

FOR LEASE

Baltimore County, MD

AVAILABLE

1,800 sf

PARKING

46 spaces ±

ZONING

BL (Business Local)

TRAFFIC COUNT

47,681 AADT (Belair Rd/Rt. 1)

RENTAL RATE

\$20.00 psf, NNN (\$6.01 psf)

HIGHLIGHTS

- ▶ Up to 1,800 sf end cap w/ potential for outdoor seating
- ▶ 10,880 sf retail strip center
- ▶ Located on Nottingham's busy Belair Road commercial corridor (47,681 cars per day)
- ▶ Just off of I-695 (Exit 32B)
- ▶ Nearby amenities include Walmart, Weis, Giant Food, Dollar Tree, Taco Bell, McDonald's, Dunkin' Donuts, Carrabba's, Horizon Cinemas



STREET VIEW

BELAIR BELTWAY VILLAGE

7911-7915 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

1,800 SF
AVAILABLE



Mike Ruocco | Vice President

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Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

John Harrington | Senior Vice President

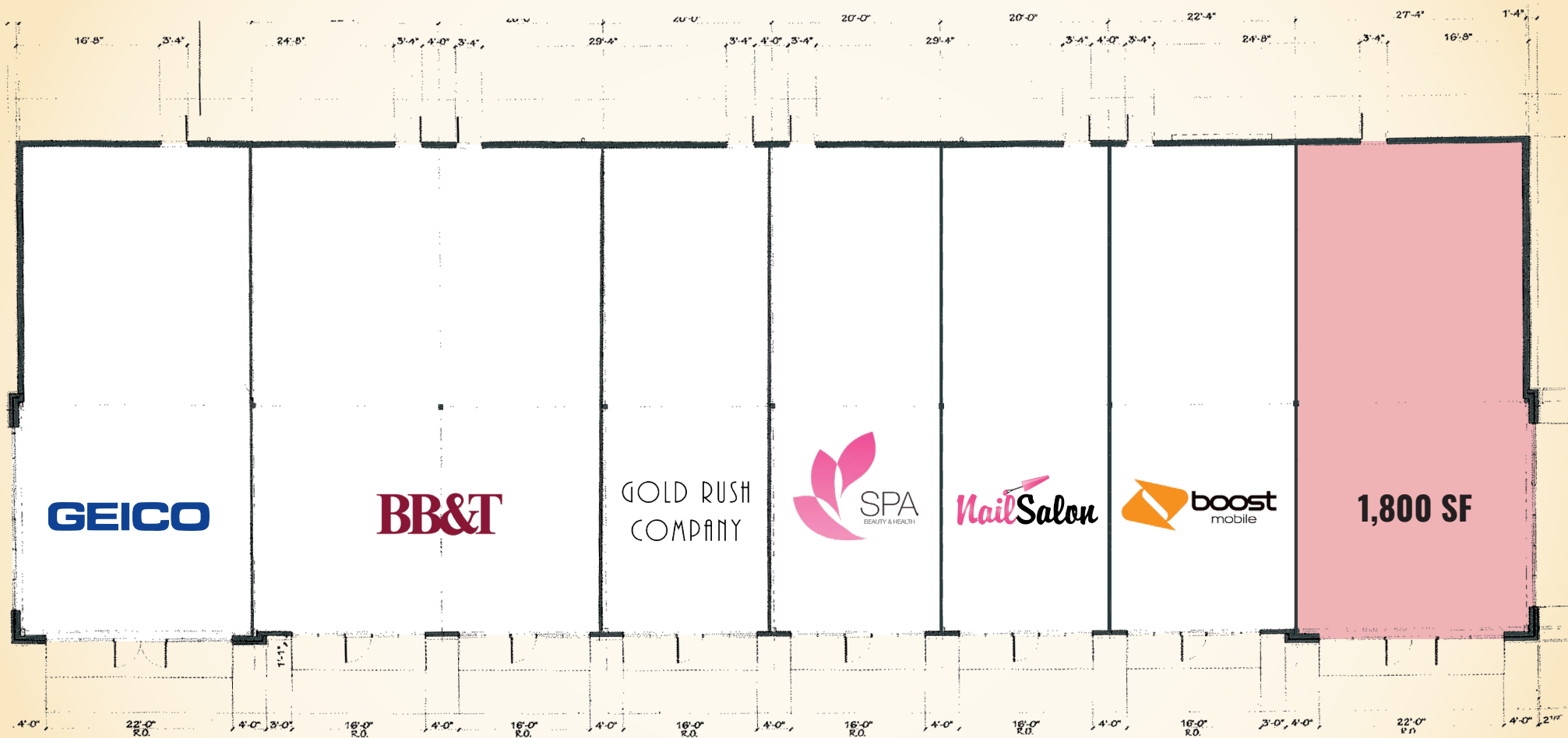
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LEASING PLAN

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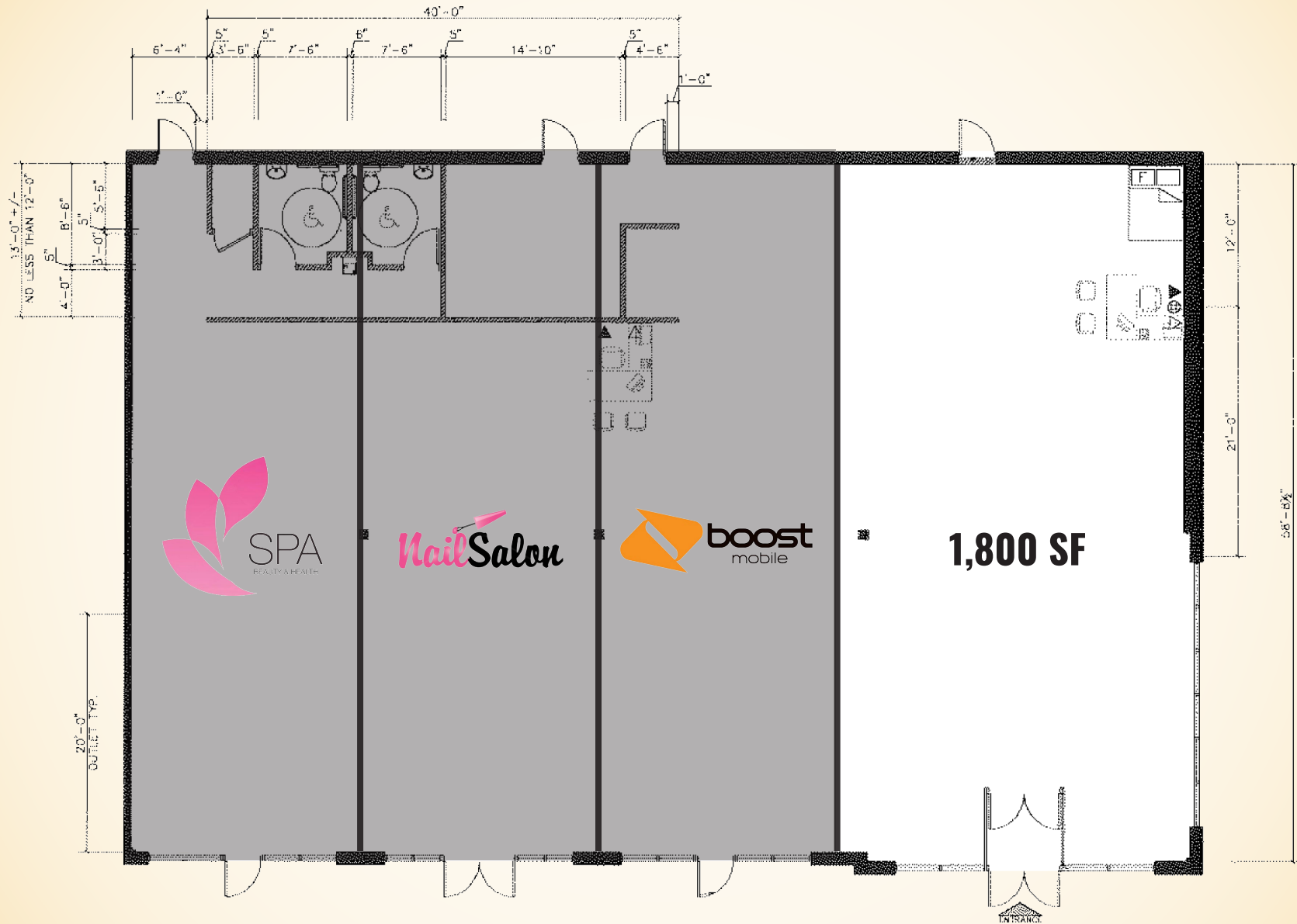
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FLOOR PLAN

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BIRDSEYE

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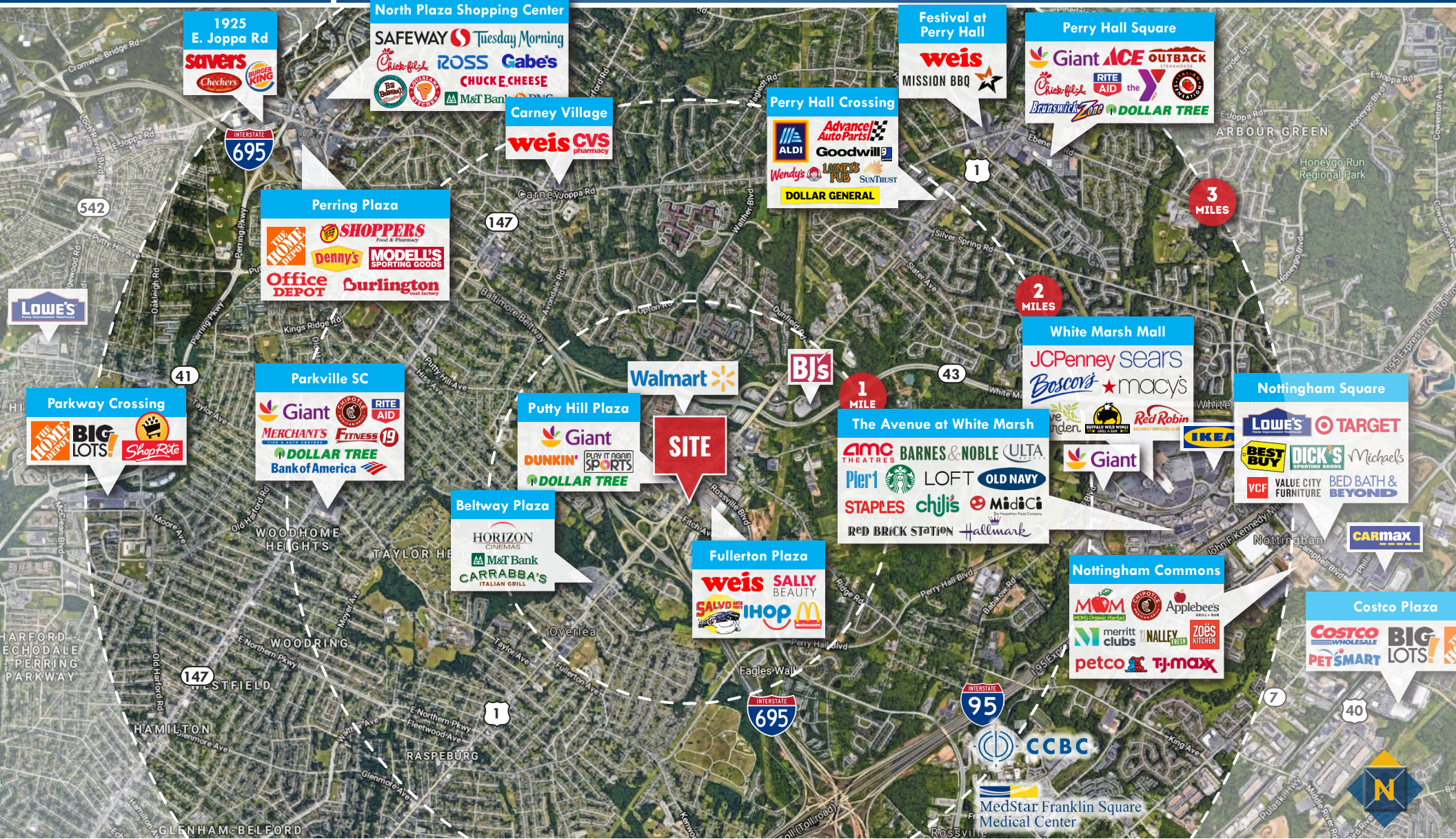
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TRADE AREA

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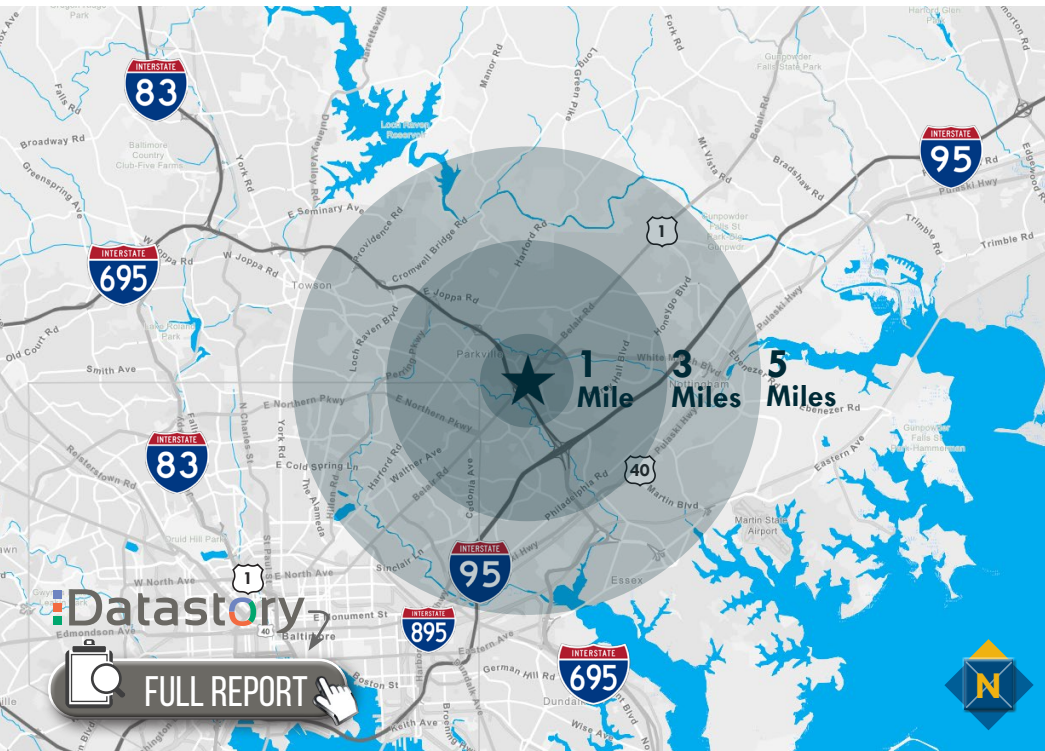
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LOCATION / DEMOGRAPHICS

BELAIR BELTWAY VILLAGE | 7911-7915 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



RESIDENTIAL POPULATION

12,774

1 MILE

138,891

3 MILES

327,624

5 MILES

NUMBER OF HOUSEHOLDS

5,052

1 MILE

56,508

3 MILES

129,255

5 MILES

AVERAGE HH SIZE

2.51

1 MILE

2.44

3 MILES

2.49

5 MILES

MEDIAN AGE

36.6

1 MILE

39.9

3 MILES

38.7

5 MILES

AVERAGE HH INCOME

\$79,357

1 MILE

\$78,676

3 MILES

\$77,040

5 MILES

EDUCATION (COLLEGE+)

66.6%

1 MILE

61.2%

3 MILES

58.9%

5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.1%

1 MILE

95.6%

3 MILES

94.1%

5 MILES

DAYTIME POPULATION

10,294

1 MILE

112,957

3 MILES

261,464

5 MILES

24%

PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

17%

BRIGHT YOUNG PROFESSIONALS

2 MILES

These communities are home to young, educated, working professionals. Labor force participation is high, generally white-collar work. Residents are physically active and up on the latest technology.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

13%

THE ELDERS

2 MILES

These seniors are informed, independent and involved, and favor communities designed for senior or assisted living. As consumers, they focus on price, but not at the expense of quality, and prefer to buy American.

1.68

AVERAGE HH SIZE

72.3

MEDIAN AGE

\$42,800

MEDIAN HH INCOME

LEARN MORE

12%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

MACKENZIE
RETAIL

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