

FOR SALE

Baltimore County, MD

FREESTANDING RETAIL BUILDING: PRIME LOCATION

9708 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

BUILDING SIZE

14,472 sf

LOT SIZE

3.0472 Acres

ZONING

BL (Business Local)

DR 3.5 (Density Residential)

PARKING

80 surface spaces ±

TRAFFIC COUNT

28,342 AADT (Belair Rd / Rt. 1)

SALE PRICE

\$1,950,000

HIGHLIGHTS

- ▶ Previously Rite Aid Pharmacy
- ▶ Prime retail location on Belair Road (Rt. 1): 28,342 AADT
- ▶ Signalized intersection
- ▶ 2 curb cuts
- ▶ Easy/convenient access to I-95, I-695 and White Marsh area



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FOR SALE

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BIRDSEYE

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TRADE AREA

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DOMINANT LIFESTYLES

3 mile radius



30% Pleasantville



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Average HH Size: 2.86
Median Age: 41.9
Median HH Income: \$85,000

20% Enterprising Professionals



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Average HH Size: 2.46
Median Age: 34.8
Median HH Income: \$77,000

17% Savvy Suburbanites



LEARN MORE

esri.com/tapestry

Average HH Size: 2.83
Median Age: 44.1
Median HH Income: \$104,000



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LOCATION / DEMOGRAPHICS

9708 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

DEMOGRAPHICS

1 mile 3 miles 5 miles



Population

7,554 53,895 127,524



Number of Households

3,183 20,746 51,453



Average Household Income

\$100,739 \$97,955 \$86,666



Daytime Population

5,610 38,366 112,410

RETAIL EXPENDITURES

1 mile 3 miles 5 miles



Furniture & Home

\$4.5M \$28.6M \$63.4M



Entertainment & Recreation

\$11.9M \$75.3M \$166.6M



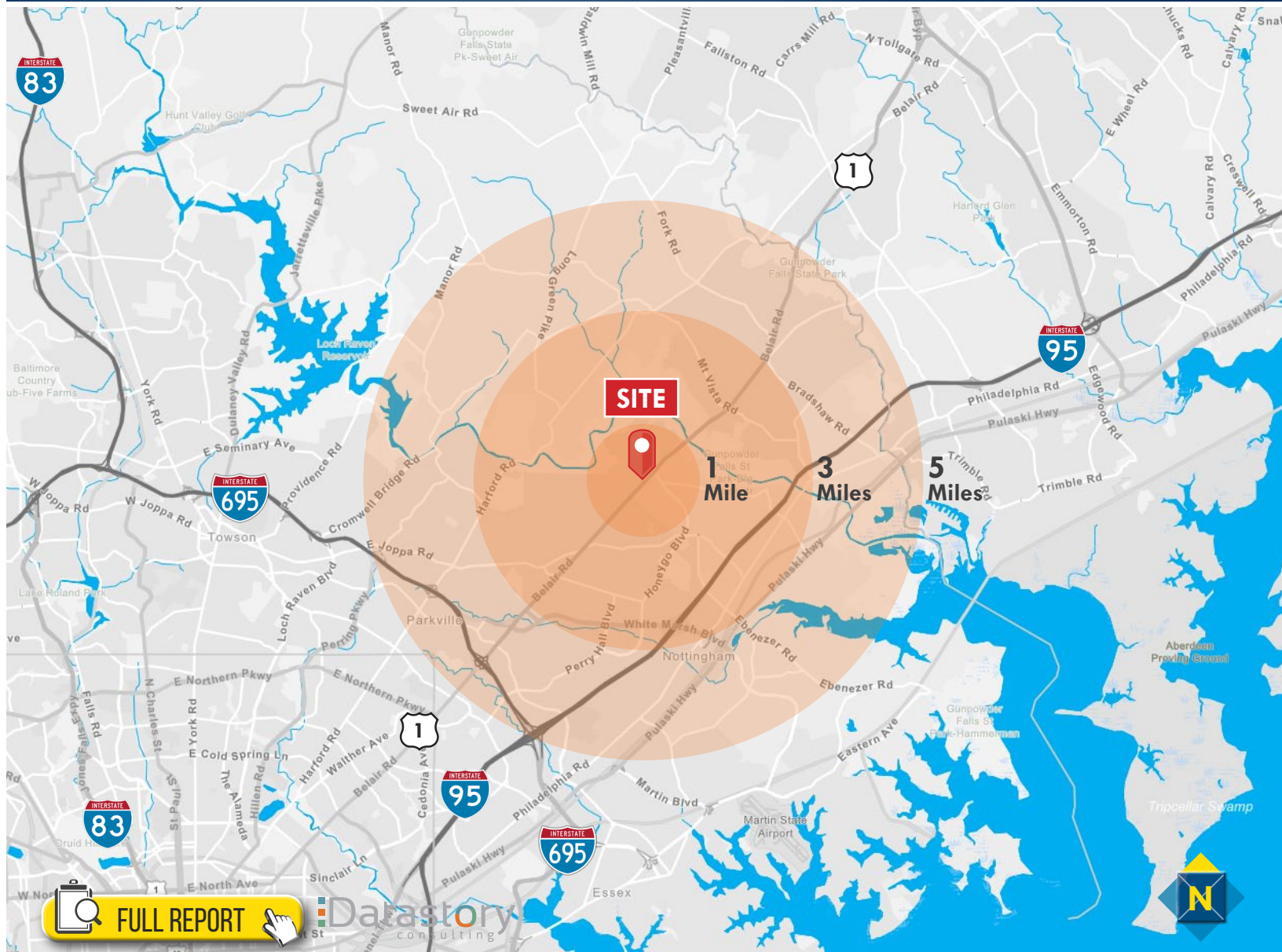
Fashion & Clothing

\$8.2M \$52.6M \$116.1M



Food & Drink

\$12.3M \$79.3M \$177.3M



FULL REPORT

Datastory consulting



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