

**COMMERCIAL
LEASE**

JUST LISTED



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107 E WHEEL RD SUITE C | BEL AIR, MD 21015

Fully renovated 925 SF retail or office location for lease.



SUITE C LEASE HIGHLIGHTS

- \$1,350/month (tenant pays Utilities, cable, cleaning, trash)
- 925 SF
- 1 private office
- 1 open office area
- Reception area
- Kitchenette area
- 2 Storage closets
- 1 bathroom
- 4 parking spaces up front



PROPERTY HIGHLIGHTS

SITE DETAILS:

Size: +/- .76 Acres

Signage: Pylon sign availability

Access: 2 curb cuts on E Wheel Rd

Traffic: 4,700+ cars per day

Demographics: 132,000 people living within 5 miles and growing

Income: \$118,000 average household income within 5 miles

Utilities: Public Water & Sewer

Owner occupied: 76% homes of within 5 miles are owner occupied



PROPERTY SUMMARY

Aggressively priced retail or office location for Lease! 925 SF space with road frontage on E Wheel Rd in Bel Air. Tenant to pay \$1,350/month plus the cost of their utilities. Fully renovated space currently occupied by Allstate who will vacate once a lease is signed. The space consists of 1 private office, a kitchenette, a bathroom, reception, a wraparound deck, and an open office area with commercial carpet and paint throughout. Excellent pylon signage and front building signage available where Allstate's signs are now. There are 4,700+ cars per day passing the site on E Wheel Rd. This site is zoned B3 and allows for a multitude of retail and office uses. There are 132,000 people living within 5 miles of the site and growing steadily. The average household income within 5 miles is \$118,000/yr. This location is surrounded by major retailers within 1 mile on Emmorton Rd including the Festival, Shoprite, Petco, Chipotle, Chuck-E Cheese, Take 5 Oil, Marshalls, Kohls, Bob Evans, and more. The current status of the space is a Fully Occupied Professional Office Suite.



PRIME ROAD FRONTAGE ON E WHEEL RD

Festival at Bel Air Shopping mall

er Realty County...

Chuck E. Cheese Pizza

Kohl's Kohl's Official Site

MyEyeDr. MyEyeDr - Eye Care & Eye Wear

AT&T Store Samsung Galaxy S25+ On Us

Dr. Stephen G. Smaldore, DO Appointments On Your Schedule.

Paradigm Salon & Company

4,700+ Cars Per Day

E Wheel Rd

Sturgill Dr

Old Emmorton Rd

Old Emmorton Rd

Old E

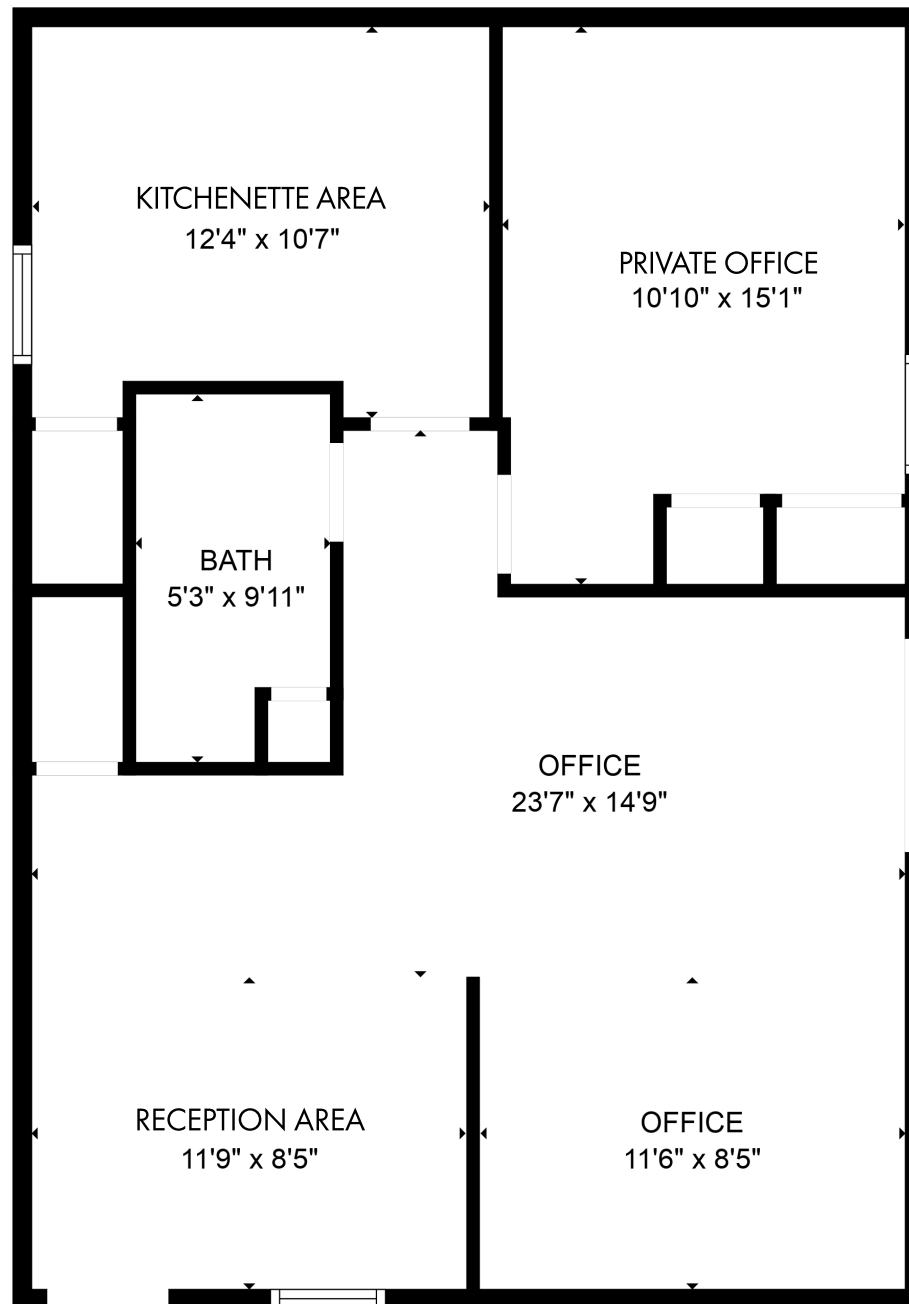


Veterans Memorial Hwy

Point to Point Square

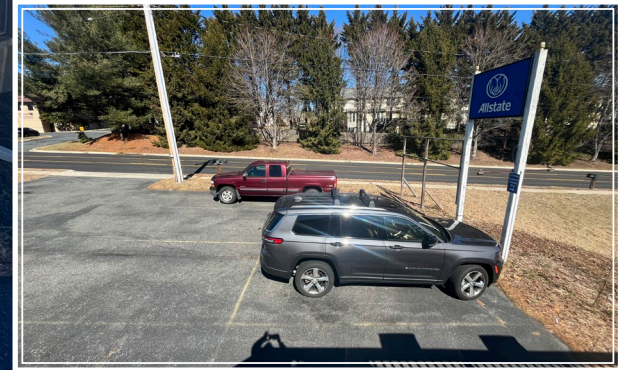
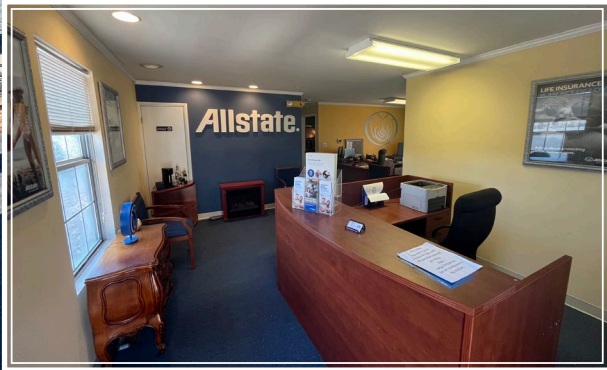
Ma-Boo

FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED





107 E WHEEL RD SUITE C, BEL AIR, MD 21015

EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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