

FOR LEASE OR SALE



NEARBY RETAILERS



Patient First



DOLLAR GENERAL

Walgreens

DUNKIN'

FREESTANDING RETAIL BUILDING AVAILABLE

- +/- 4,000 SF freestanding two-level retail building located at the signalized intersection of Belair Road and Silver Spring Road
- Property is comprised of two separately deeded tax parcels totaling 0.4343 acres. Expansion opportunities exist on the undeveloped parcel
- Two Building signage opportunities facing both Belair Road and Silver Spring Road
- Existing Pylon Sign provides for wonderful exposure
- Eleven dedicated parking spaces service the upper level
- Unique opportunity for single car garage access on the lower level
- Asking Lease Rate: \$75,000/year NNN
- Asking Sales Price: \$920,000 fee simple

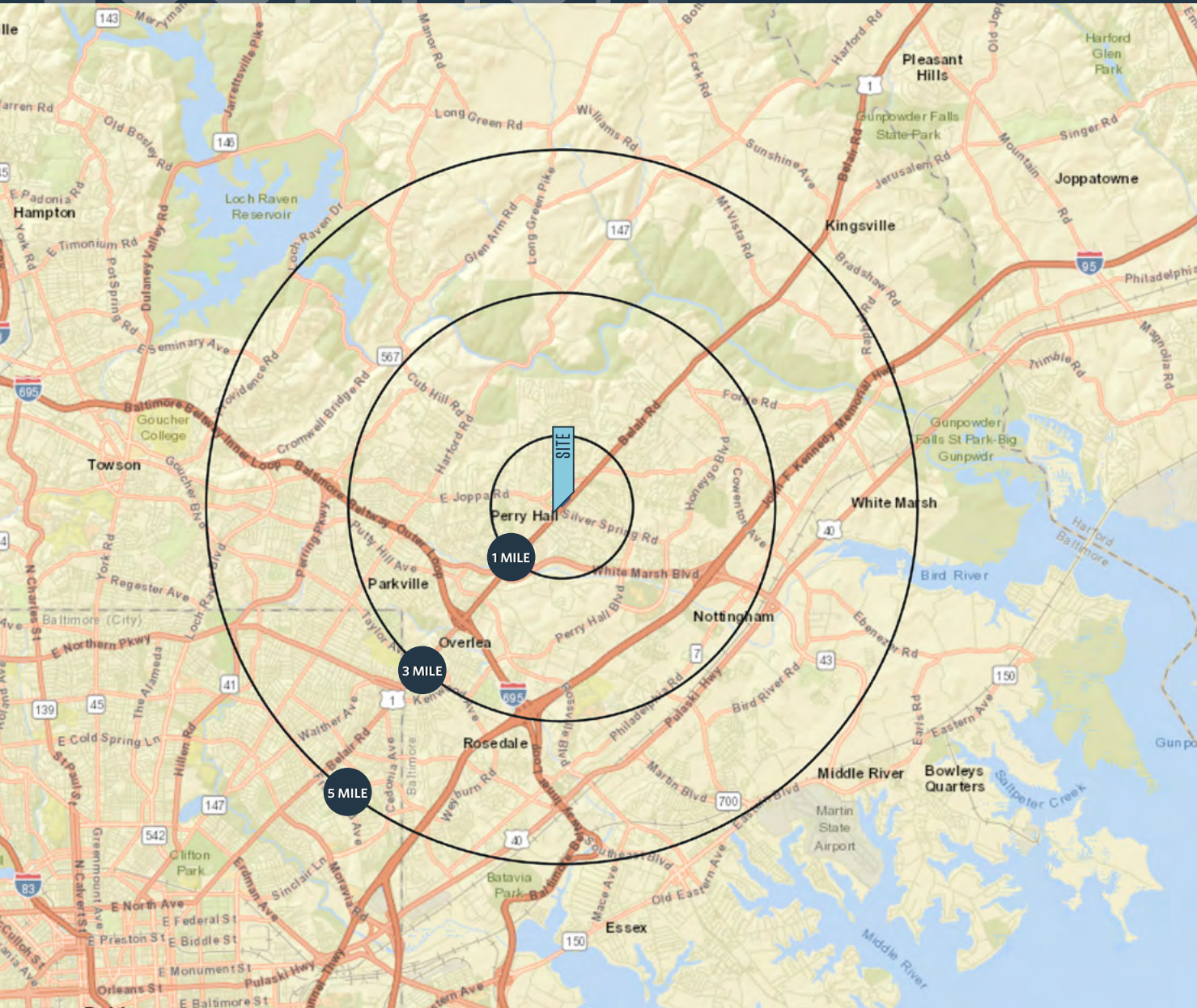
KEITH BARNETT

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# LOCATION

# 8703 BELAIR RD

NOTTINGHAM, MD 21236



## DEMOGRAPHICS | 2020:

1-MILE	3-MILE	5-MILE
Population		
17,917	94,944	228,574
Daytime Population		
3,614	37,093	80,182
Households		
7,139	39,883	91,714
Average HH Income		
\$101,094	\$96,531	\$92,418

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

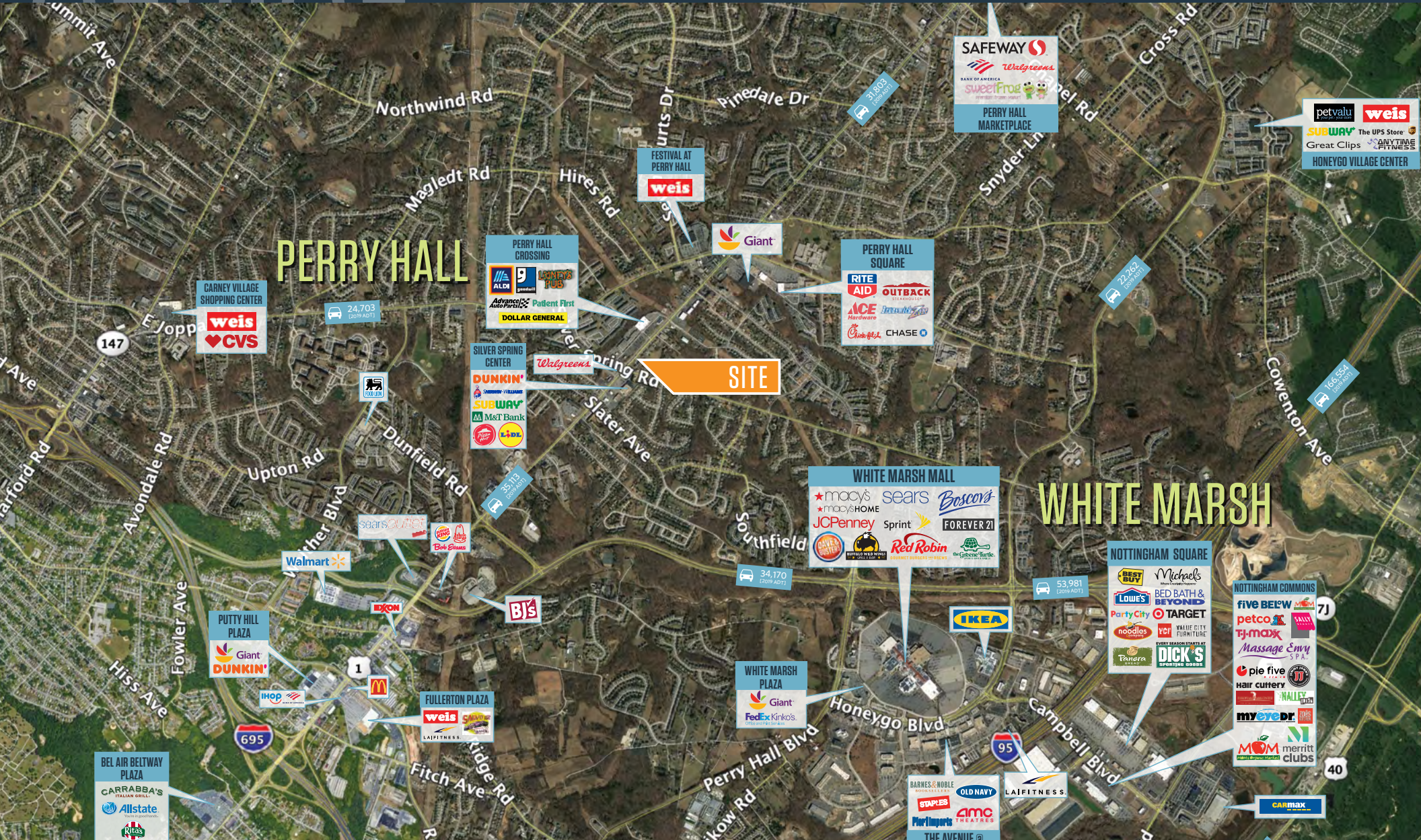
## TRAFFIC COUNTS | 2019:

Belair Rd	35,113 ADT
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PHOTO

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## FOR MORE INFORMATION, PLEASE CONTACT:

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