

RETAIL FOR LEASE

2108 EMMORTON ROAD

Bel Air, MD 21015

Available: 2,371 SF



LISTING DATA

AVAILABLE SF: 2,371 SF

PRICING

LEASE RATE: Call For Info

PROPERTY INFORMATION

COUNTY: Harford

MARKET: Baltimore

SUBMARKET: Outlying Harford County

BUILDING DATA

TOTAL BUILDING SF: 22,448 SF

YEAR BUILT: 1987

ZONING: GI

PROPERTY OVERVIEW

This modern and well-maintained building offers a prime location with high visibility, versatile floor plan for retail layout, and large storefront windows for maximum advertising potential. With ample parking and dedicated signage opportunities, your business will benefit from high foot traffic and proximity to major roadways.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customers
- Modern, well-maintained building
- Versatile floor plan for retail layout
- High foot traffic in the area
- Proximity to major roadways
- Large storefront windows for advertising
- Dedicated signage opportunities
- Access to essential utilities and amenities

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,371 SF	Lease Rate:	Call For Info

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE
2108 Emmorton Rd	2,371 SF	Call For Info

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



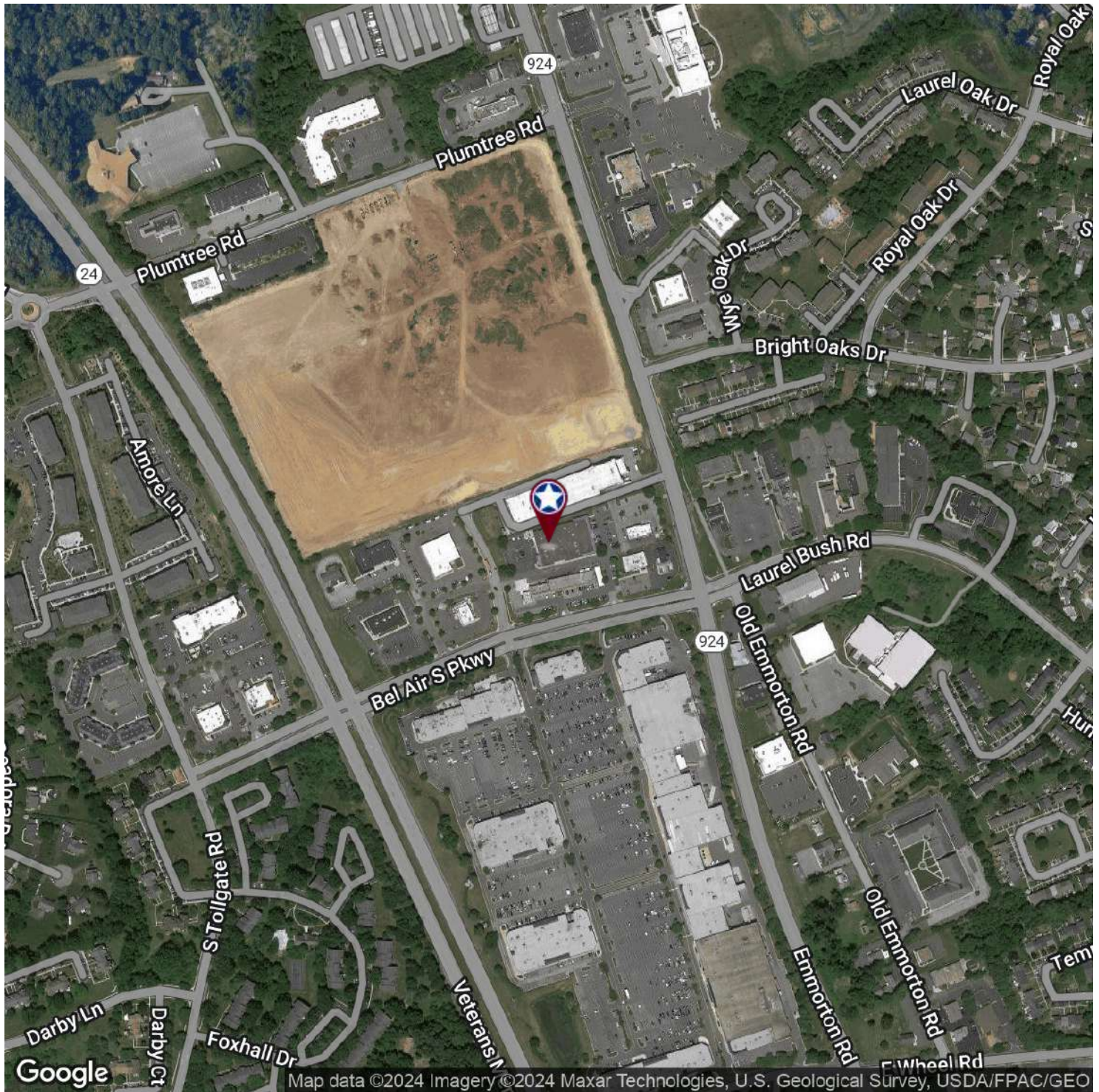
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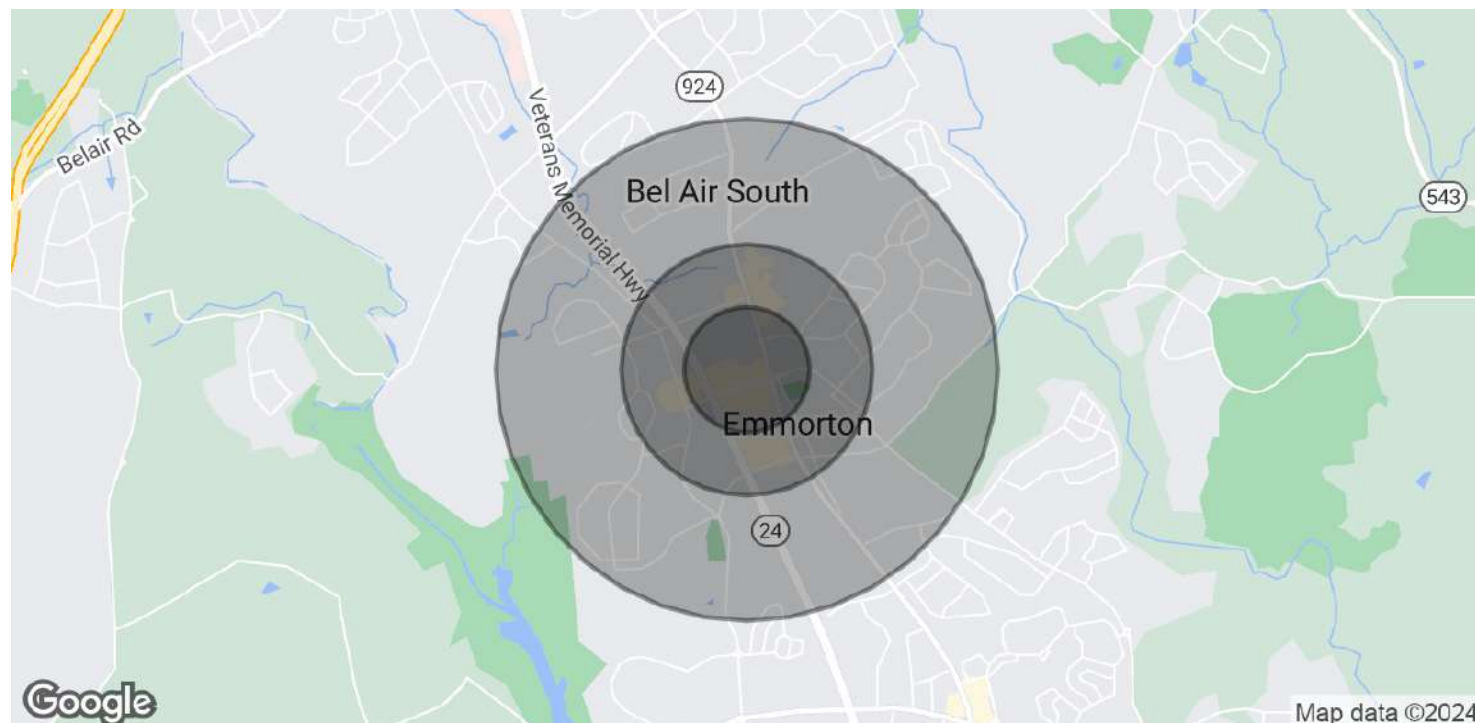
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	609	2,436	9,519
Average Age	39.5	38.7	38.7
Average Age (Male)	41.7	39.5	40.1
Average Age (Female)	30.4	34.9	37.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	267	968	3,568
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$96,707	\$112,073	\$120,697
Average House Value	\$217,683	\$275,317	\$315,047

2020 American Community Survey (ACS)

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