

FOR SALE

Baltimore County, MD

BELAIR ROAD PORTFOLIO

7506-7510 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

AVAILABLE

Two free-standing buildings, totaling 4,763 sf

LOT SIZE

.39 Acres ±

ZONING

BL (Business Local)

TRAFFIC COUNT

39,151 AADT (Belair Road)

SALE PRICE

\$649,000

HIGHLIGHTS

- ▶ 100% leased retail/residential free-standing buildings
- ▶ Reserved off-street parking
- ▶ Signage on Belair road is available
- ▶ Quick access to I-695



7506 BELAIR ROAD



7510 BELAIR ROAD



Henson Ford | Real Estate Advisor

410.494.6657 | hford@mackenziecommercial.com

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

Bill Whitty | Senior Vice President & Principal

410.494.4862 | bwhitty@mackenziecommercial.com

FOR SALE

Baltimore County, MD

TRADE AREA

7506-7510 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

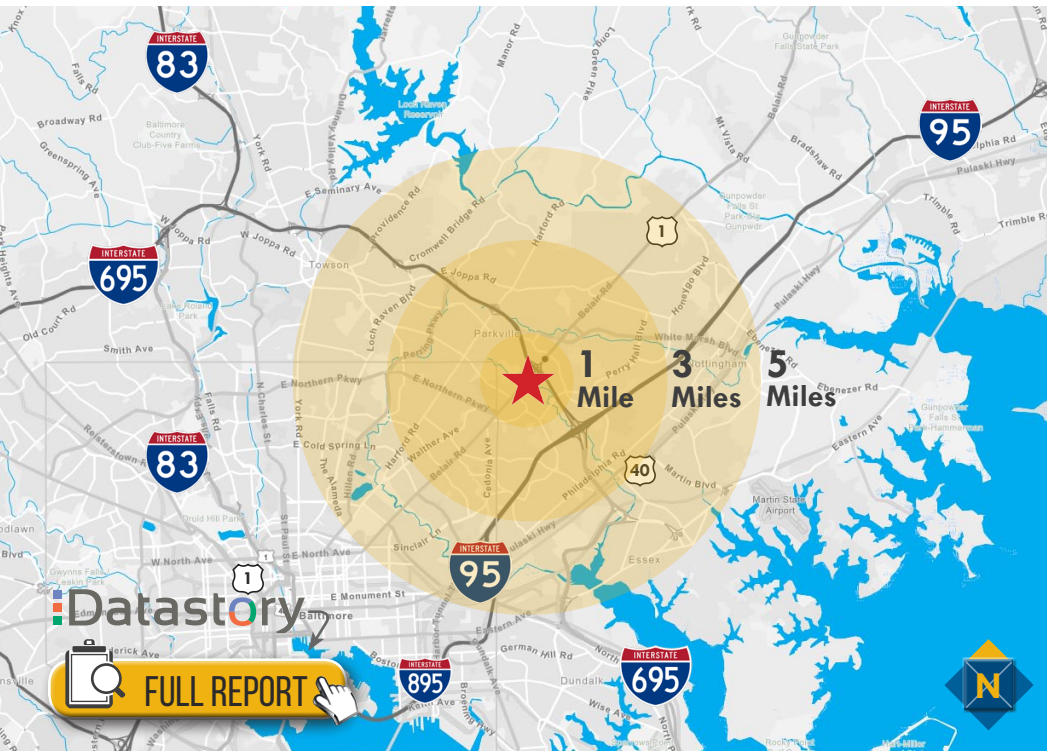


FOR SALE

Baltimore County, MD

LOCATION / DEMOGRAPHICS

7506-7510 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



Datastory

FULL REPORT

<p>RESIDENTIAL POPULATION</p> <p>6,088 1 MILE</p> <p>73,558 3 MILES</p> <p>786,124 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>5,427 1 MILE</p> <p>63,296 3 MILES</p> <p>149,266 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.47 1 MILE</p> <p>2.46 3 MILES</p> <p>2.49 5 MILES</p>	<p>MEDIAN AGE</p> <p>42.4 1 MILE</p> <p>39.1 3 MILES</p> <p>38.6 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$77,414 1 MILE</p> <p>\$71,981 3 MILES</p> <p>\$73,512 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>59.9% 1 MILE</p> <p>58.5% 3 MILES</p> <p>57.4% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>95.2% 1 MILE</p> <p>94.7% 3 MILES</p> <p>93.5% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>11,048 1 MILE</p> <p>119,555 3 MILES</p> <p>309,346 5 MILES</p>

45.5%
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

16.6%
BRIGHT YOUNG PROFESSIONALS
2 MILES

LEARN MORE

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

6.8%
PLEASANTVILLE
2 MILES

LEARN MORE

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

5.2%
FRONT PORCHES
2 MILES

LEARN MORE

These residents blend household types, with more young families with children or single households than average. Income and net worth of these residents are well below the US average.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME