



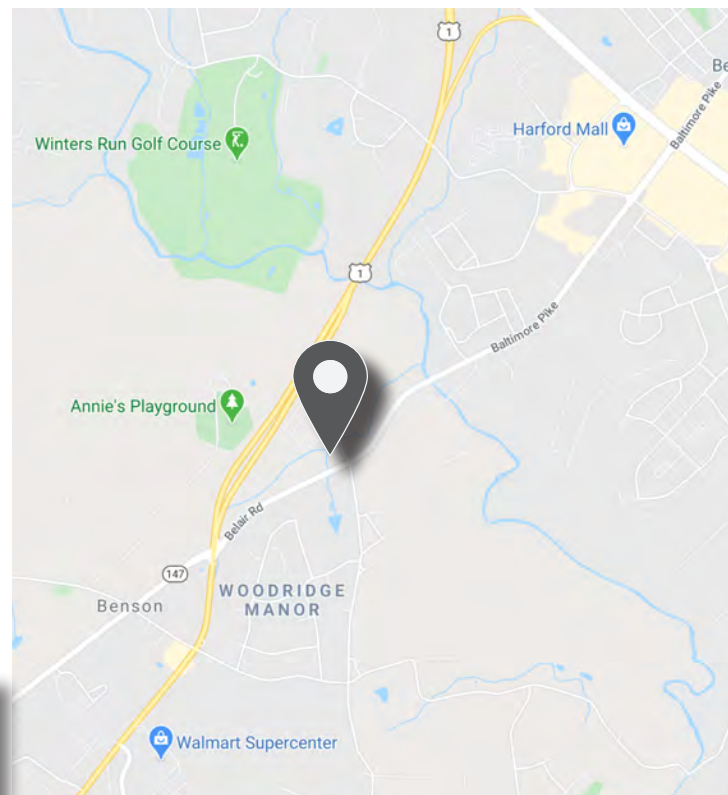
**KLEIN
ENTERPRISES**

WINTERS RUN
1118 Bel Air Road
Bel Air, MD 21014



Property Highlights:

- Located between Bel Air Bypass (US Route 1) and Bel Air Road (US Business Route 1) in Bel Air, MD.
- Fallston submarket, which has seen steady growth over the last 15 years.
- 1.49 acre Historic building
- B-3 Zoning (General Business District).
- Adjacent to 288 Class "A" rental apartment community
- Households in the area have a median income of \$79,427
- New traffic signal at Bel Air Road and Old Joppa Road.
- 4 miles from I-95 Exit #77 A-B
- 2 miles from UM Upper Chesapeake Medical Center
- 16 miles from Aberdeen Proving Ground Gate
- 35 miles from BWI Thurgood-Marshall Airport



2019 Demographics	1 mile	3 miles	5 miles
Population	2,996	40,102	94,546
Avg. Household Income	\$110,326	\$115,033	\$117,418
Employees	4,886	54,980	106,613



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