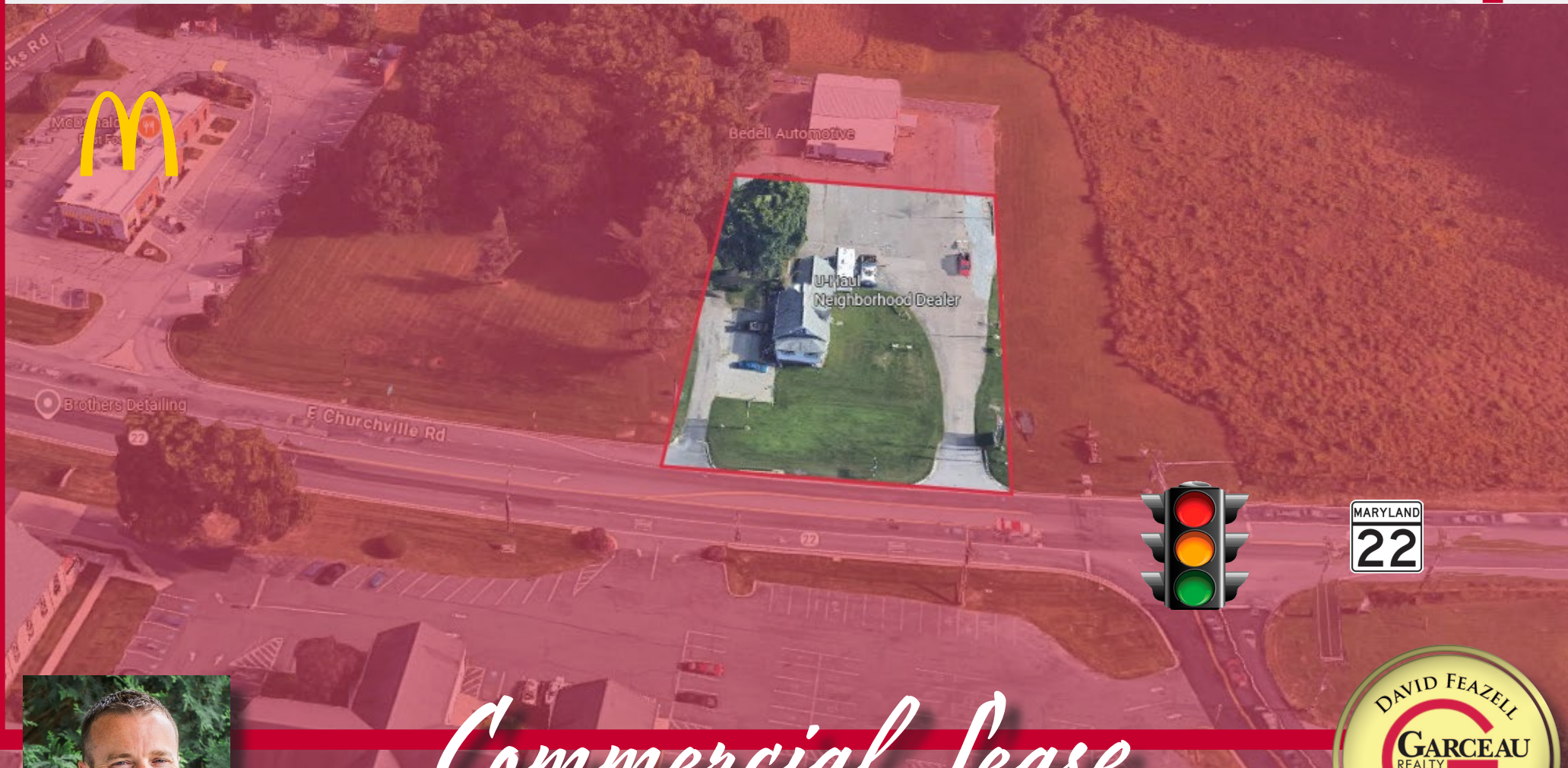


COMMERCIAL SITE FOR LEASE

2101 E Churchville Road | Bel Air, MD 21015



Commercial Lease

Highly visible retail site for lease! Existing building can be used or the .70 acre site with 140ft of road frontage can be fully redeveloped.

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)



DRIVE-THRU CONCEPT



24,000 CARS PER DAY



5,800 CARS PER DAY



RETAIL REDEVELOPMENT DETAILS

Lease rate—Withheld

+/-2,000SF Existing Building

+/- .70 Acres at the front of the site

140ft of Road Frontage on E Churchville Rd

B2 Zoning

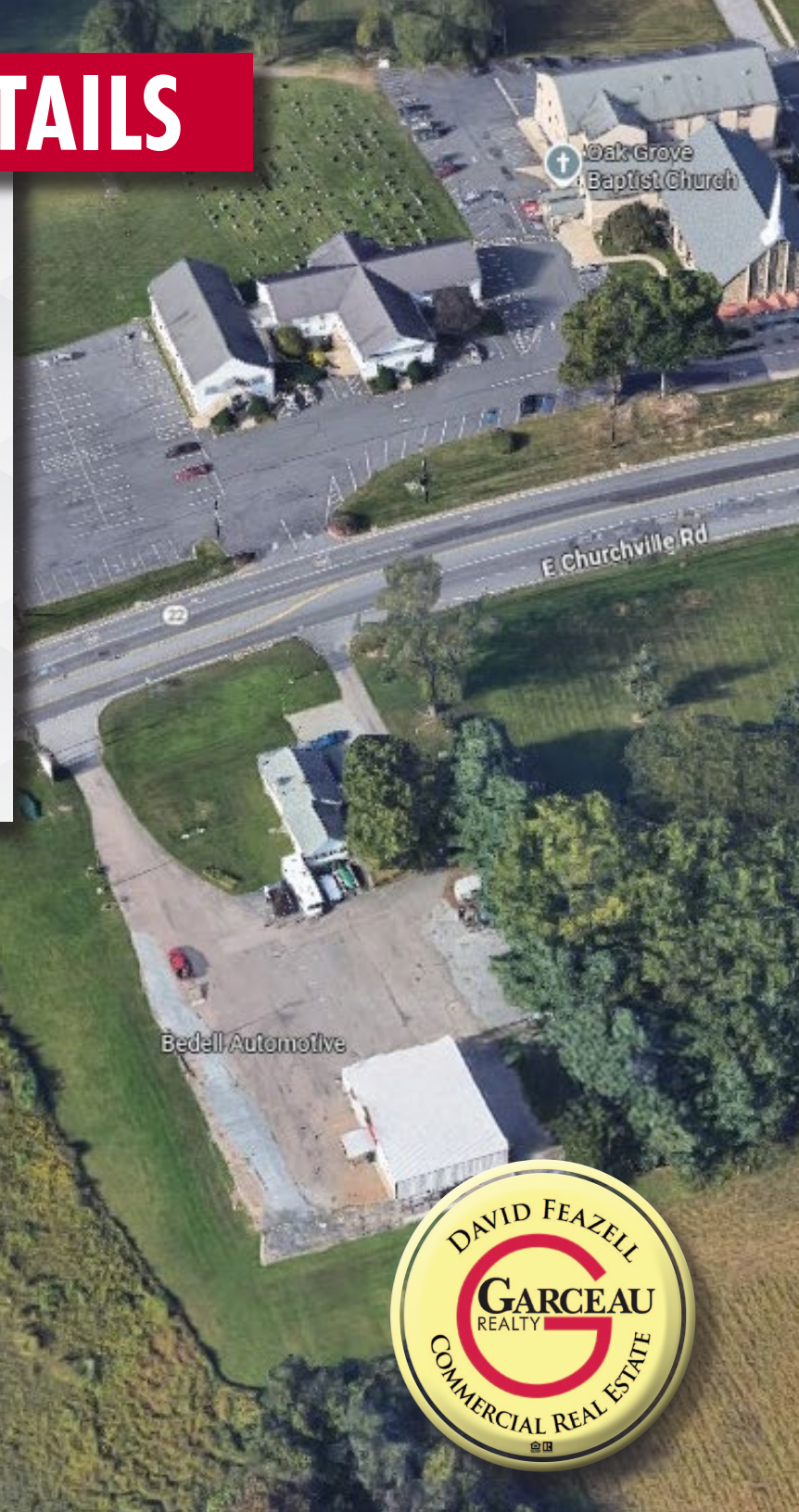
Sits at the light controlled intersection of E Churchville Rd and Prospect Mill Rd

24,000 cars per day passing the site on E Churchville Rd

5,800 cars per day on Prospect Mill Rd

82,600 people living within 5 miles

Average Household Income is \$130,000 within 5 miles



BUILDING DETAILS

Built in 1930

Neighbor site to McDonald's

Adjacent to the Harford Community College which is a growing 350+ acre facility

Existing Pylon sign near the light controlled intersection

Signage available on front of building as well

Private Parking lot

Front building has its own Well & Septic separate from the rear building

Currently laid out as a residential home

No Sprinklers



OFFERING SUMMARY

Highly visible retail site for lease! The existing building can be used or the site can be fully redeveloped. The front of the site is available for lease. The rear of the site is currently leased to a highly rated auto mechanic shop. Sits directly next door to McDonald's Restaurant. Adjacent to the Harford Community College which is a 350+ acre campus with 25 main campus buildings and growing every year. Sitting at the light controlled intersection of E Churchville Rd and Prospect Mill Rd. 140ft of road frontage. The zoning is B2. Surrounded by new development on Churchville Rd. This site sees 30,000+ vehicles per day passing the site and is primed for redevelopment!!

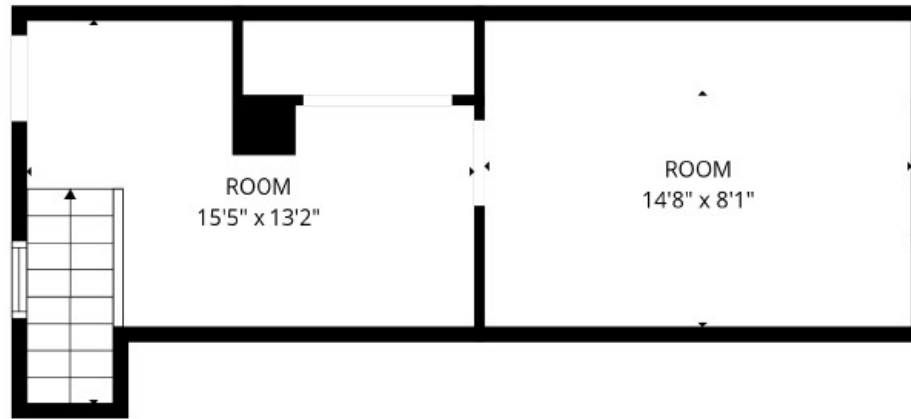


HIGH TRAFFIC RT 22 LOCATION

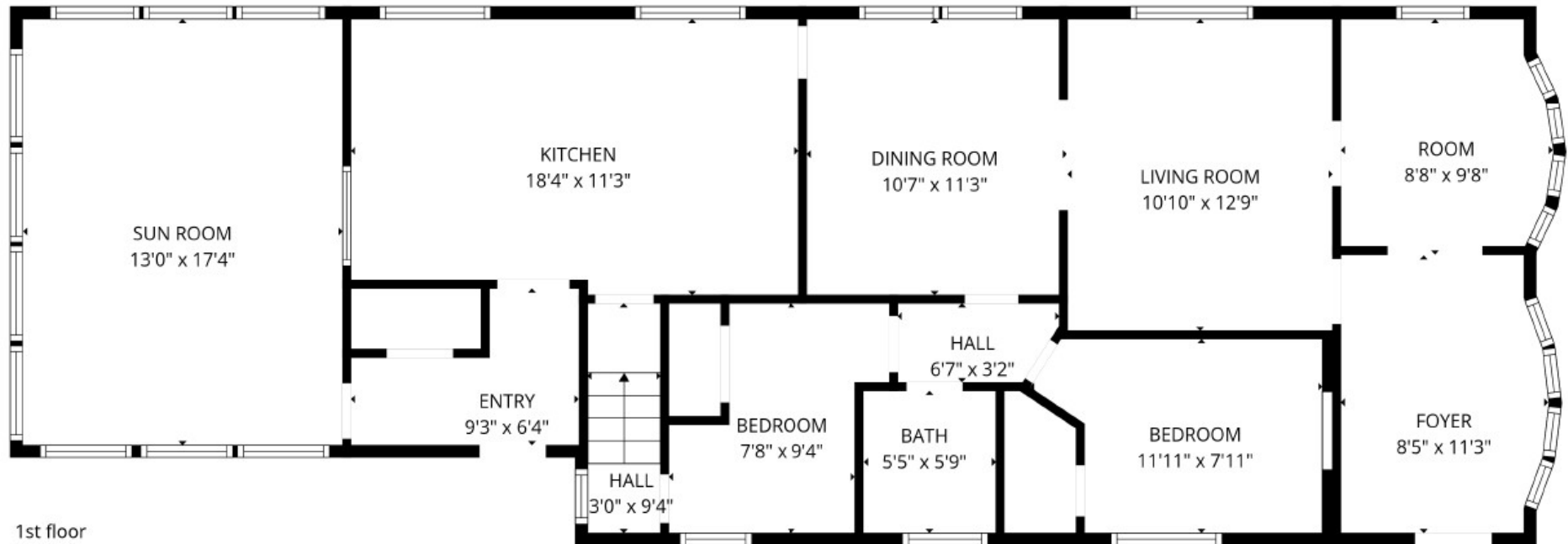


24,000 CARS PER DAY

FLOOR PLAN



2nd floor



1st floor

FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED





2101 E. Churchville Rd, Bel Air, MD 21015

EXCLUSIVELY MARKETING BY

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