



BELAIR BELTWAY VILLAGE

7911-7915 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FOR
LEASE



2,580 SF
AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,580 SF ± inline retail space available (former bank branch)
- Pylon signage available
- Located on Nottingham's busy Belair Road commercial corridor (46,011 cars per day)
- Just off of I-695 (Exit 32B)
- Nearby amenities include Walmart, Weis, Giant Food, Dollar Tree, Taco Bell, McDonald's, Dunkin' Donuts, Carrabba's, Horizon Cinemas
- Join Geico, Total by Verizon, Massage Health, Gold Rush, Beauty Supply and LA Nails 2

AVAILABLE:	2,580 SF ± (INLINE)
OCCUPANCY:	MAY 1, 2025
PARKING:	46 SPACES ±
TRAFFIC COUNT:	46,011 AADT (BELAIR RD/RT. 1)
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	NEGOTIABLE



LOCAL BIRDSEYE



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



13,091

135,938

325,235

DAYTIME POPULATION



11,379

115,124

264,844

AVERAGE HOUSEHOLD INCOME



\$105,363

\$108,143

\$105,677

NUMBER OF HOUSEHOLDS



5,183

55,288

131,044

MEDIAN AGE

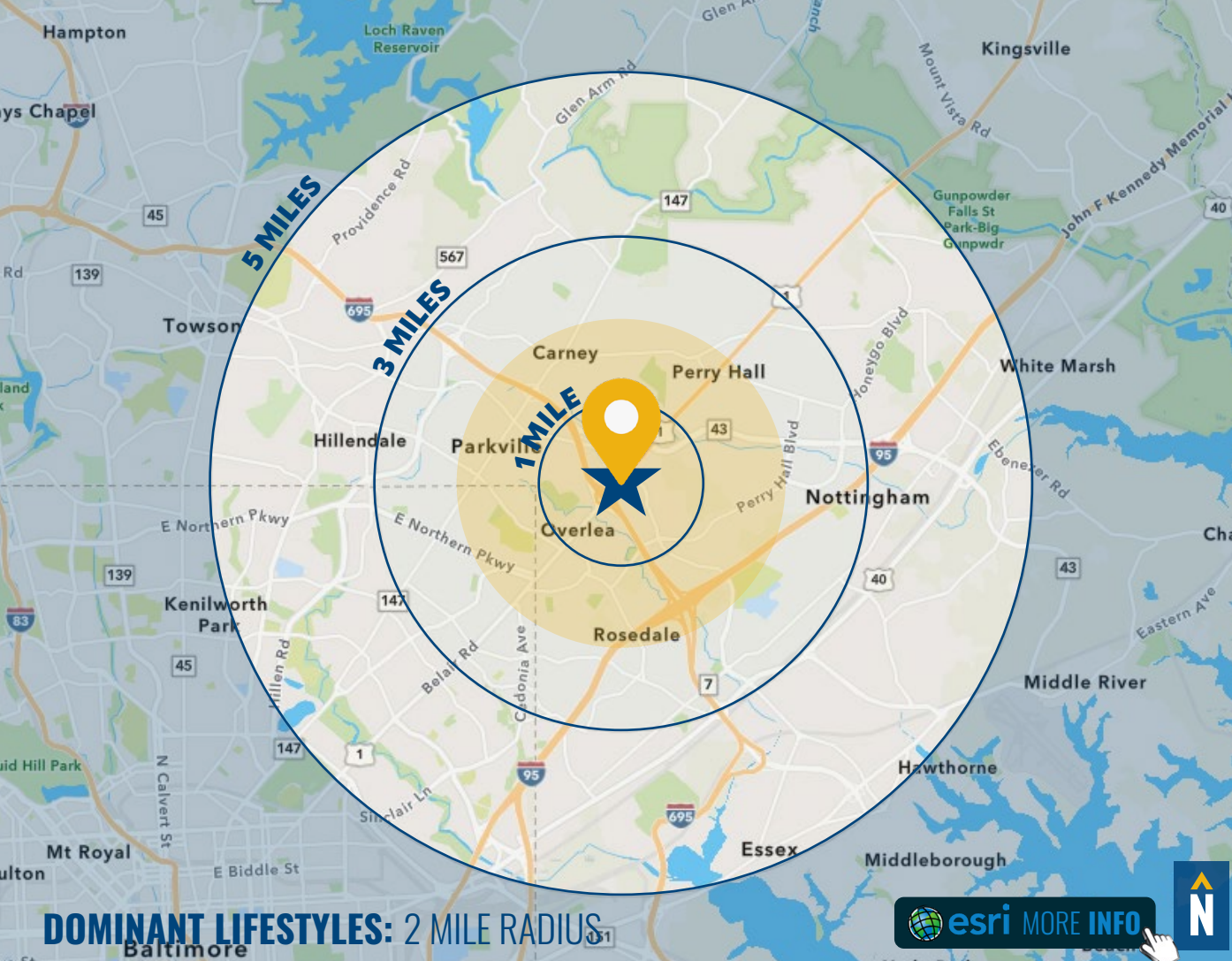


37.1

40.0

39.6

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

23%
PARKS
AND REC



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.

Median Age: **40.9**
Median Household Income: **\$60,000**

20%
BRIGHT YOUNG
PROFESSIONALS



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.

Median Age: **33.0**
Median Household Income: **\$54,000**

13%
ENTERPRISING
PROFESSIONALS



These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1.5 times more income than the US median.

Median Age: **35.3**
Median Household Income: **\$86,600**

FOR MORE INFO CONTACT:



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