

# COMMERCIAL SPACE FOR LEASE

307 S. Main Street | Bel Air, MD 21014



## Commercial Lease

Second floor walk-up space at the light controlled corner of Main St and Fulford Ave in downtown Bel Air.

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



# OFFERING SUMMARY

\$3600/month including Utilities

Prime Location at the light-controlled corner of Main St and Fulford Ave

Incredible Visibility for prospective tenants

Walking Distance to all of Downtown Bel Air

Plenty of private parking in the rear of the building

2nd floor walk-up office space in show ready condition

The space has 2 bathrooms + 13 private offices

Former upper office of Garceau Realty

Garceau Realty will continue to occupy the neighbor space at 303 S Main



# SITE DETAILS

- Highly visible downtown office and business building
- B2A zoning
- Private parking lot in rear
- Prime downtown location
- 116,000 people living within 5 miles
- Avg household income within 5 miles is \$130,000



  
**GARCEAU REALTY**  
410.803.0714

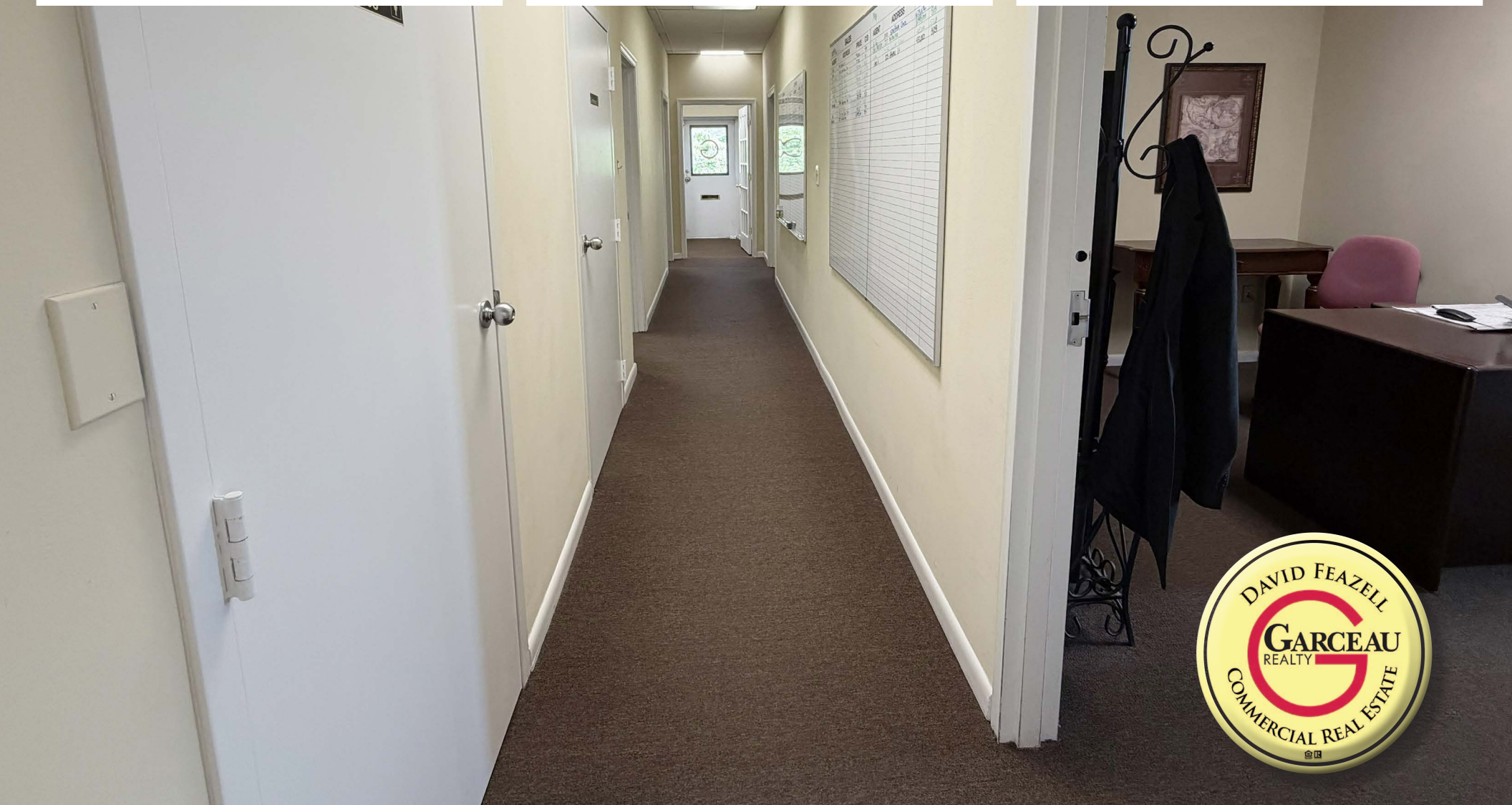
**BIRD'S NEST *Barbecue***  
**DELIVERY 410-838-8087**

**CARRY OUT** *BIRD'S NEST BARBECUE*

*Garceau Realty*  
410.803.0714







# CONFERENCE ROOM



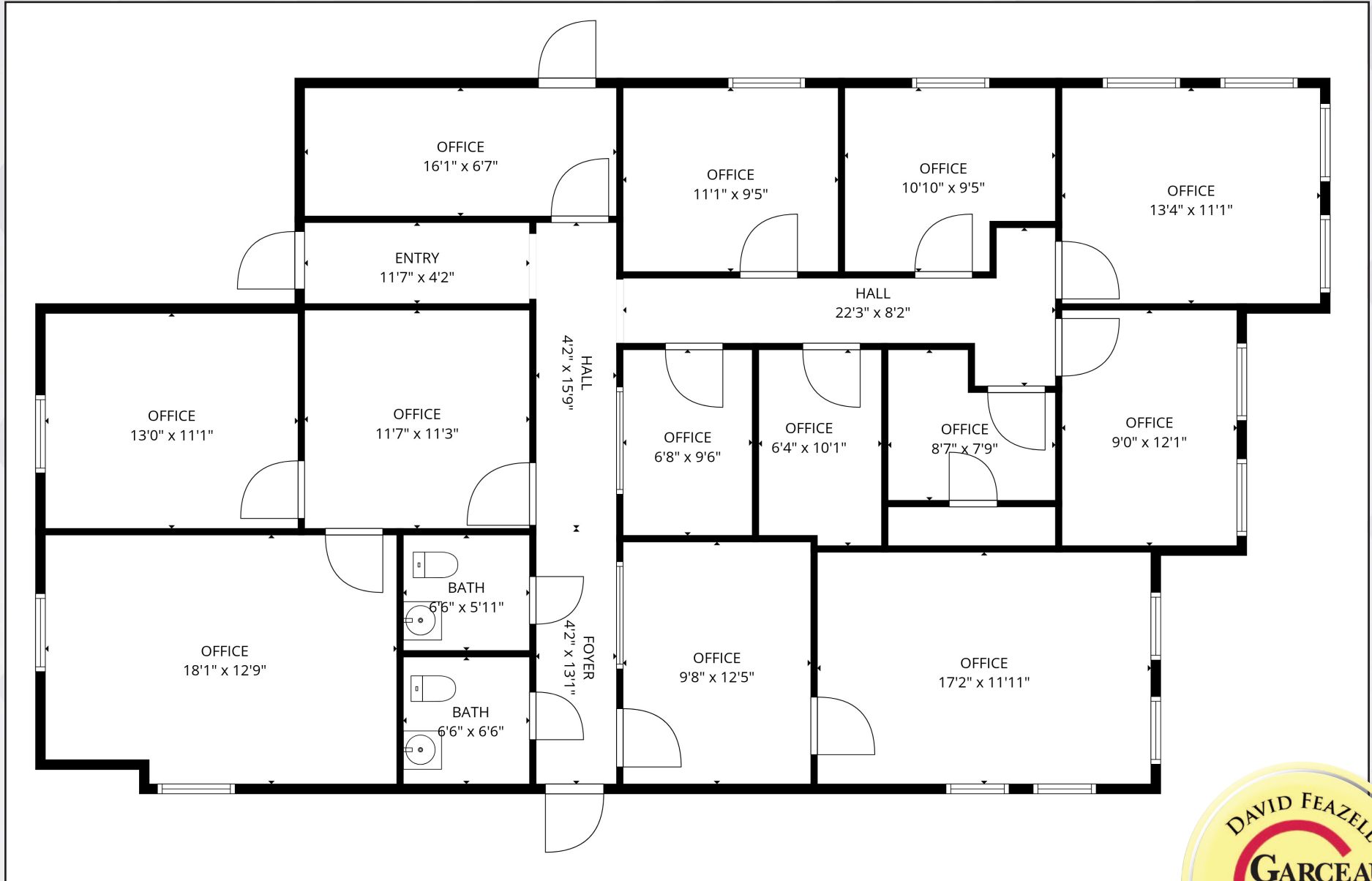
# PRIVATE PARKING







# FLOOR PLAN



FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED





Sunny Day Cafe  
Breakfast

One Eleven Main  
New American

Das Bierhalle Bel Air

Bagel Works of Bel Air

Really Beautiful  
Faces (RBF)

Wockenfuss  
Candies - Bel Air  
Candy store

M&I Bank

Hunt Manor Insurance

Garceau Realty

Bel Air Liquors  
Liquor store

Homeward Bound  
Veterinary Urgent Care

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Veterinary Urgent Care

Looney's Pub

Margherita  
Pizza Of Bel Air  
Italian

Laura A. Barwick-CPA

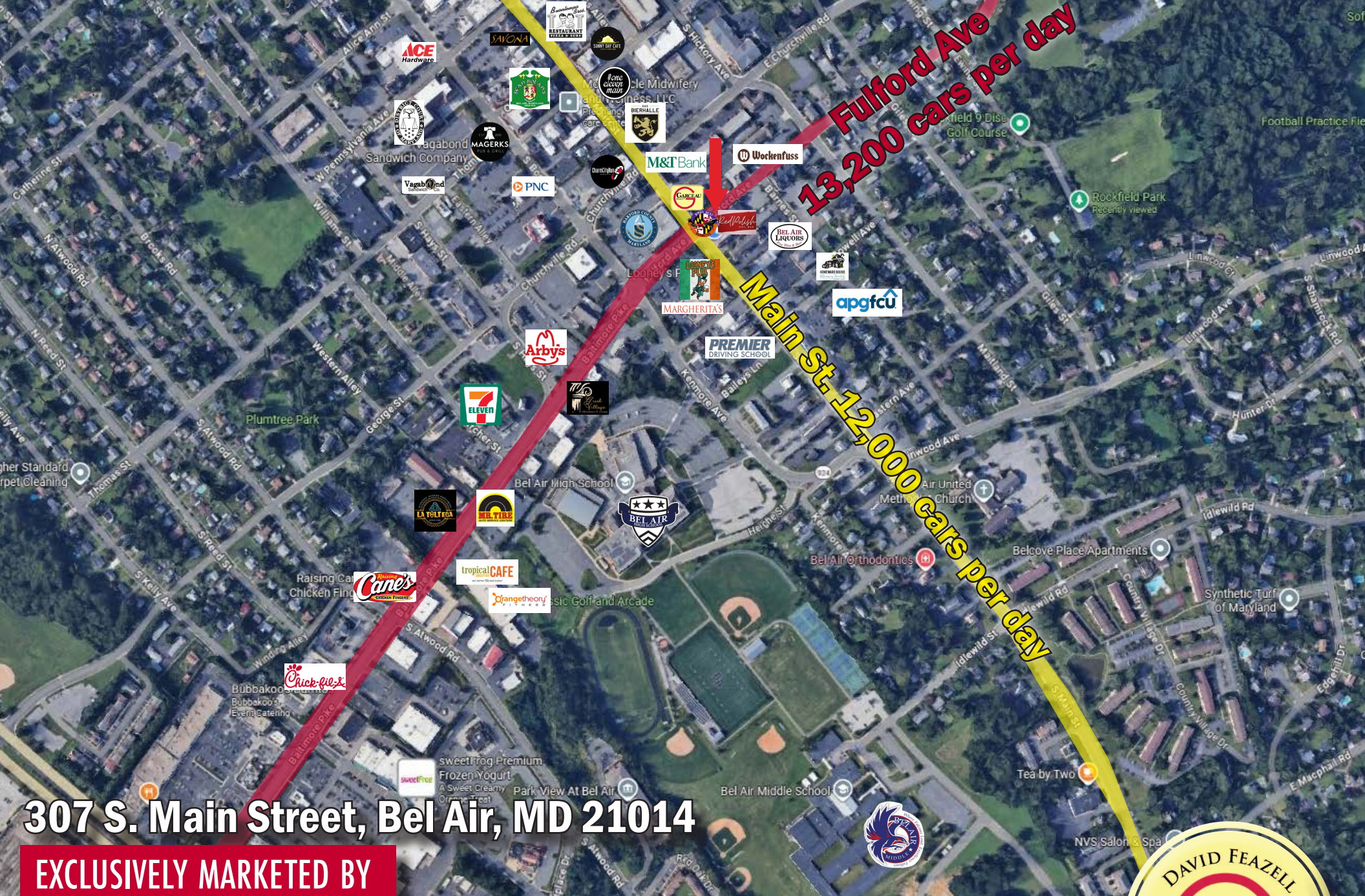
A Better Lawn Service

Phillips Law Group

Cummings &  
Co. Realtors

APGF  
Loan





**307 S. Main Street, Bel Air, MD 21014**

**EXCLUSIVELY MARKETING BY**

David Feazell of Garceau Realty, Commercial Realtor

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