

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







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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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