

708 Baltimore Pike

Bel Air, MD 21014



Rene F. Daniel *

Principal

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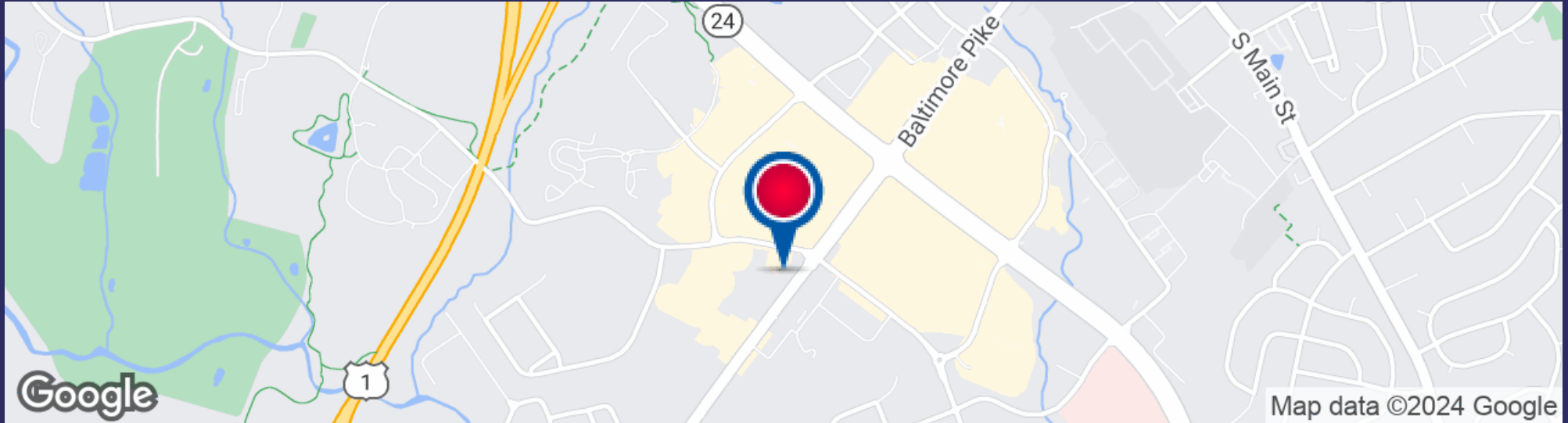
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Bel Air, MD

Property Summary



LOCATION DESCRIPTION

Nestled in the heart of Bel Air, MD, the area surrounding the property offers a vibrant tapestry of amenities and attractions. From renowned dining establishments to boutique shops and green spaces, the location exudes a lively and welcoming atmosphere. The nearby Ma & Pa Heritage Trail provides an idyllic setting for outdoor activities, while the Bel Air Arts and Entertainment District promises a rich cultural experience. With a variety of local businesses and services within easy reach, the area fosters a strong sense of community and convenience. Prospective tenants will find that the combination of urban convenience and small-town charm makes this location an ideal setting to establish their office or land presence.

OFFERING SUMMARY

Lease Rate:	Negotiable
Land AC - Gross:	0.74 Acres
Land SF - Gross:	32,234 SF
Frontage:	152' on Baltimore Pike

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 708 Baltimore Pike, Bel Air, MD, 21014. This impressive commercial property offers a prime location with high visibility and easy access. With a generous interior designed for versatility, businesses have the freedom to tailor the space to their unique requirements. Modern amenities, plentiful parking, and seamless connectivity make this property a perfect fit for a wide range of ventures. This is an unmissable chance to establish a prominent presence in a dynamic commercial environment. Take the first step toward unlocking the potential of your business by seizing this outstanding leasing opportunity today.

PROPERTY HIGHLIGHTS

- Zoned B3, providing flexibility for various commercial uses
- Prime location with high visibility - direct access to Tollgate Rd
- Versatile opportunity in growing and active Bel Air Market
- Ample parking for tenants and visitors
- Seamless connectivity for business operations
- Prominent presence in a thriving commercial hub
- A compelling opportunity for growth and success



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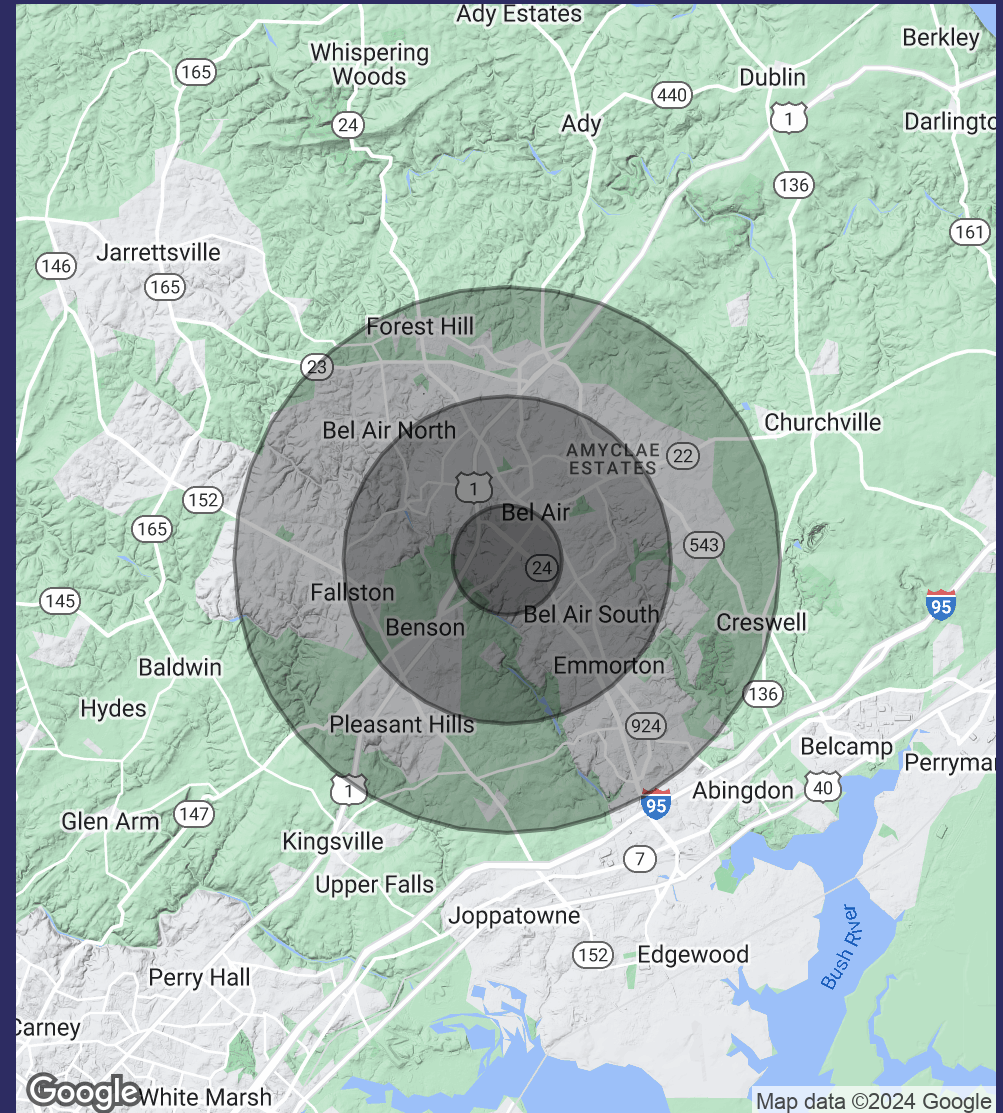
Bel Air, MD

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,502	64,513	118,183
Average Age	45	42	41
Average Age (Male)	43	41	40
Average Age (Female)	47	44	43



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,671	24,699	44,458
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$119,629	\$143,613	\$147,169
Average House Value	\$390,863	\$431,632	\$435,393

Demographics data derived from AlphaMap



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