

FOR SALE



Baltimore City, Maryland

FREESTANDING RETAIL BUILDING

5840 BELAIR ROAD | BALTIMORE, MARYLAND 21206

BUILDING SIZE

1,386 sf

LOT SIZE

.10 Acres

ZONING

C-1 (Neighborhood Business Dist.)

PARKING

10 surface spaces ±

TRAFFIC COUNT

20,341 AADT (Belair Rd/Rt. 1)

SALE PRICE

\$275,000

HIGHLIGHTS

- ▶ Excellent owner/user building with on-site parking
- ▶ Highly visible Belair Road location in close proximity to the Baltimore City/County line
- ▶ Easy access to I-695, I-95, I-895
- ▶ Corner lot with ingress/egress on both Belair Rd and Mary Ave



STREET VIEW



Mike Ruocco | Vice President

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BIRDSEYE

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TRADE AREA

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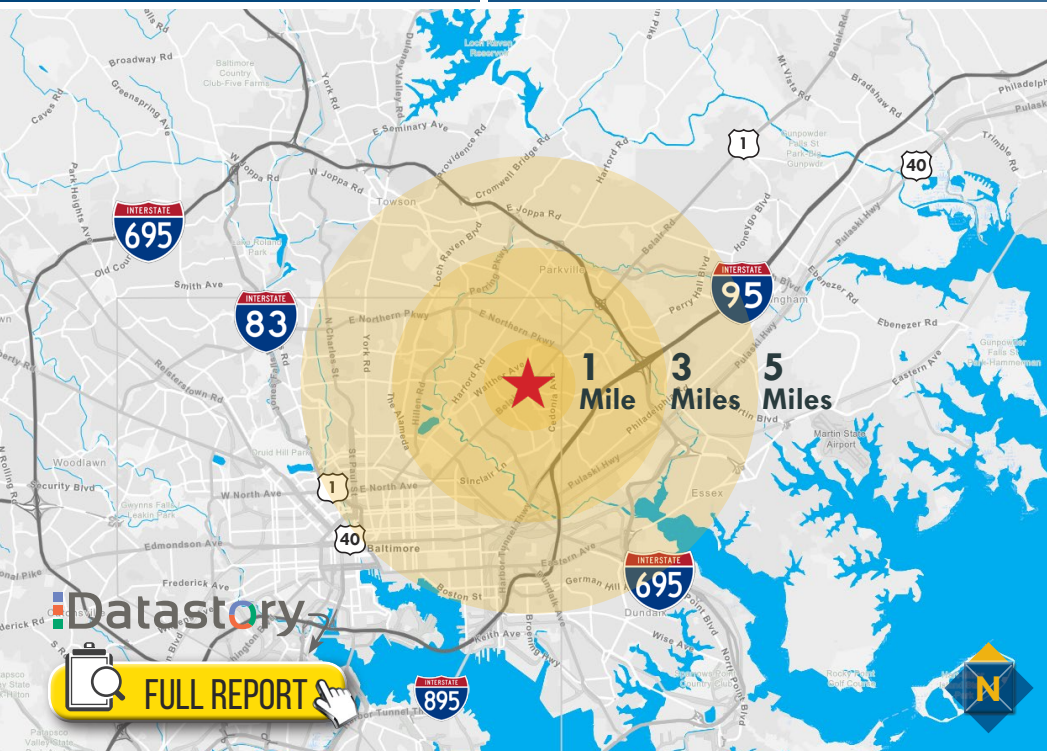
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LOCATION / DEMOGRAPHICS

5840 BELAIR ROAD | BALTIMORE, MARYLAND 21206



<p>RESIDENTIAL POPULATION</p> <p>25,202 1 MILE</p> <p>174,953 3 MILES</p> <p>503,900 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>9,482 1 MILE</p> <p>67,385 3 MILES</p> <p>198,775 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.64 1 MILE</p> <p>2.53 3 MILES</p> <p>2.41 5 MILES</p>	<p>MEDIAN AGE</p> <p>39.1 1 MILE</p> <p>37.7 3 MILES</p> <p>36.6 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$65,966 1 MILE</p> <p>\$65,340 3 MILES</p> <p>\$72,544 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>54.7% 1 MILE</p> <p>53.8% 3 MILES</p> <p>57.4% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>93.4% 1 MILE</p> <p>92.6% 3 MILES</p> <p>93.0% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>14,576 1 MILE</p> <p>126,383 3 MILES</p> <p>480,121 5 MILES</p>

40%
PARKS AND REC
2 MILES

LEARN MORE

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

15%
FAMILY FOUNDATIONS
2 MILES

LEARN MORE

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE

39.6
MEDIAN AGE

\$43,100
MEDIAN HH INCOME

12%
METRO FUSION
2 MILES

LEARN MORE

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

2.65
AVERAGE HH SIZE

29.3
MEDIAN AGE

\$35,700
MEDIAN HH INCOME

6%
FRONT PORCHES
2 MILES

LEARN MORE

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME