



TURN-KEY AUTOMOTIVE PROPERTY

6023-6025 BELAIR ROAD | BALTIMORE, MARYLAND 21206

FOR
SALE

SALE PRICE
INCLUDES
BUSINESS NAME
+ ALL EQUIPMENT
& FURNISHINGS



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 6023 Belair Road: 3-bay garage with 3 lifts and waste oil heat system
- 6025 Belair Road: Completely renovated sales office with 1.5 baths and fully finished lower level
- Fenced, paved lot featuring 70 ± parking spaces
- Access via Route 1 & Parkmont Avenue (signalized intersection)
- Easy access to I-95 and I-695
- Sale includes all FF&E
- Site currently approved as MD State inspection station

6023 BELAIR RD: 1,500 SF ±

6025 BELAIR RD: 1,475 SF ± (2 STORIES)

LOT SIZE: .671 ACRES ±

PARKING: 70 SURFACE SPACES ±

TRAFFIC COUNT: 22,500 AADT (BELAIR ROAD/RT. 1)

ZONING: R-3 (DETACHED RESIDENTIAL DISTRICT)

SALE PRICE: \$895,000

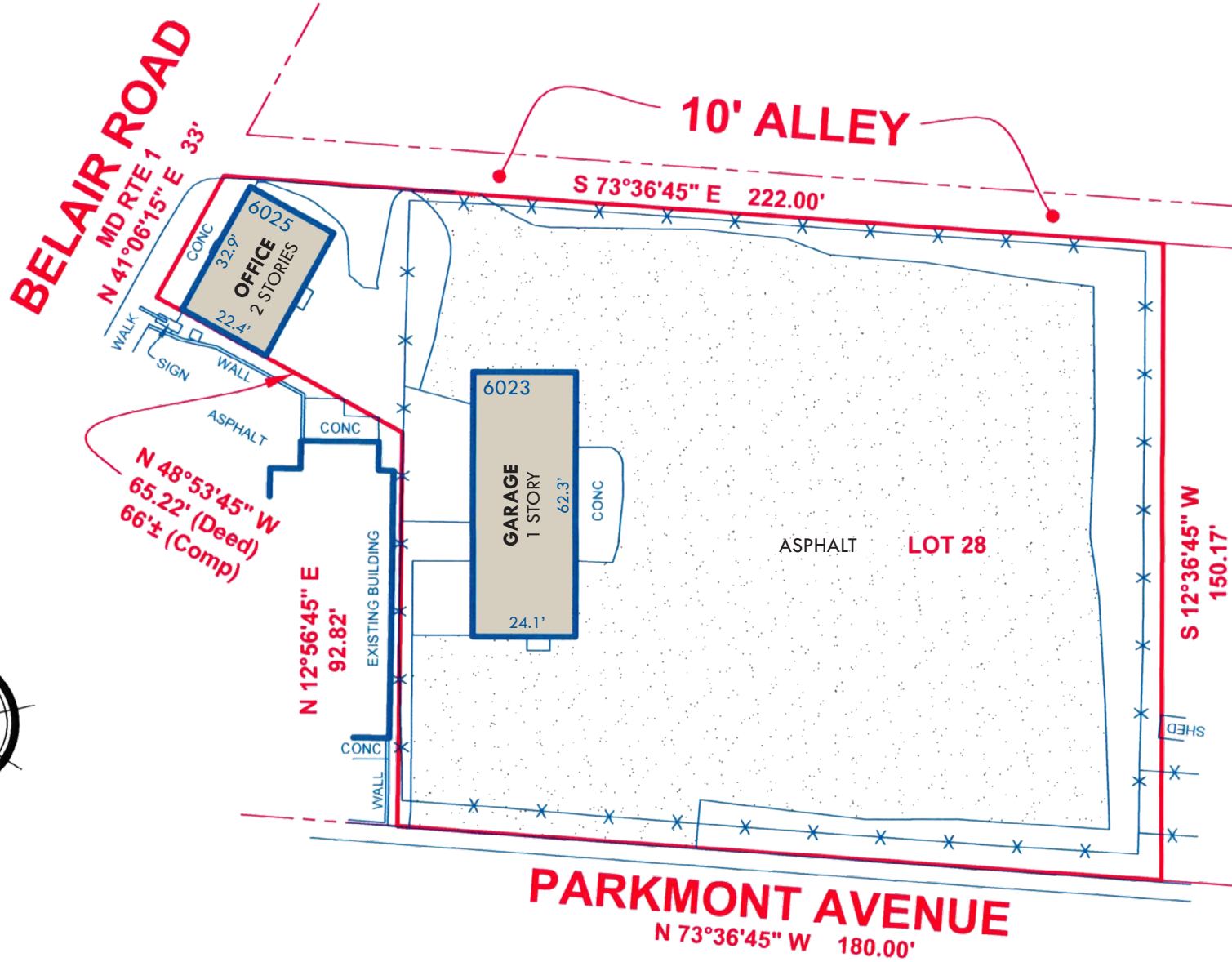
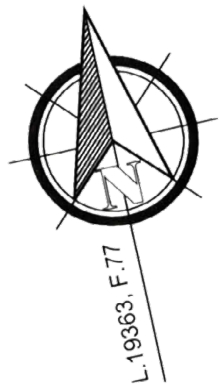


GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE



SURVEY



PHOTOS: 6023 BELAIR ROAD

40 FT.
SHIPPING
CONTAINER
INCLUDED!



INTERIOR PHOTOS: 6025 BELAIR ROAD



LOCAL BIRDSEYE



POPEYES
CVS
DOLLAR GENERAL
Pizza Hut

7-ELEVEN

KFC

EXXON

SITE

CARROLL MOTOR FUELS

DUNKIN'

DOLLAR TREE

LIDL

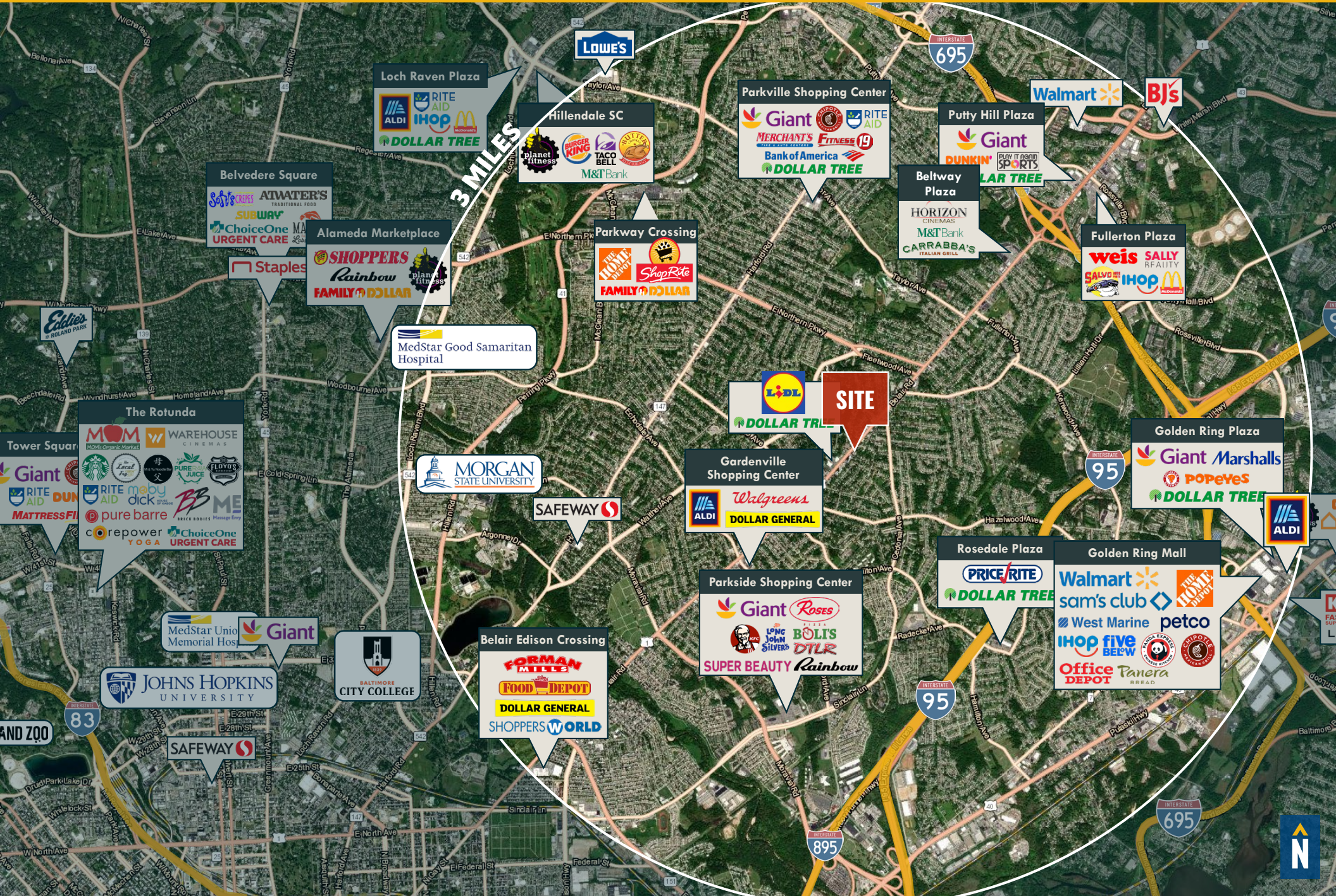
BELAIR RD
22,500 AADT

POWELL AVE

1



MARKET AERIAL



DEMOGRAPHICS

2023

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

RESIDENTIAL POPULATION



22,530

162,138

467,712

DAYTIME POPULATION



13,712

122,816

431,549

AVERAGE HOUSEHOLD INCOME



\$93,828

\$86,618

\$96,934

NUMBER OF HOUSEHOLDS



8,849

65,566

189,651

MEDIAN AGE

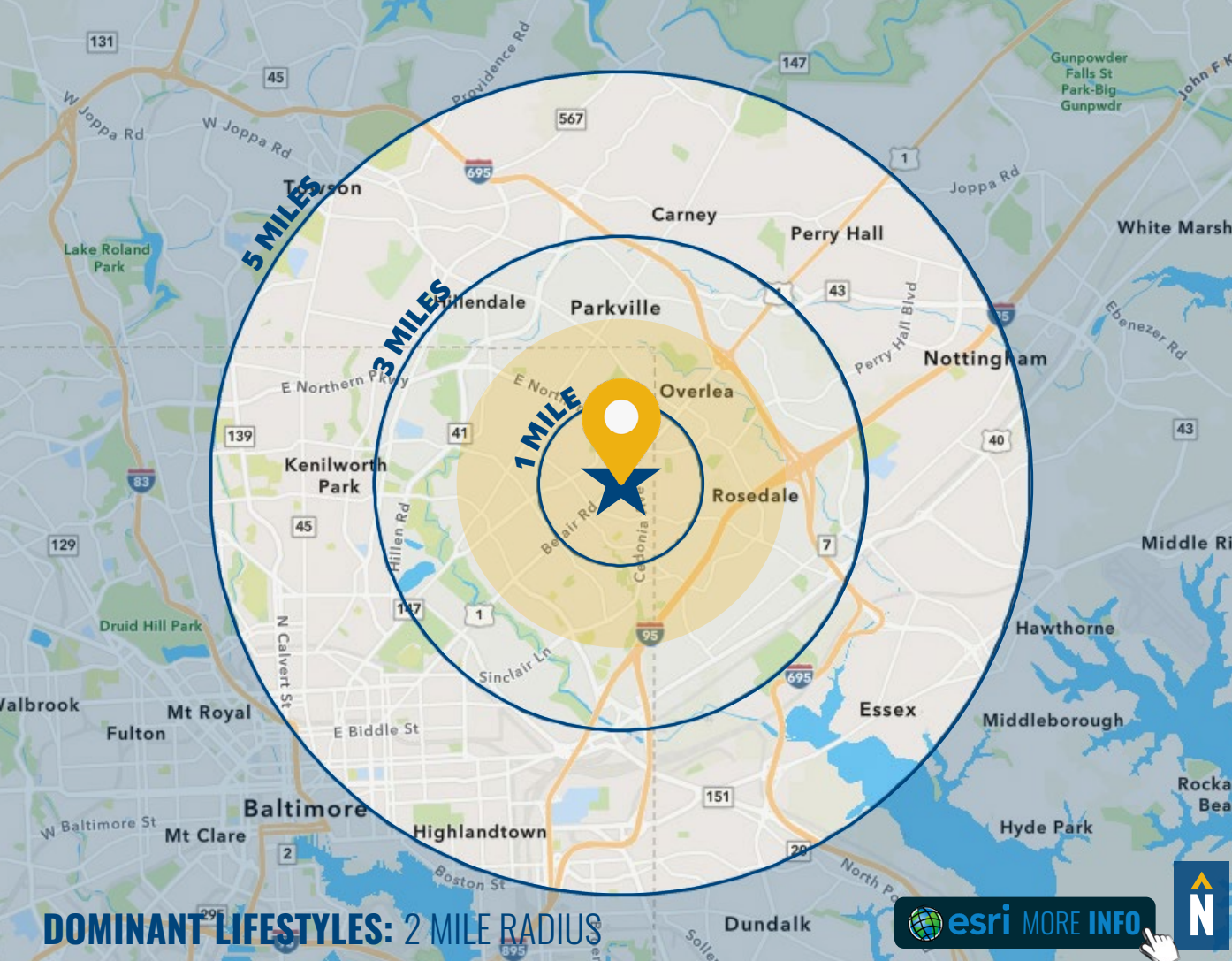


40.7

38.6

37.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

42%
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**

11%
METRO
FUSION



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.

Median Age: **29.3**
Median Household Income: **\$35,700**

10%
FAMILY
FOUNDATIONS



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.

Median Age: **39.6**
Median Household Income: **\$43,100**

FOR MORE INFO CONTACT:



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