

FOR LEASE Available Immediately

585 Marketplace Drive

Bel Air, MD 21014

Overview

Former Walgreens with drive-thru located at main intersection in the heart of Bel Air. Neighboring retail includes Target, Home Depot and DICK'S Sporting Goods. Upper Chesapeake Medical Center (4,000± employees & staff, 277 beds) is located less than one mile east. Site has excellent access and visibility.

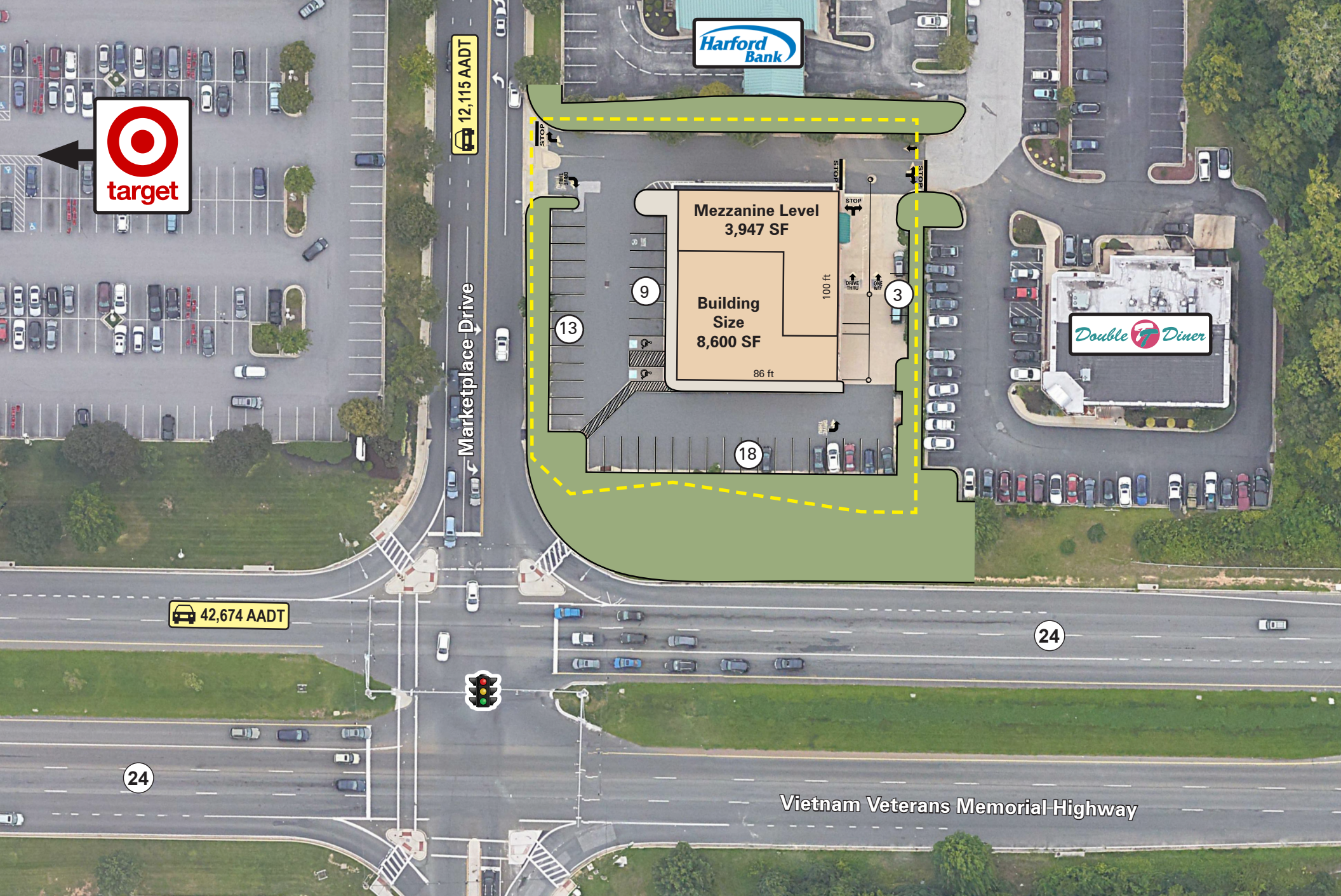
Quick Facts

Availability	Immediate (Lease Term Ends 3/31/34)
Size	8,600 square feet (+3,947 square foot mezzanine level)
Rental Rate	\$21.80 psf on 8,600 sf
Parking	43 spaces
Nearby Tenants	



BARNES & NOBLE

2023 Demographics	1 mile	3 miles	5 miles
POPULATION	6,975	68,502	119,779
HOUSEHOLDS	2,860	25,932	44,942
AVG. HH INCOME	\$109,557	\$128,361	\$128,609
DAYTIME POPULATION	19,694	69,837	112,563
TRAFFIC COUNT	42,674 AADT (Veterans Hwy MD-24)		



12,115 AADT

42,674 AADT

Marketplace Drive

Vietnam Veterans Memorial Highway

24

24

Mezzanine Level
3,947 SF

Building
Size
8,600 SF

18

13

9

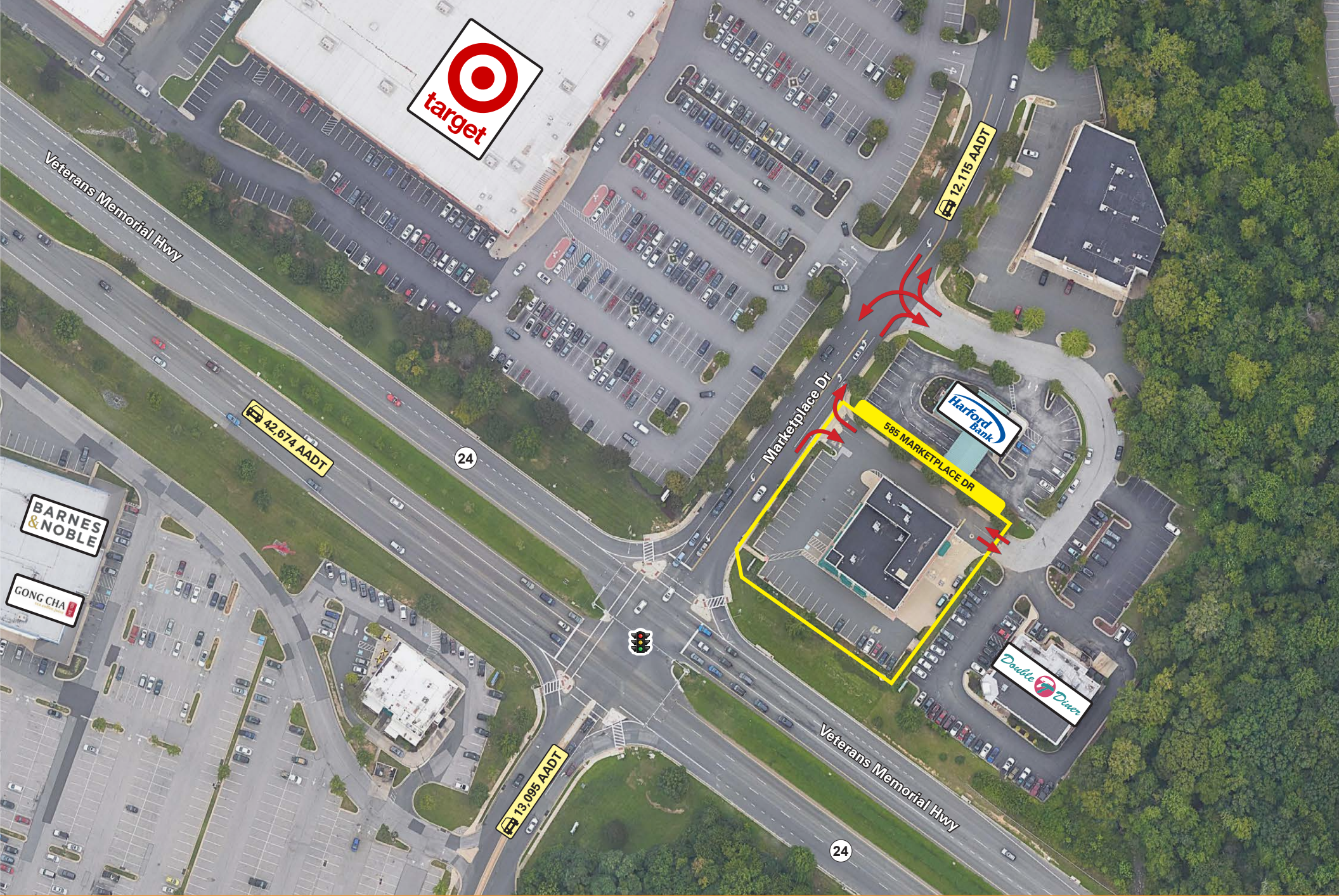
3

100 ft

86 ft









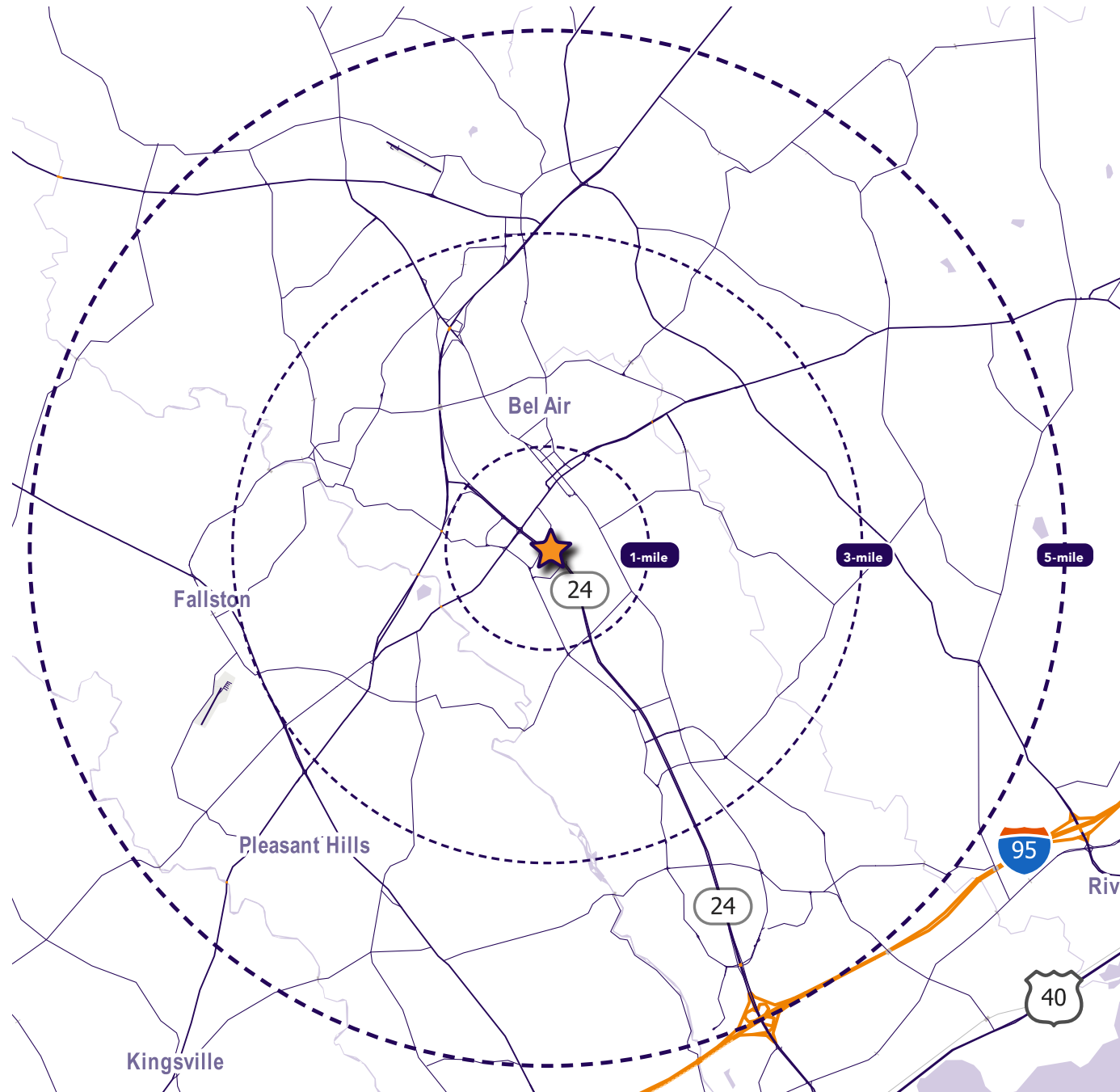
Interested? Contact:

Jonathan Garritt

 jgarritt@segallgroup.com

 410.753.3942

 443.223.0662



Maryland

605 South Eden Street
Suite 200
Baltimore, MD 21231
410.753.3000

DC • Northern VA

8245 Boone Boulevard
Suite 800
Tysons, VA 22182
202.833.3830

Richmond

4870 Sadler Road
Suite 300
Glen Allen, VA 23060
804.336.2501

Online

www.segallgroup.com

Member of


**RETAIL
READY.**

segall
GROUP