

2200/2202 Conowingo Road, Bel Air MD 21015

INVESTMENT/DEVELOPMENT PROPERTY FOR SALE



Original Asking Price: \$1,500,000.00

PROPERTY PRICED REDUCED TO \$1,350,000.00

features



- Property located in northern Bel Air at the corner of Conowingo Road and Ady Road (Route 543).
- Signalized Intersection with good car counts.
- Total Acreage: 2.04 Acres. An additional parcel containing 1 Acre may be purchased separately. Total Acreage with additional parcel: 3.04 Acres
- Three operating businesses on property with Annual Gross Income totaling \$95,000.00 per year.
- Other complimentary retail uses or services could be located /added on property.
- Zoning: Presently a combination of B3 and AG. All parcels have applied for B3.
- Ample parking - handicap accessible
- Pizza Shop recently renovated
- Public Water/Sewer Available

DEMOGRAPHICS

Population	3 MILE	5 MILE
2017 Total Population:	39,070	76,350
Pop. Growth 2017-2022:	0.85%	0.75%
Average Age:	39.2	40.40

Households

Total Households:	14,210	27,880
Median Household Income:	\$89,746	\$92,005
Avg. Household Size:	2.0	2.0

Area Map



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INVESTMENT DEVELOPMENT PROPERTY



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