



# RIVERSIDE STATION

1400-1412 HANDLIR DRIVE | BEL AIR, MARYLAND 21015

FOR  
LEASE

**PROPOSED  
RETAIL PAD SITE**  
ALSO AVAILABLE

PROPOSED  
1,800 SF ±

4,500 SF ± **AVAILABLE**



**MACKENZIE**  
RETAIL

# PROPERTY OVERVIEW

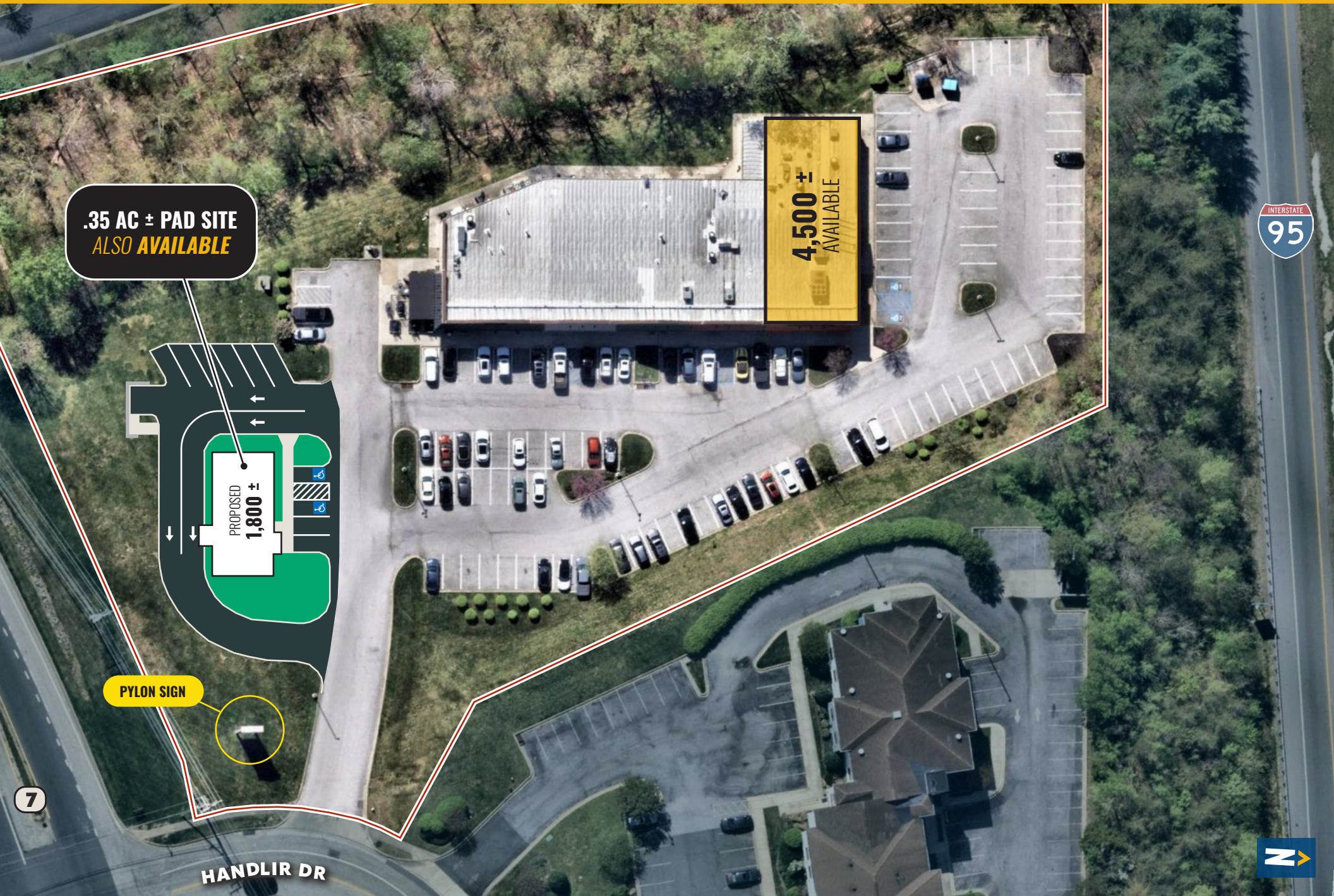
## HIGHLIGHTS:

- 4,500 SF  $\pm$  end cap retail/restaurant space
- Abundant interior seating
- Pylon signage available
- Ample on-site parking
- Located just off of Philadelphia Road/Route 7 (13,555 vehicles per day)
- Immediate access to I-95
- Surrounded by hotels, complementary retail and dense residential neighborhoods, and adjacent to the new James Run development
- Join Riverside Pub & Grille, Athens Tattoo Co., Selwyn's Barber Shop and Lee's Asian Bistro

|                |                               |
|----------------|-------------------------------|
| AVAILABLE:     | 4,500 SF $\pm$ (END CAP)      |
|                | .35 AC $\pm$ (PAD SITE)       |
| OCCUPANCY:     | IMMEDIATE                     |
| PARKING:       | 153 SURFACE SPACES            |
| TRAFFIC COUNT: | 13,555 AADT (PHILADELPHIA RD) |
| ZONING:        | B3                            |
| RENTAL RATE:   | NEGOTIABLE                    |



# AERIAL



.35 AC ± PAD SITE  
ALSO AVAILABLE

4,500 ±  
AVAILABLE

PROPOSED  
1,800 ±

PYLON SIGN

HANDLIR DR

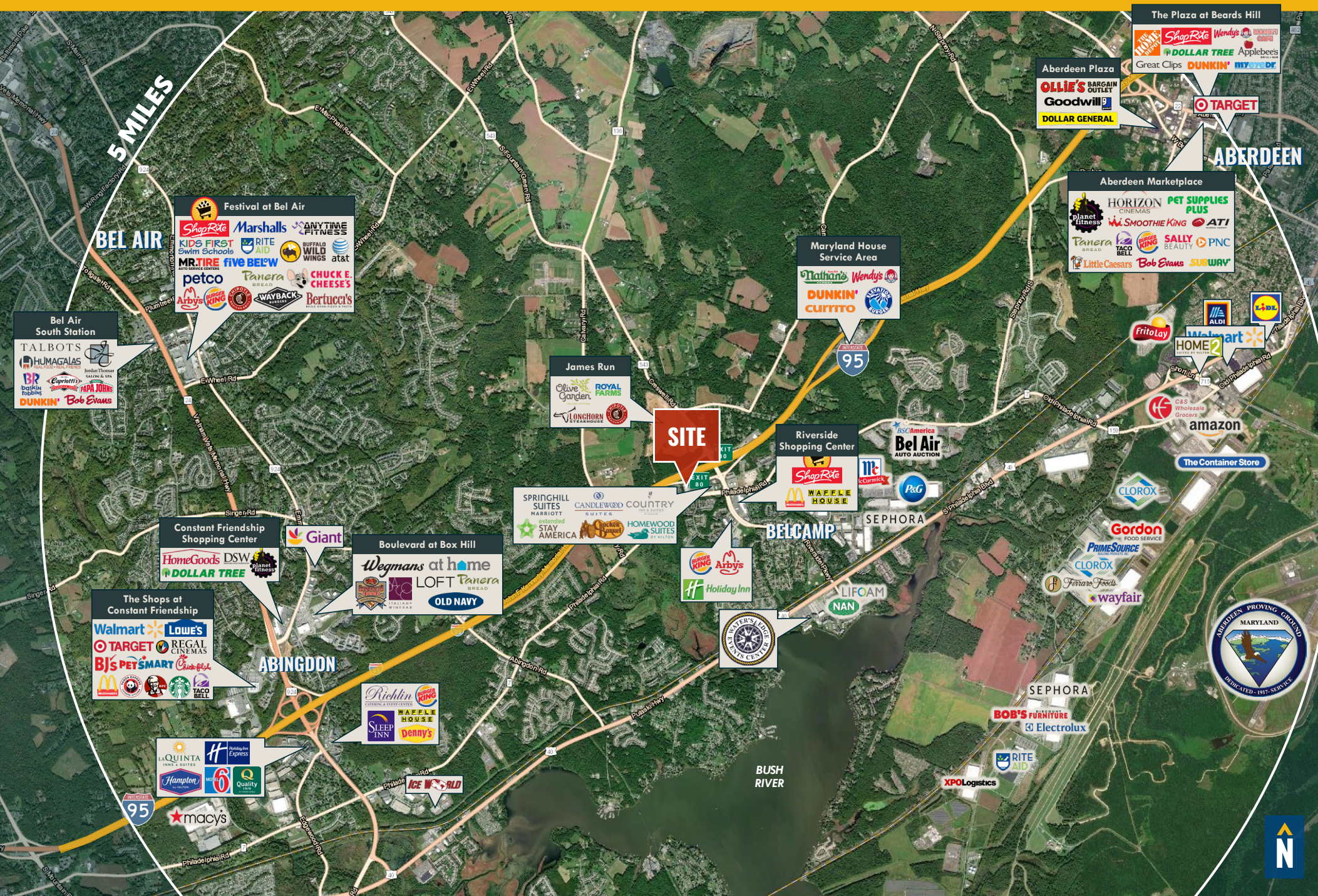
INTERSTATE  
95

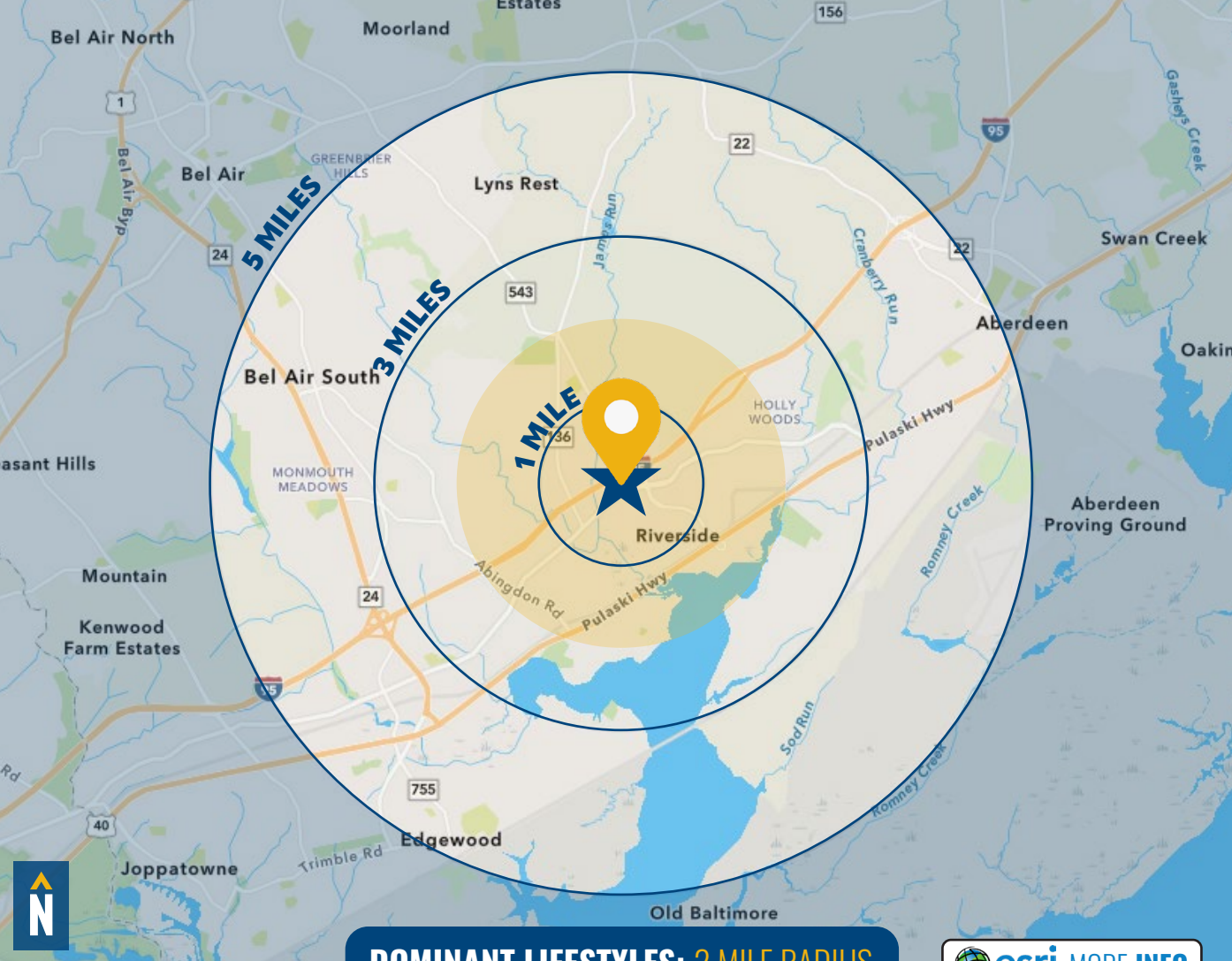


# INTERIOR PHOTOS



# MARKET AERIAL





**DOMINANT LIFESTYLES: 2 MILE RADIUS**

 **esri** MORE INFO

**38%** MODERN MINDS



**MEDIAN**

**AGE: 34.6**

**HH INCOME: \$91,039**

Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. They spend money on clothing, travel and dining out, including fast food.

**16%** FLOURISHING FAMILIES



**MEDIAN**

**AGE: 39.0**

**HH INCOME: \$111,751**

Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

**11%** PROFESSIONAL PRIDE



**MEDIAN**

**AGE: 38.6**

**HH INCOME: \$187,750**

Over three-quarters of these residents are married, and many have multiple children enrolled in K-12 schools. They earn some of the highest salaries in the nation and tend to shop at large retail establishments.

# DEMOGRAPHICS

**2025**

**RADIUS:**

**1 MILE**

**3 MILES**

**5 MILES**

## RESIDENTIAL POPULATION



**7,441**

**36,290**

**98,565**

## DAYTIME POPULATION



**5,650**

**28,525**

**82,951**

## AVERAGE HOUSEHOLD INCOME



**\$104,352**

**\$123,615**

**\$123,690**

## NUMBER OF HOUSEHOLDS



**2,980**

**13,972**

**37,619**

## MEDIAN AGE



**36.7**

**39.6**

**39.5**

**FULL DEMOS REPORT**

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**MACKENZIE**

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