

**FOR LEASE** Available Immediately

# 585 Marketplace Drive

Bel Air, MD 21014

## Overview

Former Walgreens with drive-thru located at main intersection in the heart of Bel Air. Neighboring retail includes Target, Home Depot and DICK'S Sporting Goods. Upper Chesapeake Medical Center (4,000± employees & staff, 277 beds) is located less than one mile east. Site has excellent access and visibility.






## Quick Facts

<b>Availability</b>	Immediate (Lease Term Ends 3/31/34)
<b>Size</b>	8,600 square feet (+3,947 square foot mezzanine level)
<b>Rental Rate</b>	\$21.80 psf on 8,600 sf
<b>Parking</b>	43 spaces
<b>Nearby Tenants</b>	



**SPROUTS**  
FARMERS MARKET

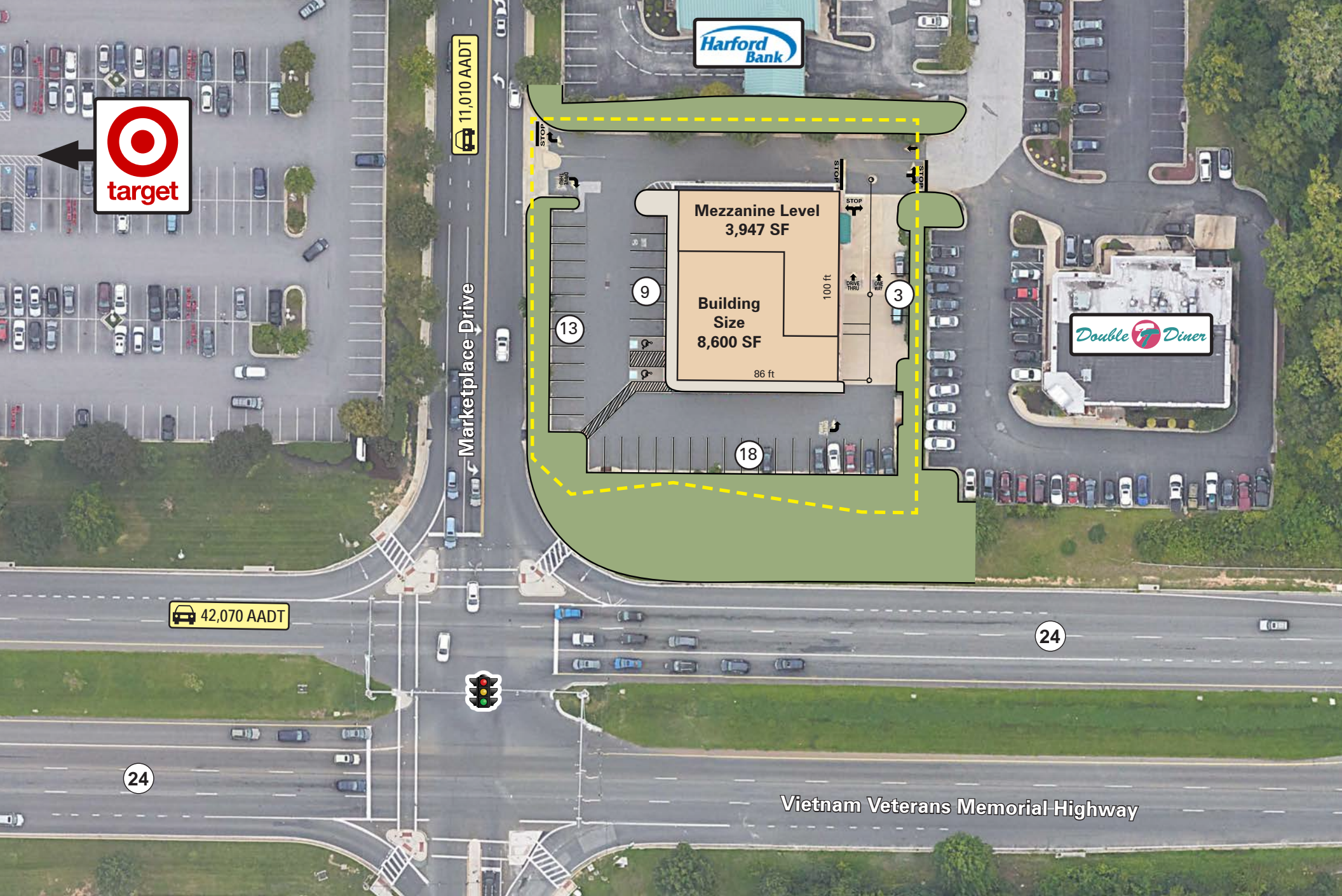
**BARNES  
& NOBLE**

2024 Demographics	1 mile	3 miles	5 miles
 POPULATION	6,968	68,792	120,196
 HOUSEHOLDS	2,857	26,035	45,089
 AVG. HH INCOME	\$123,666	\$139,151	\$140,591
 DAYTIME POPULATION	21,234	68,849	111,433
 TRAFFIC COUNT	42,070 AADT (Veterans Hwy MD-24)		

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COMMERCIAL REAL ESTATE

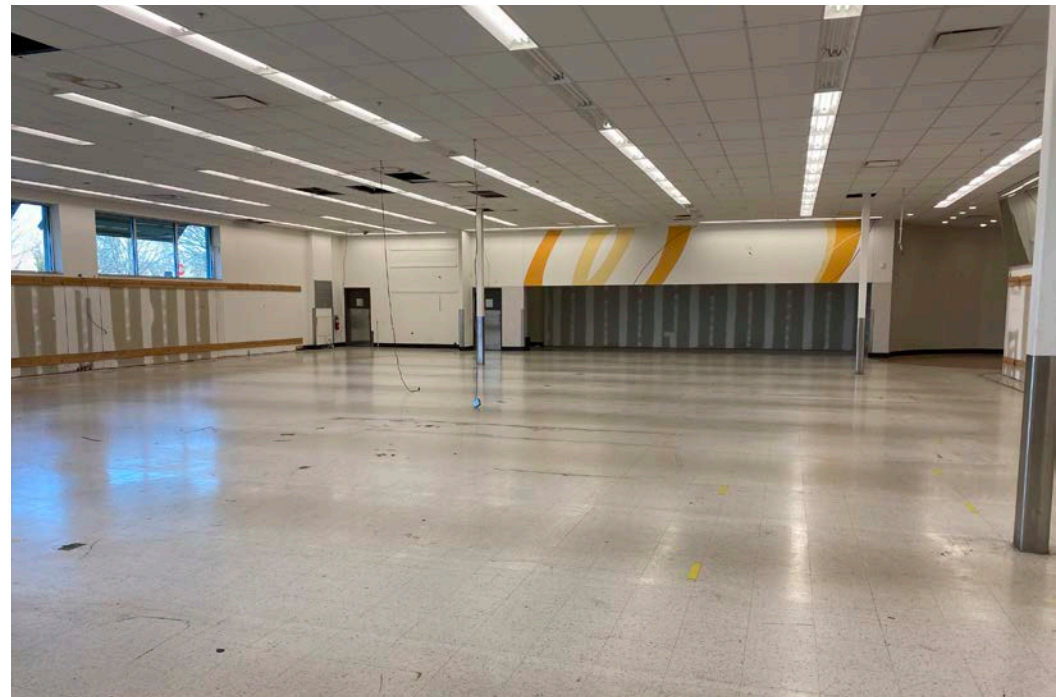
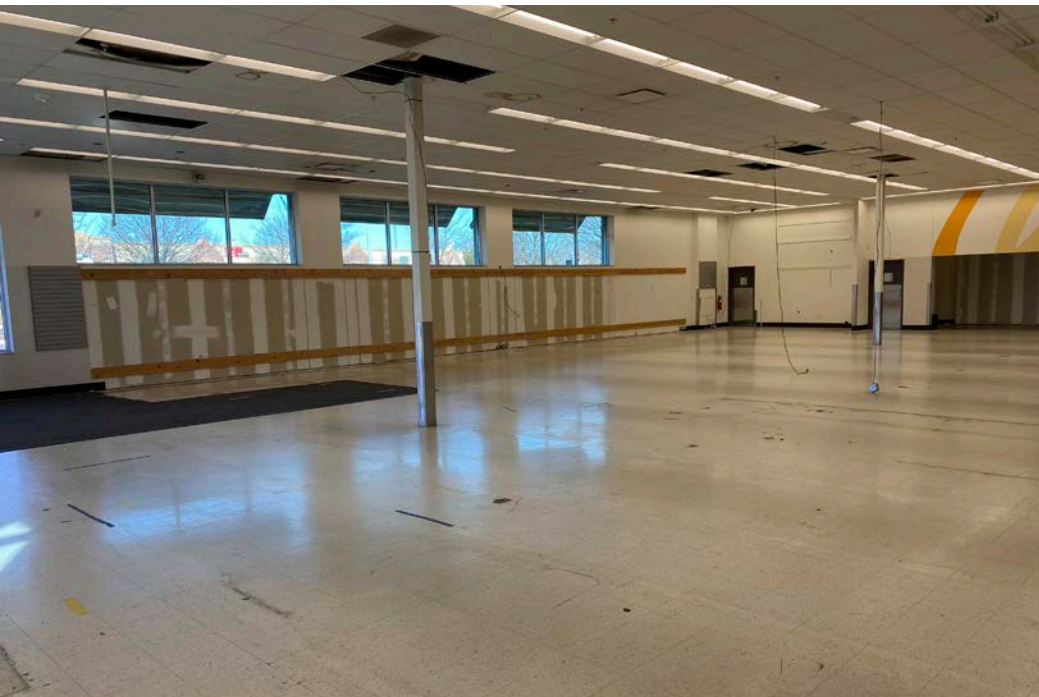




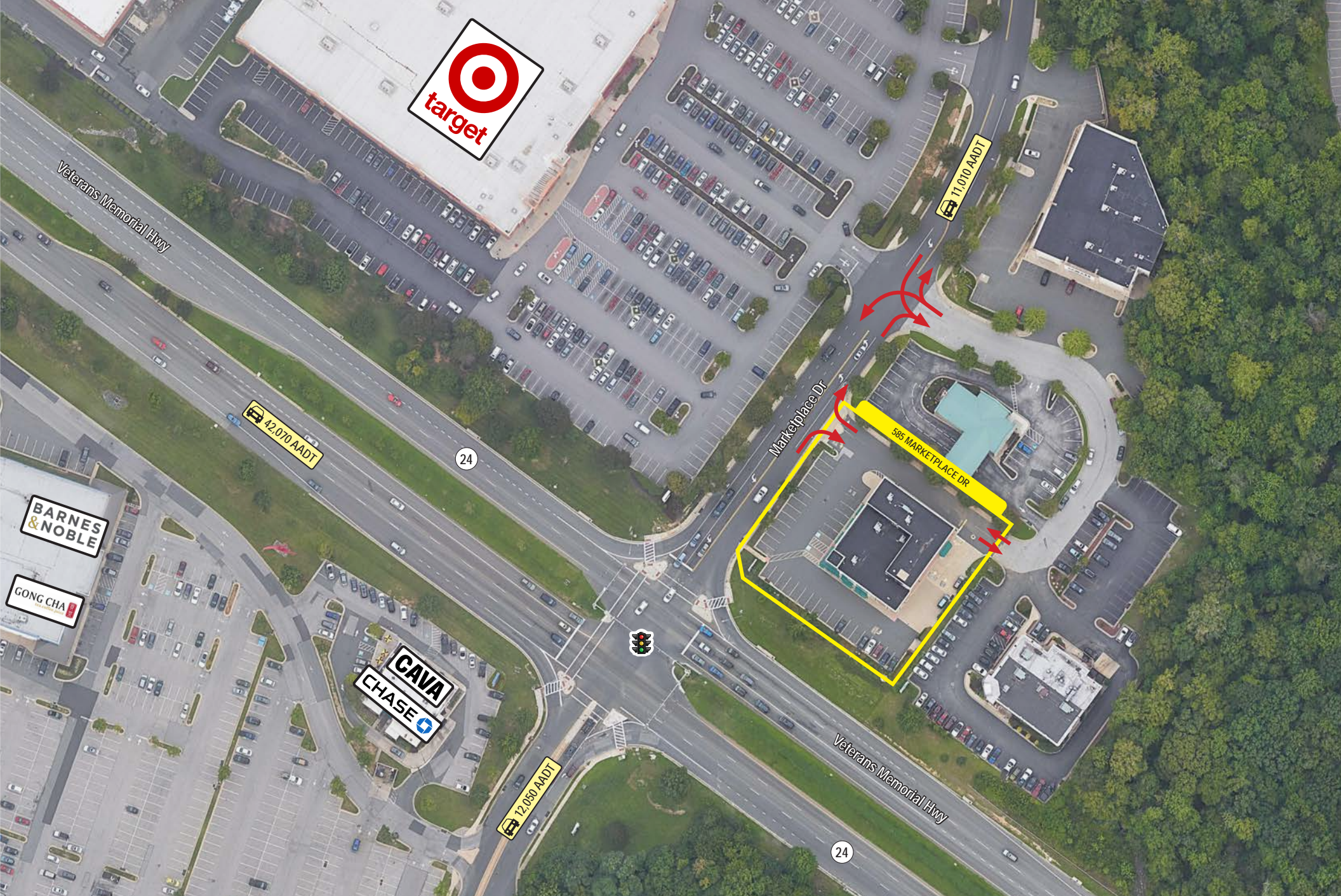


















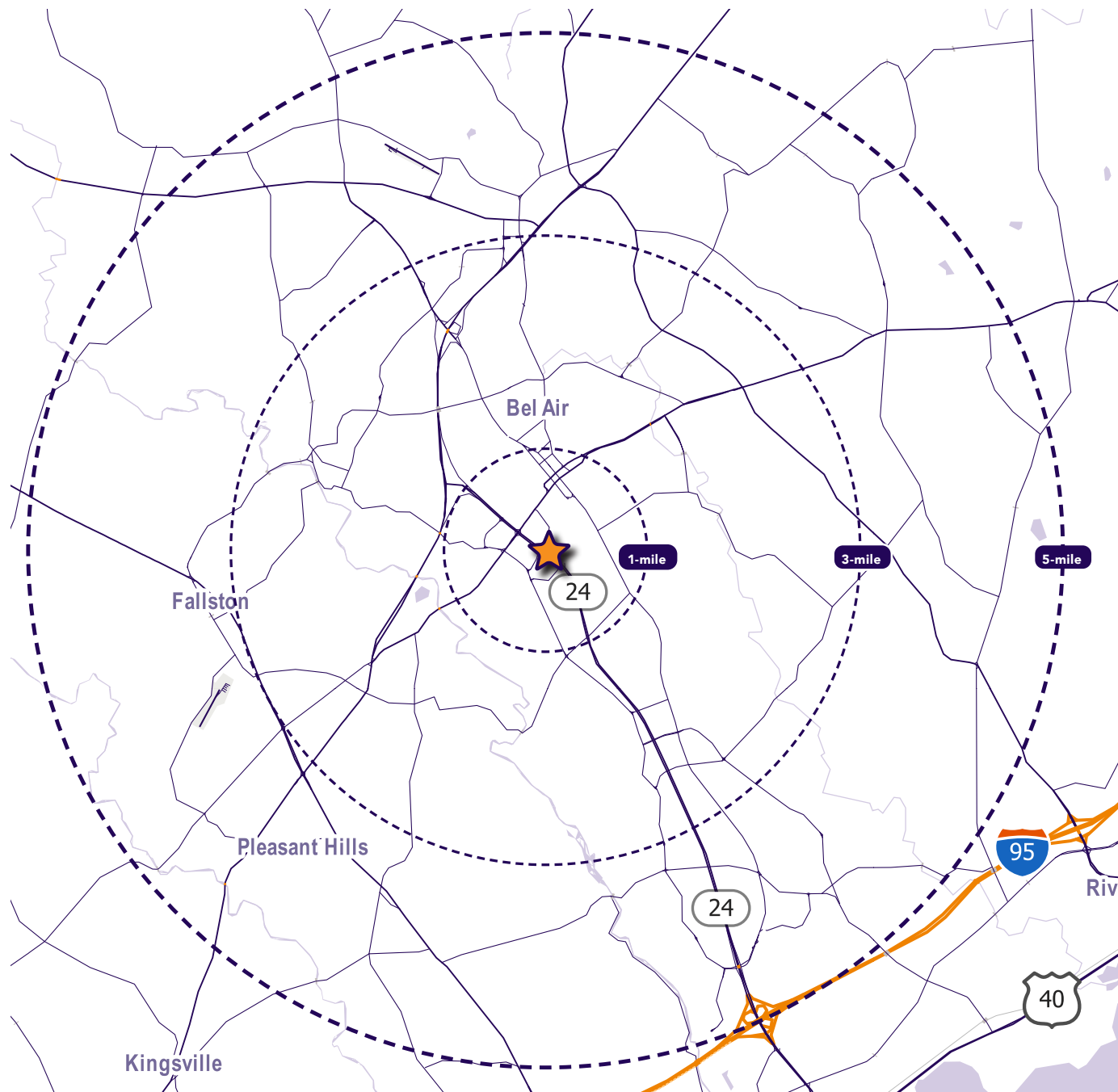
# Interested? Contact:

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