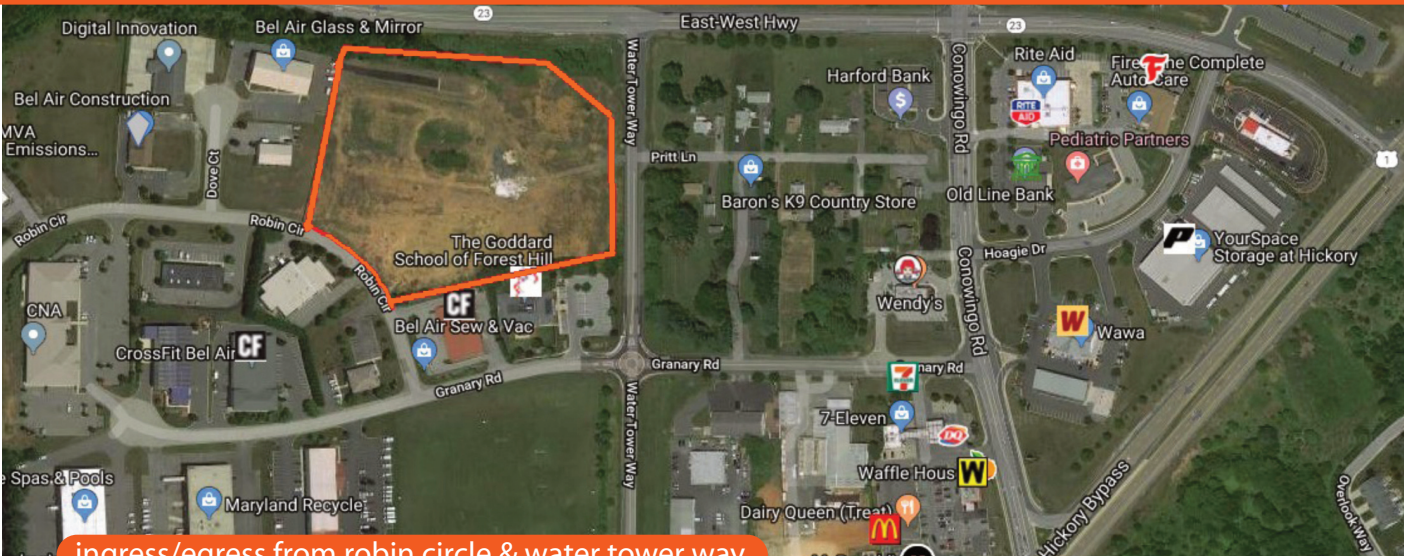


servicing bel air, forest hill & northern harford county | great access | approx 4 acres for available for development | prime location!



for sale

The Shops at Bynum Run 1694 Water Tower Way Forest Hill, MD 21050



up to approx. 4 acres

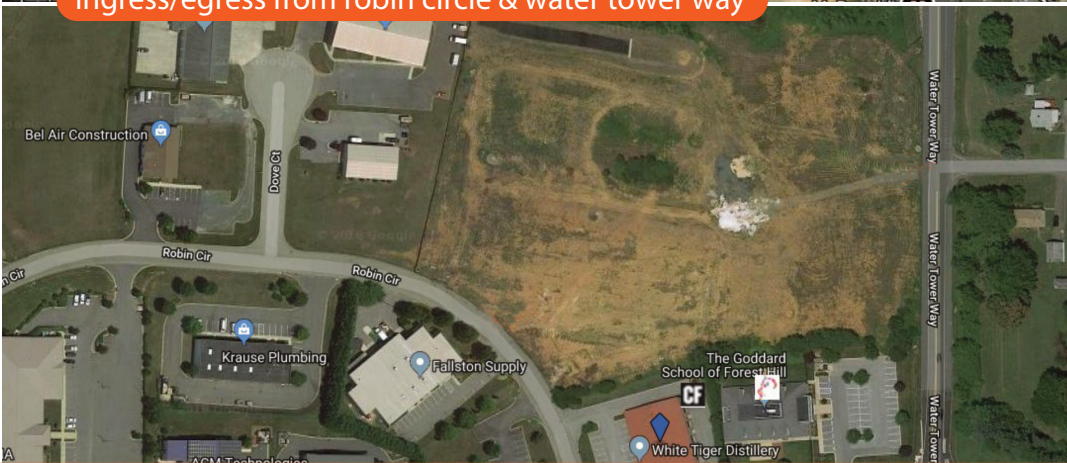
- » Available for development
- » Ideal for Self-Storage, Hotel, Restaurant, Office, Retail Center, Multi-family

zoning

B3 (Highest Commercial Usage); allows for: retail, restaurants, office, lodging/hotels, residential/multi-family, mixed use and many more!

highlights

- » One of the last large parcels left for development in the Bel Air/Forest Hill area
- » Excellent demographics
- » Great access from Route 23, Route 24, Route 1, Granary Road via Water Tower Way. Great visibility From Route 23 and Water Tower Way.



1920 Rock Spring Road
Suite 101
Forest Hill, MD 21050
(p) 410.296.2626
(f) 410.296.2660
www.bcvcommercial.com



contact your agents today

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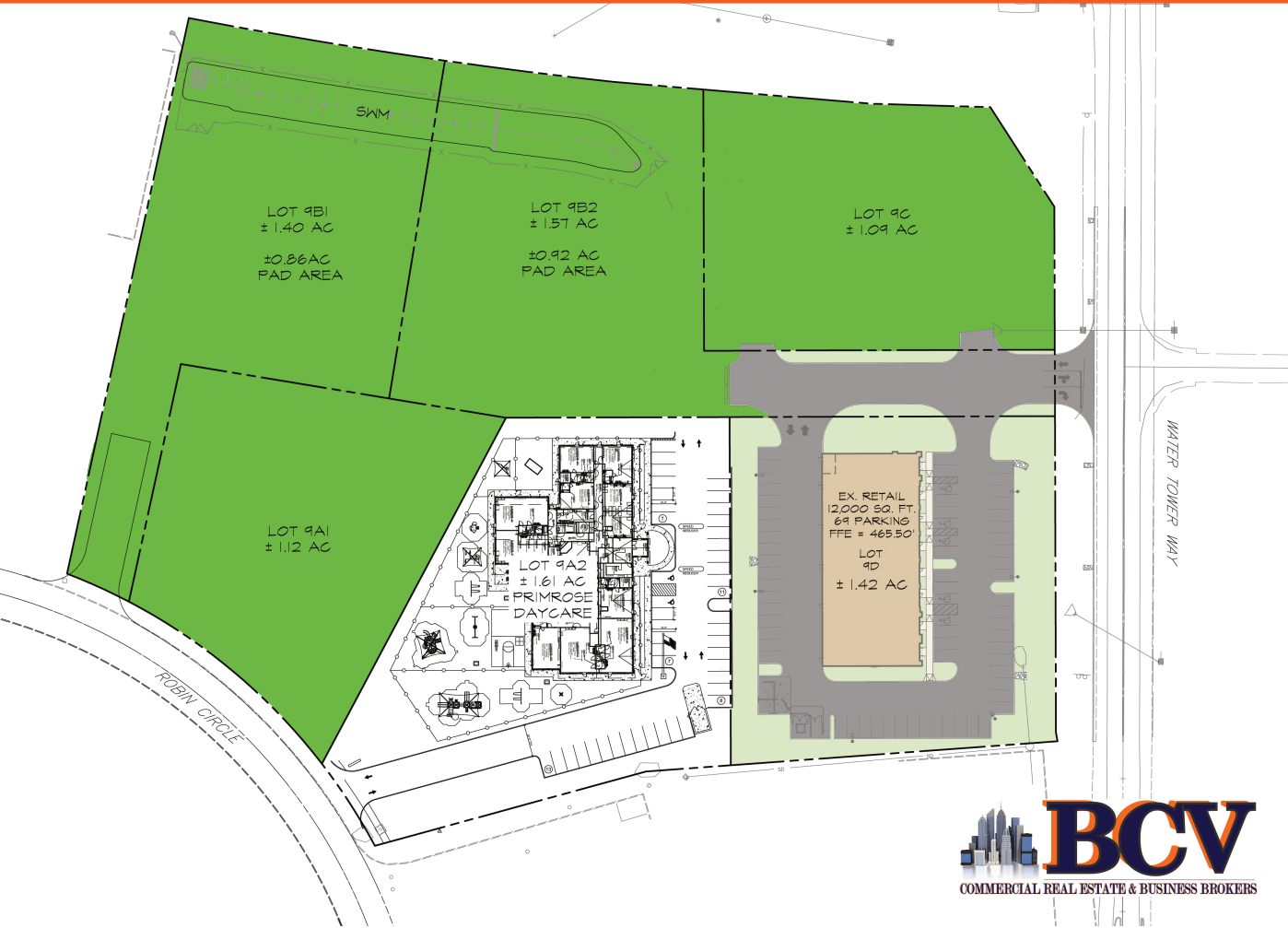
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for sale

trade area and
demographics

The Shops at Bynum Run
1694 Water Tower Way
Forest Hill, MD 21050



Demographics:

population 2020

- » 2 Mile: 27,904
- » 5 Mile: 83,820

population growth 2020-2024

- » 1 Mile: 1.21%
- » 5 Mile: 0%

average age

- » 1 Mile: 41.2
- » 5 Mile: 43

2020 total households

- » 1 Mile: 2,668
- » 5 Mile: 31,077

median income

- » 1 Mile: \$113,817
- » 5 Mile: \$109,761

average household size

- » 1 Mile: 2.7
- » 5 Mile: 2.6



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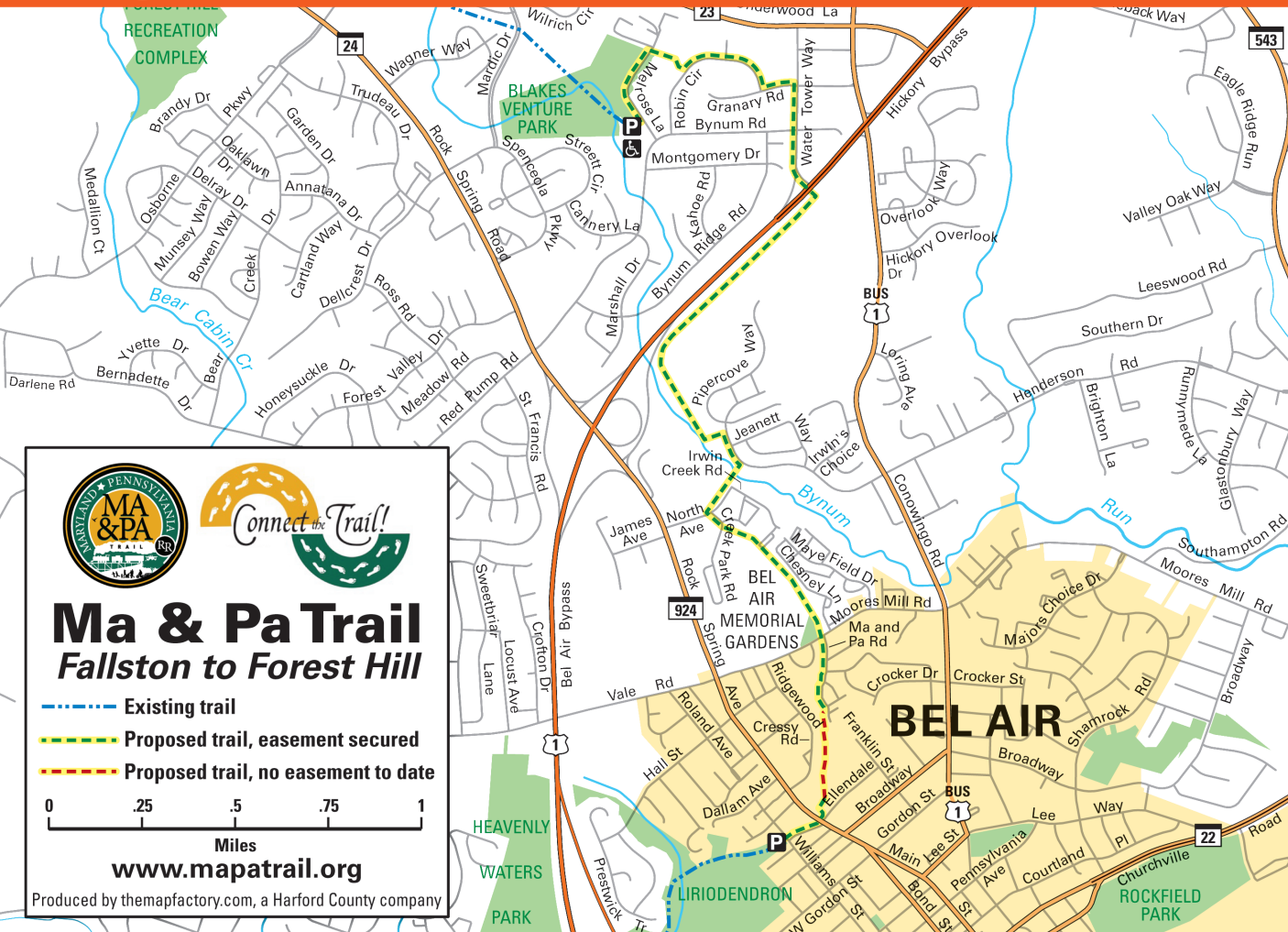
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for sale

expansion of the
ma and pa trail

The Shops at Bynum Run
1694 Water Tower Way
Forest Hill, MD 21050



Expansion Benefits:

- » This expansion will connect The Shops at Bynum Run directly to Bel Air behind Independent Brewing
- » This trail will also connect the 13 neighborhoods between Robin Circle and Independent Brewing



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