## HICKORY STATION 509 Bynum Rd., Bel Air, MD 21014

### **RETAIL PROPERTY FOR SALE**



Located at:

#### Intersection of Rte 1 & Business Rte1 Bypass

DEMOGRAPHICS		
Population	3 MILE	5 MILE
Total Population:	49,291	80,534
Pop. Growth 2019-2024:	0.98%	0.77%
Average Age:	39.60	40.60
Households		
Total Households:	18,348	29,428
Median Household Income:	\$94,135	\$99,389
Avg. Household Size:	2.60	2.70

### **CONTACT:**

Kevin Geraghty 410.913.0739 caldiprop@aol.com

Bill Vanden Eynden 443.570.0587 billv@bcvcommercialrealty.com

# Wawa AAFELE House.



LISTING PRICE: \$1,450,000.00

• Fully Approved with Utilities on site

### HIGHLIGHTS

- Zoned for Drive thru and Outdoor Seating.
- Northern Bel Air Location near high end residential neighborhood
- Public Water & Sewage
- Zoned B3
- Traffic Count: 40,000 daily
- Rte 1 Frontage
- Commercial Neighbors Include:

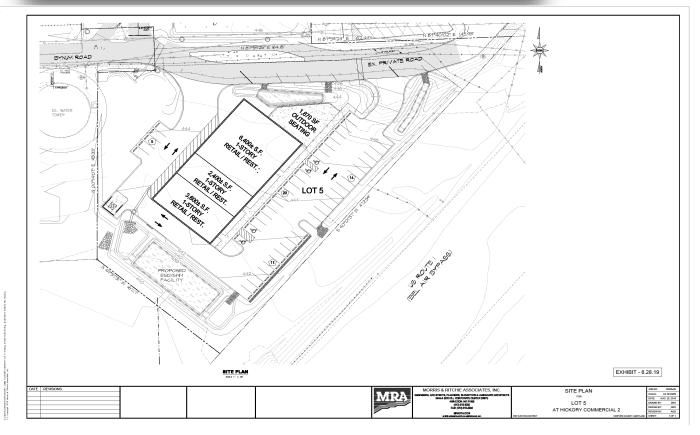
1301 York Rd. Suite 208, Lutherville, MD 21093 Ph. 410.296.2626 | Fax 410.296.2660

# HICKORY STATION 509-517 Bynum Rd., Bel Air, MD 21014

## **RETAIL PROPERTY AVAILABLE**









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