

FREESTANDING OFFICE/RETAIL 6415 BELAIR ROAD | BALTIMORE, MARYLAND 21206

BUILDING SIZE

4,600 sf

LOT SIZE

.336 Acres

ZONING

C-2 (Community Commercial District)

PARKING

28 surface spaces (tandem)

TRAFFIC COUNT

22,500 AADT (Belair Rd/Rt. 1)

SALE PRICE \$499.000

HIGHLIGHTS

- ► 4,600 sf freestanding corner building on .336 acres
- ▶ Paved parking lot: up to 28 cars
- High visibility location on Rt. 1 (Belair Rd): 22,500 cars/day
- Includes drive-in basement with garage door
- C-2 zoning allows for a wide variety of uses



MACKENZIE







Henry DefordVice PresidentMike RuoccoVice PresidentC 410.494.4861hdeford@mackenziecommercial.comC 443.798.9338mruocco@mackenziecommercial.comMacKenzie Commercial Real Estate Services, LLC410-821-85852328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093www.MACKENZIECOMMERCIAL.com



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Henry Deford | Vice President 7 410.494.4861 ≤ hdeford@mackenziecommercial.com

Mike Ruocco | Vice President 🖀 443.798.9338 🖂 mruocco@mackenziecommercial.com MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com



BIRDSEYE 6415 BELAIR ROAD | BALTIMORE, MARYLAND 21206





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FOR SAF Baltimore City TRADE AREA 6415 BELAIR ROAD | BALTIMORE, MARYLAND 21206 **Shopping Center** Giant CVS 54LVO \695/ TOWSON ExpressCare White Marsh Mall UNIVERSITY Bank of America 匒 LOWE'S **JCPenney** Sears Nottingham Road Plaza Boscová + macys Parkville SC **Nalmart** Anneslie SC LOWE'S O Giant Giant (C) RITE **Putty Hill Plaza** petco Taner BEST DICK Loch Raven Plaza The Avenue at White Marsh Hillendale SC MERCHANT'S FITNESS **PartyCity** Giant IKEA BARNES & NOBLE ULTA VCF VALUE CITY B restone Walgreens IHOP *POLLAR TREE* Giant Bank of America 🧇 Pier1 (LOFT OLD NAVY R TREE **Belvedere Square DOLLAR TREE** A M&T Bank Beltway Plaza STAPLES chilis @ Midici sofitsc ATWATER'S 95 HORIZON Red BRICK STATION Hallmark **DOLLAR TREE** CARI ChoiceOne M Alameda Marketplace A M&T Bank **Parkway Crossing** CARRABBA'S **Fullerton Plaza** Nottingham Commons Costco **SHOPPERS** 180 Staples LOTS Shop weis SALLY OSTCO Rainbow **OM** Applebees IHOP PETSMART LO clubs INALLEY ZOË petco 🌋 TJ-MOX SITE FAMI MedStar Good Samaritan Hospital CCE 3 Gardenville LLAR TREE **Shopping Center** OYOLA Golden Ring Mall Golden Ring Plaza MORGAN Victory Villa Walgreens Walmart 🚬 petco 🕱 Giant Marshalls SAFEWAY () DOLLAR GENERAL Sam's Club **DOLLAR TREE** Walgreens O Arby DOLLAR GENERAL Office IHOP Panera **Rosedale Plaz** five BEL®W Ø West Marine PRICERITE KG STEAKHOUSE DOLLAR TR Waterview Town Cente Belair Edison Crossing L A 💋 B O Y Parkside Shopping Cente weis MedStar Union MILLEN Memorial Hospital Great Clips SUNT Giant Roses FOOD DEPOT BOLI'S Rainbow DTLR **Middlesex Shopping Center** CITY COLLEGE DOLLAR GENERAL SHOPPERS WORLD Wendy's Coc SEASONS 695 FAMILY O DOLLAR R DOLLAR TREE

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LOCATION / DEMOGRAPHICS

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Towson Edoppa Rd - alkon Rd - university - out Hill Ave	Procloring Billion Print Billion Control Contr	RESIDENTIAL	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
Jona Ave Generation Childred Generation Burling Generation Ave	receille a single and a serie and a series	19,573 1 MILE	7,684 1 MILE	2.52 1 MILE	41.2
Overbrook Rd Desting Gree Avel Building Bridy Population Bridge Population Bridge P	The real of the re	75,446 2 MILES 160,769 3 MILES	29,610 2 Miles 63,007 3 Miles	2.53 2 MILES 2.51 3 MILES	40.0 2 Miles 38.5 3 Miles
Note Dame of Haryland University Conversity	Mile Miles Are and Are	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
ver Ba	Orems Rid Levels	\$81,869 1 Mile	56.6%	89.9%	15,428 1 MILE
	Burners Part Co	\$84,084 2 MILES	58.2% 2 MILES	89.2% 2 MILES	60,601 2 Miles
E Madicor ST Pulle Marrier ST Pulle Marrier ST Pulle Marrier ST	95 market unines al	\$77,552 3 MILES	58.3% 3 MILES	88.4% 3 MILES	133,481 3 MILES
62% Many of these families are two-income married couples approaching retirement age. They are comfortable in		7%	These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and	7%	These consumers are bold in their purchasing decisions, seeking out deals on branded clothing,
PARKS AND REC T MILE	FRONT PORCHES <i>n MILE</i> WILE	COMFORTABLE EMPTY NESTERS	saving. Their net worth is well above average, and they value their health and financial well-being.	STRIVERS I	sometimes indulging in restaurants and personal services, and splurging on their cable TV package.
2.51 AVERAGE HH SIZE	2.57 AVERAGE HH SIZE	- RR	2.52 AVERAGE HH SIZE		2.78 AVERAGE HH SIZE
40.9 MEDIAN AGE	34.9 MEDIAN AGE		48.0 MEDIAN AGE		35.3 MEDIAN AGE
LEARN MORE MEDIAN HH INCOME	LEARN MORE \$43,700 MEDIAN HH INCOME	LEARN MORE N	\$75,000 MEDIAN HH INCOME	LEARN MORE N	\$44,700 MEDIAN HH INCOME

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Mike Ruocco | Vice President ☎ 443.798.9338 ➤ mruocco@mackenziecommercial.com

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