

**COMMERCIAL
SALE OR LEASE**

**JUST
LISTED**



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119 W. BEL AIR AVE. | ABERDEEN, MD 21001

5,000SF of fully built out retail space. \$6000/mo. NNN



LEASE HIGHLIGHTS

OFFERING:

5,000SF fully built out Retail space

Sale Price: Not Disclosed

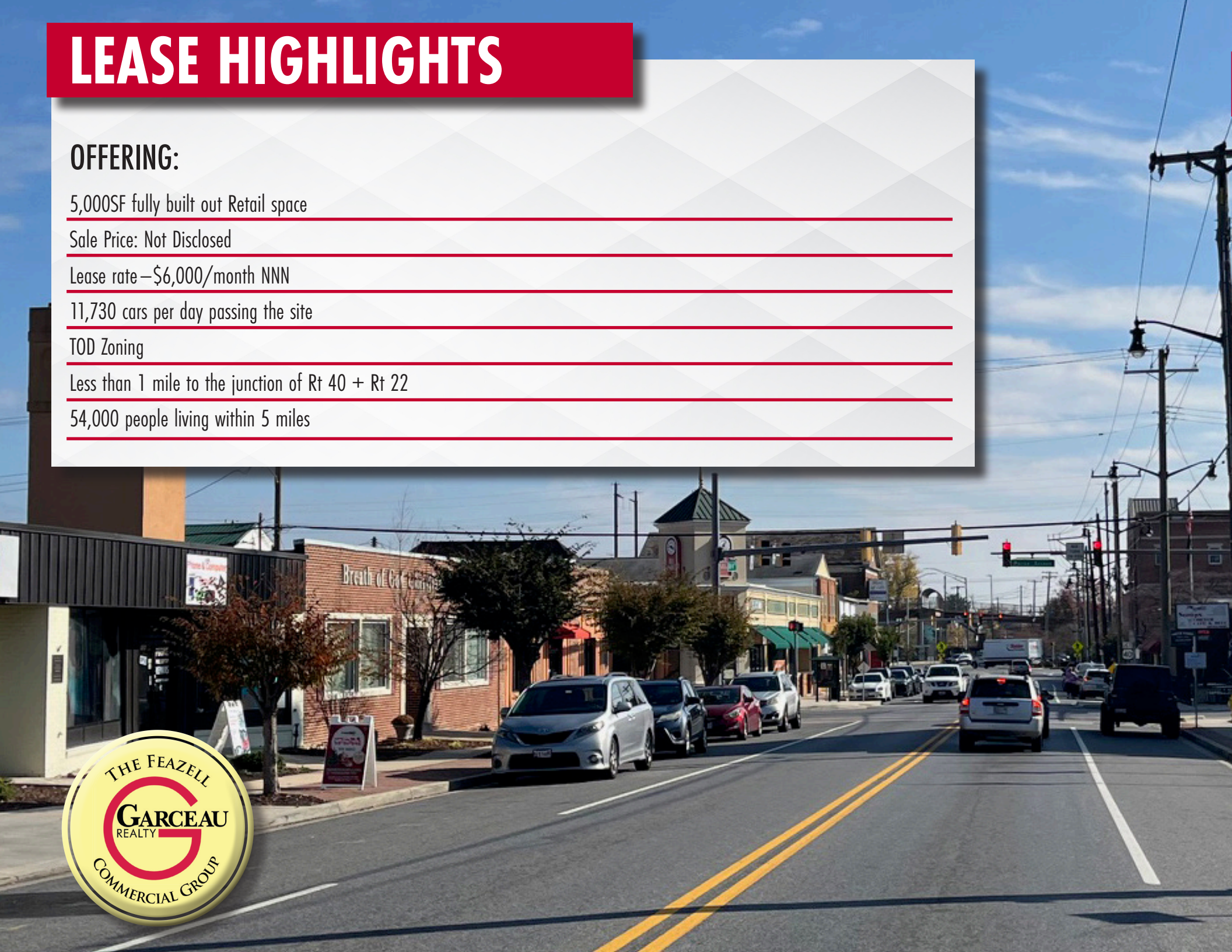
Lease rate—\$6,000/month NNN

11,730 cars per day passing the site

TOD Zoning

Less than 1 mile to the junction of Rt 40 + Rt 22

54,000 people living within 5 miles



BUILDING DETAILS

Newer Block construction from 2005

Sits in between Mr Tire and Pro Health Primary Care

Directly across from Bank of America

50ft wide x 100ft long

Signage available on front and rear of building

10ft drop ceilings

Rooftop HVAC units

3 private parking spaces in rear + free street parking

2-200amp electric panels

2 private offices in rear plus a utility area and a full kitchen

2 private bathrooms

Previously this was the 'Johnson Family Pharmacy'



PRIME LOCATION NEAR RT 40 & RT 22

**11,730 CPD
PASSING SITE**





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EXCLUSIVELY MARKETED BY

David Feazell of Garceau Realty, Commercial Realtor

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