



FLEX/RETAIL PROPERTY

139, 203-215 BALTIMORE PIKE
BEL AIR, MARYLAND 21014



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FOR SALE

Harford County, Maryland

FLEX/RETAIL PROPERTY

139, 203-215 BALTIMORE PIKE | BEL AIR, MARYLAND 21014

139 BALTIMORE PIKE

1,122 sf ±

203-205 BALTIMORE PIKE

7,750 sf ±

215 BALTIMORE PIKE

5,700 sf ±

TRAFFIC COUNT

37,950 AADT (Baltimore Pike)

SALE PRICE

\$2,800,000

HIGHLIGHTS

- ▶ Three commercial buildings totaling 14,572 sf ±, situated on 1.05 acres zoned B-3A
- ▶ Income-producing asset with Value-Add potential
- ▶ Located in the heart of Bel Air's retail/commercial corridor, featuring numerous popular shopping and dining destinations
- ▶ Within walking distance of Bel Air's Historic Main Street District
- ▶ 330 feet ± of frontage on highly trafficked Baltimore Pike



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ASSET OVERVIEW

139, 203-215 BALTIMORE PIKE | BEL AIR, MD



ADDRESS:	139 Baltimore Pike	203-205 Baltimore Pike	215 Baltimore Pike
Parcel No.	03-013189	03-013170	
Map/Grid/Parcel	0301/0000/1265	0301/0021/1206	
Total Acreage	.30 Ac	.75 Ac	
Building Size	1,122 sf	7,750 sf	5,700 sf
Building FAR	.10	.40	.22
Stories	1	1	1
Drive-Ins	2	6	1
Class	C	C	C
Year Built	1930	1930 (Renov. 2007)	1930
Tenancy	Single	Multi	Multi
Frontage	56'	70'	132'
Parking	25 spaces	6 spaces	20 spaces
Zoning (Town of Bel Air)	<p>B-3A (General Business Gateway)</p> <p>The General Business Gateway is established to:</p> <ul style="list-style-type: none"> Promote reuse, infill and redevelopment that provide a transition from the highway-oriented development of the B-3 District to the Town's pedestrian-oriented, historic core. Encourage efficient use of land and compact development with a mixture of retail, service, office, civic and residential uses. Allow the land uses permitted in the B-3 District while incorporating design standards appropriate to Bel Air's traditional downtown core. Encourage increased economic vitality through the addition of new downtown residences and uses that attract visitors, such as specialty shops, restaurants, theaters and overnight accommodations. Encourage mixed-use buildings with retail and service uses at street level and office or residential uses on upper levels. Promote redevelopment of vacant and underutilized properties. Provide for safe and convenient pedestrian, bicycle and automotive travel. Provide pedestrian connections between Route 1 and Bel Air's downtown area. Retain and create attractive streetscapes with a lively, pedestrian-oriented character. Require the use of building components that are human in scale. Provide transitions or buffers so that new development is compatible with and protective of surrounding residential uses. 		

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RENT ROLL

139, 203-215 BALTIMORE PIKE | BEL AIR, MARYLAND 21014

TENANT:	SIZE (SF)	RENTAL RATE (PSF)	LEASE START	LEASE END	OPTIONS	STRUCTURE	NOTES
139 BALTIMORE PIKE							
Auto Salon	1,122	\$43.85	8/1/2019	7/31/2022	(3) 3 Yr (3 mos. prior notice)	NNN	Tenant has an option to terminate the lease at any time with 4 month's prior written notice. Tenant must pay a 4 month early termination fee if lease is terminated.
203 BALTIMORE PIKE							
Hinkle's Automotive	1,500	\$22.80	3/1/2019	2/28/2022	(2) 3 Yr (2 mos. prior notice)	NNN	Tenant has an option to terminate the lease at any time with 4 month's prior written notice. Tenant must pay a 4 month early termination fee if lease is terminated.
Daniel Mufarreh (Shoe Repair)	1,500	\$15.00	6/1/2017	6/1/2019	Currently month-to-month	Modified Gross	Tenant has an option to terminate the lease at any time with 1 month's prior written notice. Tenant must pay a 3 month early termination fee if lease is terminated.
205 BALTIMORE PIKE							
Monro Muffler Brake, Inc. (Mr. Tire)	4,750	\$15.98	11/25/1994	1/31/2029	None	NNN	Tenant may return 825 SF of Premises to the Landlord at Tenant's expense to demise with 4 month's prior written notice.
215 BALTIMORE PIKE							
Hershey Auto (Currently Vacant)	5,700	\$15.00	N/A	N/A	N/A	NNN	This suite was historically occupied by the Landlord. The business terms reflect a conservative rental rate for owner-occupied property.

EXPENSES:

Real Estate Taxes (2019/2020)	\$36,300.35	
Insurance (Est.)	\$6,000.00	
TOTAL	\$42,300.35	\$2.90 PSF

*Please consult with a real estate attorney to verify all lease terms.



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TRADE AREA

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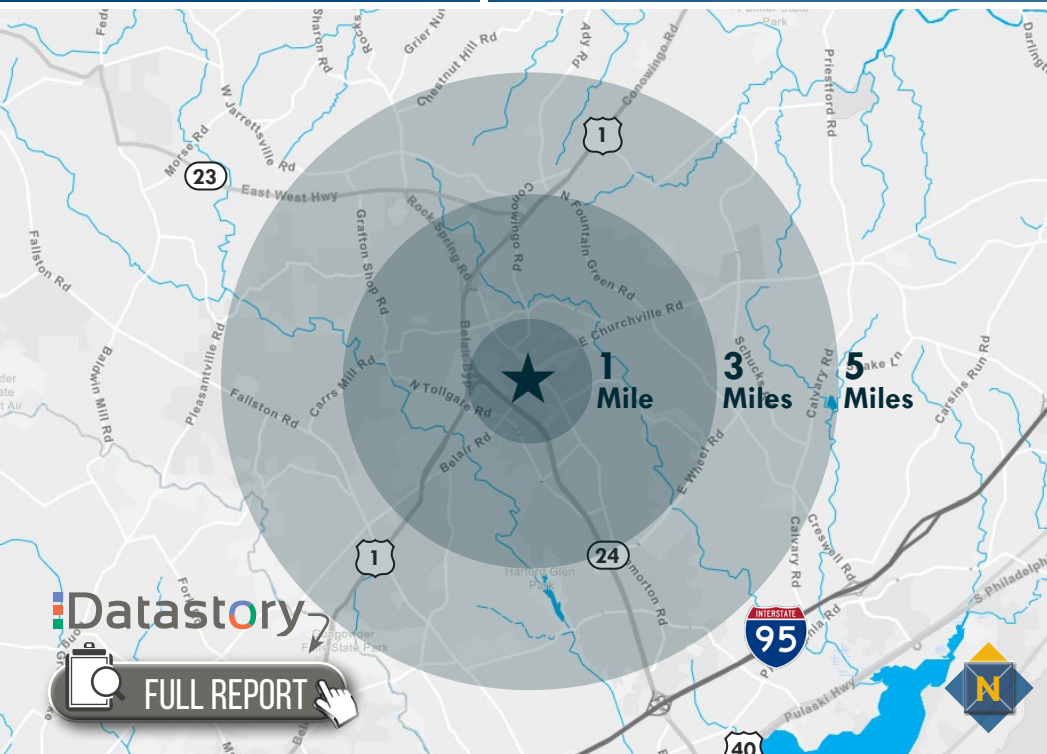


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LOCATION / DEMOGRAPHICS (2020)

BUILDING NAME IF APPLICABLE | 123 REAL ESTATE ROAD | CITY, MARYLAND 21200



RESIDENTIAL POPULATION 8,189 1 MILE 70,558 3 MILES 114,415 5 MILES	NUMBER OF HOUSEHOLDS 3,696 1 MILE 26,261 3 MILES 42,030 5 MILES	AVERAGE HH SIZE 2.16 1 MILE 2.64 3 MILES 2.69 5 MILES	MEDIAN AGE 45.5 1 MILE 41.9 3 MILES 41.2 5 MILES
AVERAGE HH INCOME \$98,008 1 MILE \$121,881 3 MILES \$123,012 5 MILES	EDUCATION (COLLEGE+) 74.0% 1 MILE 73.3% 3 MILES 72.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 90.9% 1 MILE 90.5% 3 MILES 90.6% 5 MILES	DAYTIME POPULATION 17,458 1 MILE 71,622 3 MILES 111,864 5 MILES

24% OLD AND NEWCOMERS
2 MILES

This market features singles' lifestyles, on a budget. Some are still in college. They support environmental causes and Starbucks. Consumers are price aware and coupon clippers, but open to impulse buys.

2.12
AVERAGE HH SIZE

39.4
MEDIAN AGE

\$44,900
MEDIAN HH INCOME

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16% GOLDEN YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

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13% EXURBANITES
2 MILES

These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

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11% SAVVY SUBURBANITES
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

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