

# FOR SALE

Baltimore City, Maryland

# AUTOMOTIVE/RETAIL OPPORTUNITY

6229 BELAIR ROAD | BALTIMORE, MARYLAND 21206

## BUILDING SIZE

676 sf

## LOT SIZE

.26 Acres

## ZONING

C-3 (General Commercial District)

## TRAFFIC COUNT

19,860 AADT (Belair Road)

## SALE PRICE

\$199,000

## HIGHLIGHTS

- ▶ .26 Acre site with direct frontage and excellent visibility on Belair Road (Rt. 1) (19,860 cars per day)
- ▶ C-3 zoning allows for a wide variety of uses by right
- ▶ Close proximity to I-95, I-895 and I-695



STREET VIEW



**CJ Koluch** | Real Estate Advisor

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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](http://www.MACKENZIECOMMERCIAL.com)

**Mike Ruocco** | Vice President

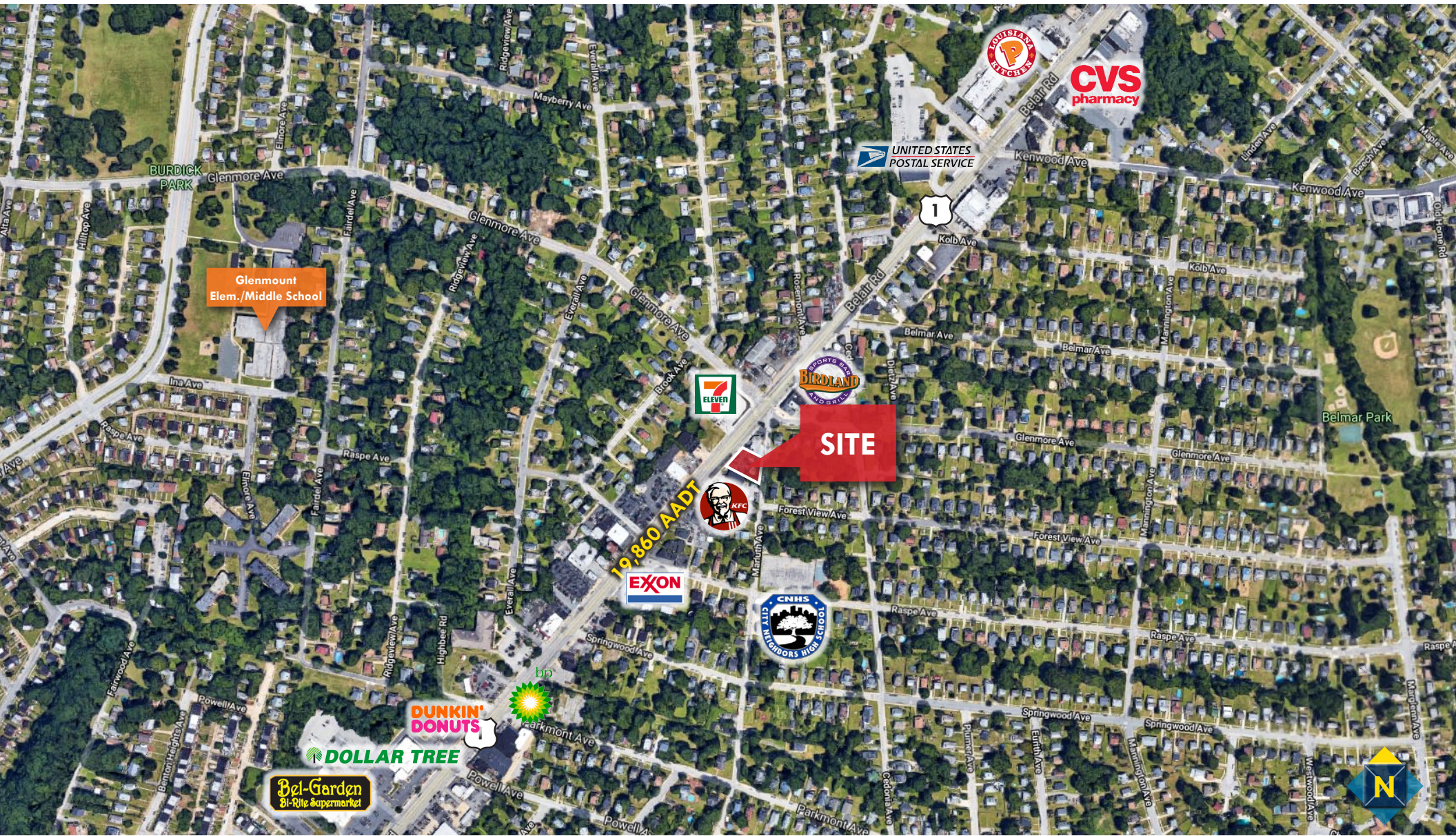
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# AERIAL

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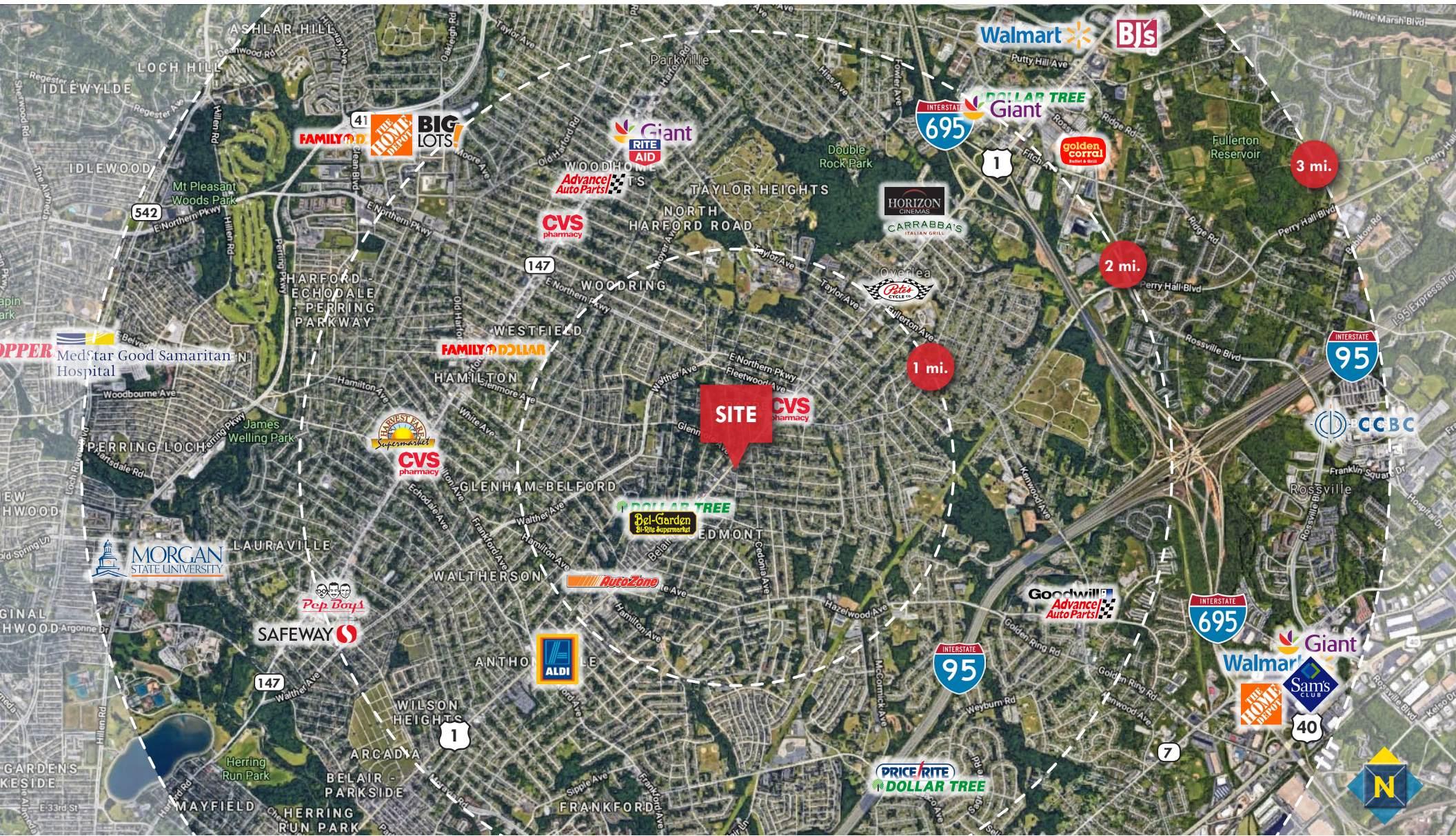
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# TRADE AREA

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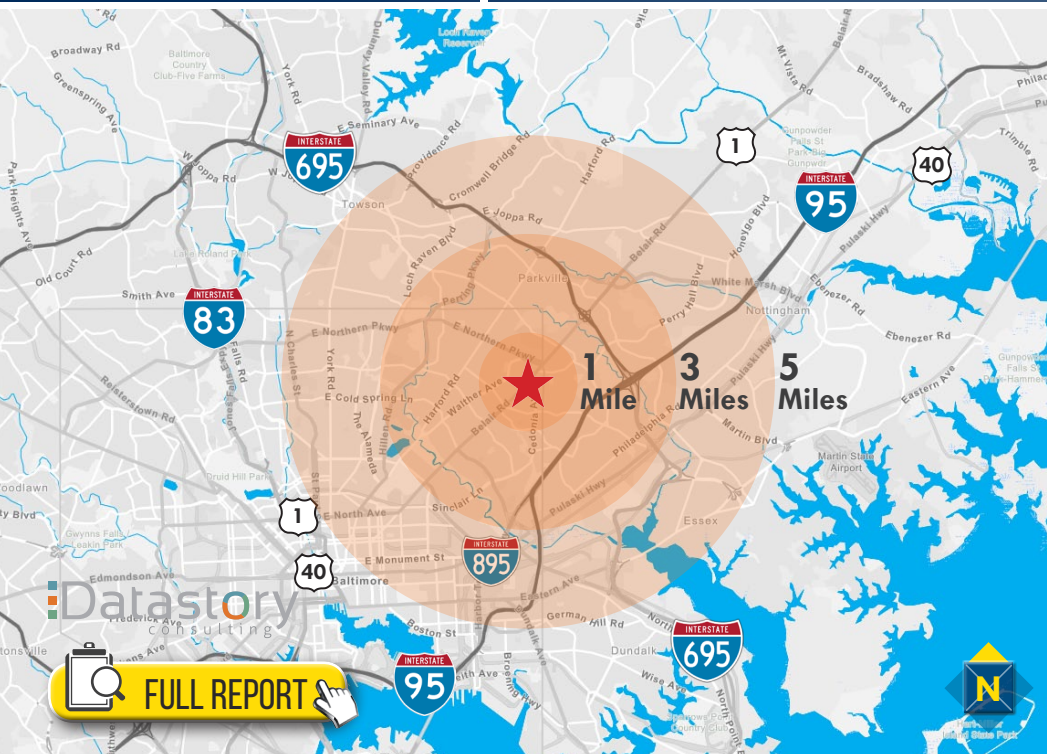
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# LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
22,214 1 MILE	8,659 1 MILE	2.54 1 MILE	39.8 1 MILE
169,969 3 MILES	65,623 3 MILES	2.53 3 MILES	37.3 3 MILES
466,915 5 MILES	181,442 5 MILES	2.48 5 MILES	36.8 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$68,405 1 MILE	55.7% 1 MILE	94.2% 1 MILE	13,364 1 MILE
\$65,672 3 MILES	55.4% 3 MILES	92.9% 3 MILES	127,008 3 MILES
\$68,699 5 MILES	56.3% 5 MILES	92.6% 5 MILES	432,377 5 MILES

**60%**  
PARKS AND REC  
1 MILE

**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.

**2.49**  
AVERAGE HH SIZE

**40.3**  
MEDIAN AGE

**\$55,000**  
MEDIAN HH INCOME

**14%**  
FRONT PORCHES  
1 MILE

**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.

**2.55**  
AVERAGE HH SIZE

**34.2**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

**7%**  
METRO FUSION  
1 MILE

**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.

**2.63**  
AVERAGE HH SIZE

**28.8**  
MEDIAN AGE

**\$33,000**  
MEDIAN HH INCOME

**6%**  
CITY STRIVERS  
1 MILE

**LEARN MORE**

These consumers are bold in their purchasing decisions, seeking out deals on branded clothing, sometimes indulging in restaurants and personal services, and splurging on their cable TV package.

**2.75**  
AVERAGE HH SIZE

**34.4**  
MEDIAN AGE

**\$41,000**  
MEDIAN HH INCOME