

# RETAIL/ OFFICE FOR LEASE

## 602 HOAGIE DRIVE

Bel Air, MD 21014

Available: 3,570 SF



### LISTING DATA

**AVAILABLE SF:** 3,570 SF

### ECONOMIC DATA

**LEASE RATE:** Call for info please

### PROPERTY INFORMATION

**COUNTY:** Harford  
**MARKET:** Baltimore  
**SUBMARKET:** Harford County

### BUILDING DATA

**TOTAL BUILDING SF:** 4,187 SF  
**YEAR BUILT:** 2005  
**ZONING:** B3

### PROPERTY OVERVIEW

3,570 SF in prominent location

### LOCATION OVERVIEW

Located between Route 1 and East-West Hwy which sees a combined 30,000 VPD. Great visibility from major highways!

### PROPERTY HIGHLIGHTS

- Former bank branch suitable for similar office and retail uses.
- Two lane drive through capabilities.
- Join other prominent tenants such as WAWA, Walgreens, & Firestone.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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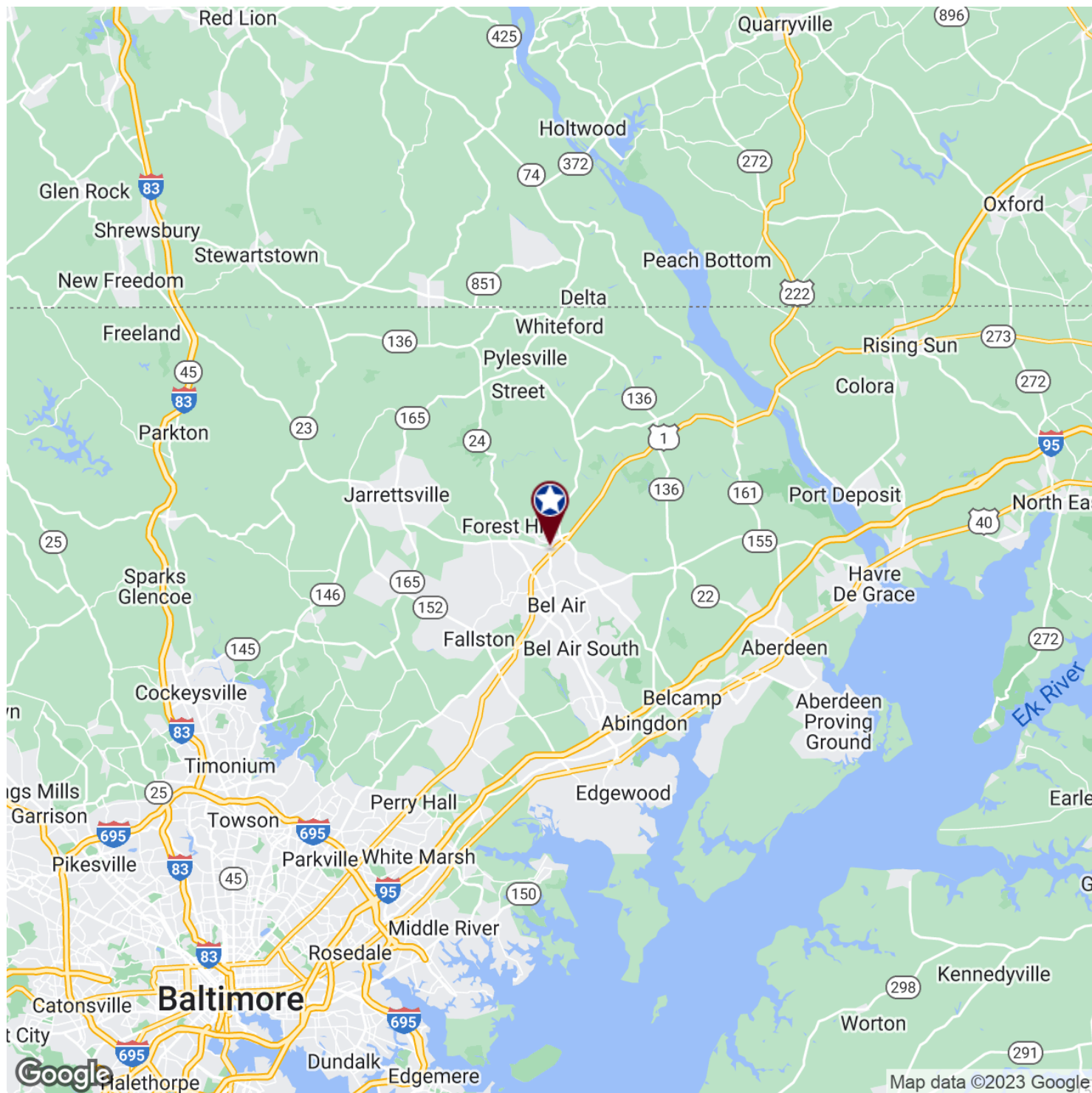


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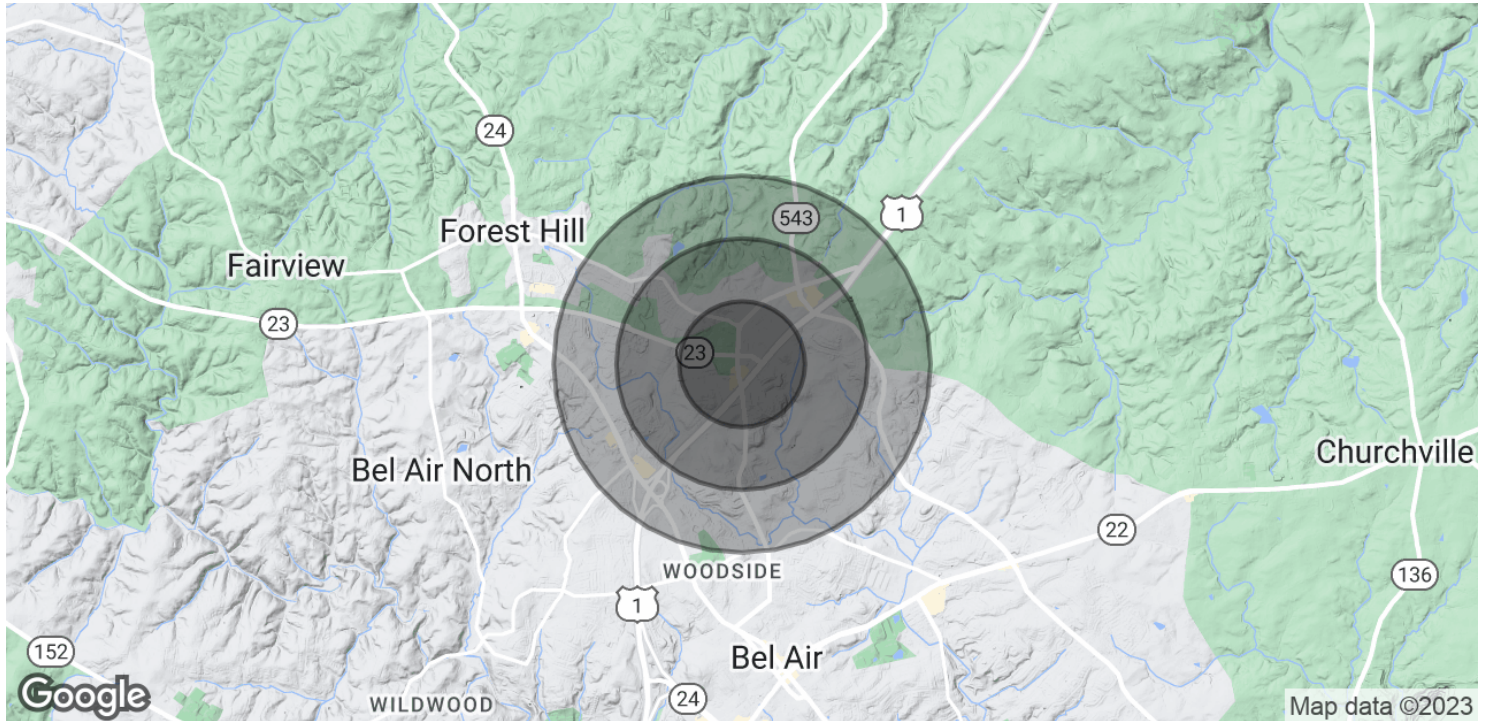
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### POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,426	5,997	14,221
Average Age	38.8	36.9	39.0
Average Age (Male)	35.5	34.7	36.3
Average Age (Female)	40.4	38.1	40.8

### HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	509	2,042	5,083
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$121,154	\$122,579	\$121,092
Average House Value	\$435,067	\$422,789	\$368,877

\* Demographic data derived from 2020 ACS - US Census

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