



COMMERCIAL REAL ESTATE

# RETAIL PROPERTY FOR LEASE

703 Baltimore Pike  
BEL AIR, MD 21014



## OVERVIEW

The 0.5 acre site is located at the signalized intersection of U.S. Route 1 (Baltimore Pike) and Tollgate Road adjacent to Tollgate Marketplace, and opposite Harford Mall. Zoning permits a wide variety of commercial uses, but no gas sales are permitted per a restrictive covenant. Tanks have been removed and the environmental hazards mitigated. The developer will consider land lease or built to suit.

## FEATURING

|                      |                                     |
|----------------------|-------------------------------------|
| <b>SIZE</b>          | .488 acres                          |
| <b>AVAILABILITY</b>  | Immediate                           |
| <b>TRAFFIC COUNT</b> | 30,718 AADT (2010) - Baltimore Pike |
| <b>UTILITIES</b>     | Public Water and Septic             |
| <b>ZONING</b>        | B3                                  |
| <b>RATE</b>          | \$60,000 for land lease             |

## DEMOGRAPHICS AT A GLANCE

| 2010 DEMOGRAPHICS | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Population        | 6,374    | 56,870   | 109,780  |
| Average HH Income | \$79,758 | \$89,500 | \$91,941 |
| Per Capita Income | \$33,386 | \$33,716 | \$34,187 |

### FOR MORE INFORMATION, CONTACT:

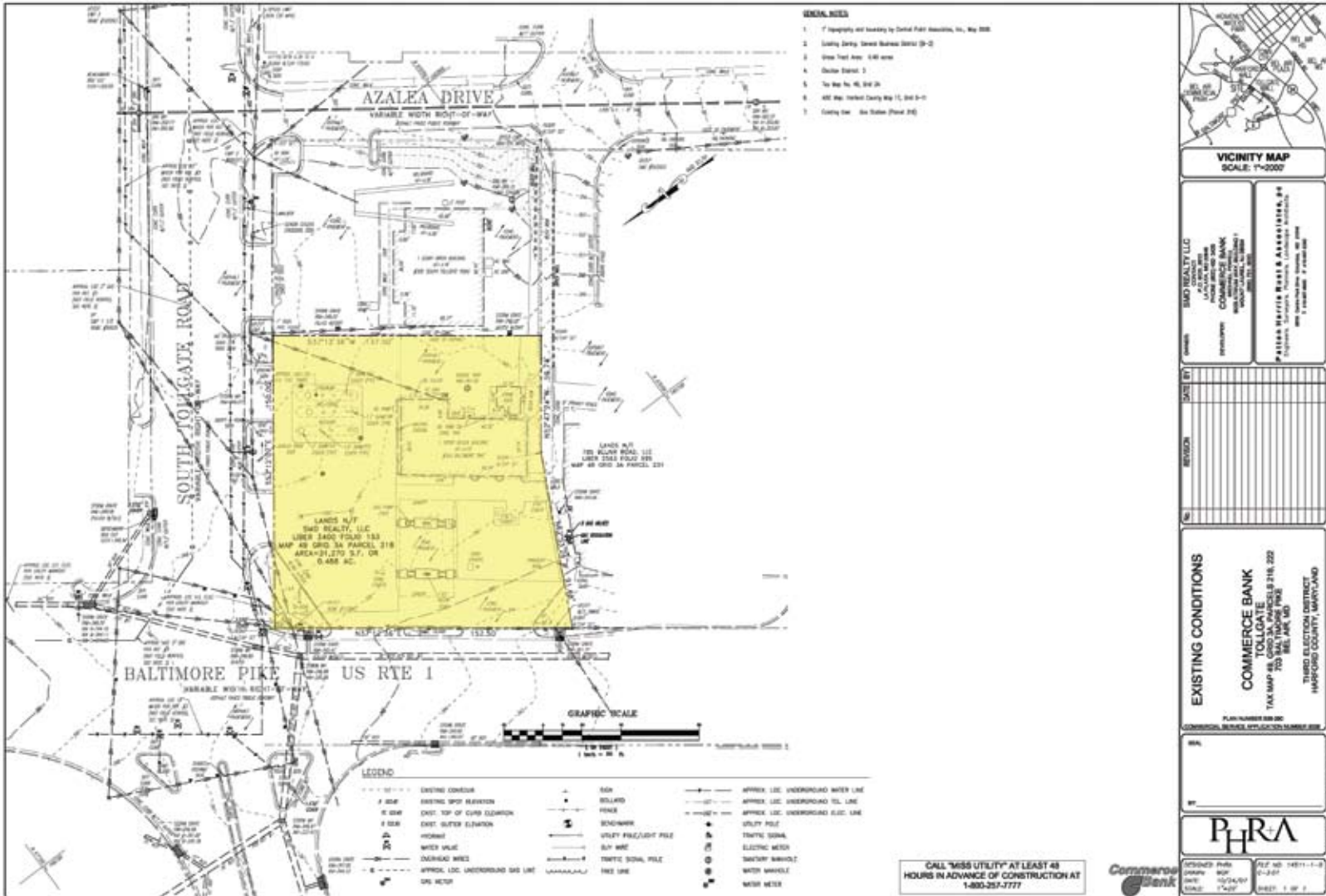
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Members of the International Council of Shopping Centers and Realty Resources.

# SURVEY Former Gas/Service Station, 703 Baltimore Pike • Bel Air, MD 21014

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