

FOR SALE

2235 E. Churchville Rd.
Bel Air, MD 21015

SALE PRICE 1,050,000

Great investment opportunity! Income producing property! This listing is only for the real estate not the business/restaurant. Current lease conveys with the sale of the Real Estate. Current restaurant/bar is very successful. Do not disturb the staff or patrons. Showings only during when establishment is closed. Prime location on almost an acre of land on heavily travelled Churchville Road. Over 23,000 cars/day pass this location. Updated bar/restaurant with full sized kitchen. Outdoor patio. Over 45 parking spots on site.



DEMOGRAPHICS

'Population	26,705
Households	9,534
Average Age	39.80
Median HH Income	\$103,602
Daytime Employees	4,623



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