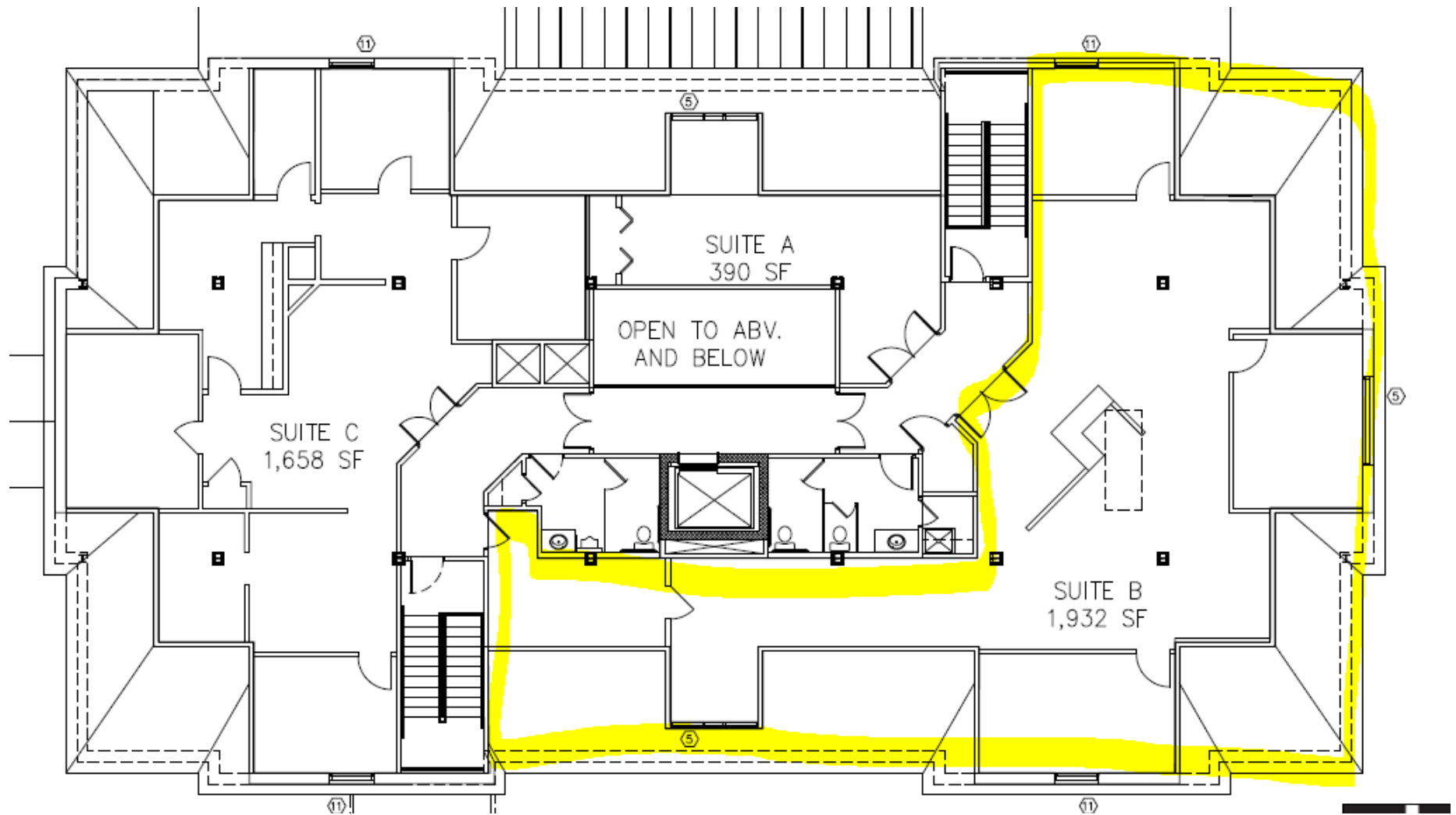
RO (BUSINESS LOCAL)

RENTAL RATE:

\$28.00 PSF, FS



FLOOR PLAN: SECOND FLOOR SUITE B



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,357

49,644

102,181

DAYTIME POPULATION



7,496

53,383

101,172

AVERAGE HOUSEHOLD INCOME



\$134,627

\$144,097

\$143,934

NUMBER OF HOUSEHOLDS



3,989

18,620

38,304

MEDIAN AGE



42.1

41.9

41.7

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



BEETLE SMITH
SENIOR VICE PRESIDENT

443.573.3219
BSMITH@mackenziecommercial.com



TOM MOTTLEY
SENIOR VICE PRESIDENT & PRINCIPAL

443.573.3217
TMOTTLEY@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-879-1900

3465 Box Hill Corporate Center Drive, Suite F
Abingdon, MD 21009

OFFICES IN:

ANNAPOLIS, MD

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