

FOR SALE



Baltimore City, Maryland

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



STREET VIEW



MACKENZIE
RETAIL

Henry Deford | Vice President

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Mike Ruocco | Vice President

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FOR SALE

 Baltimore City, Maryland

AERIAL

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FOR SALE



Baltimore City, Maryland

BIRDSEYE

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FOR SALE



Ravenwood Shopping Center

Giant



TRADE AREA

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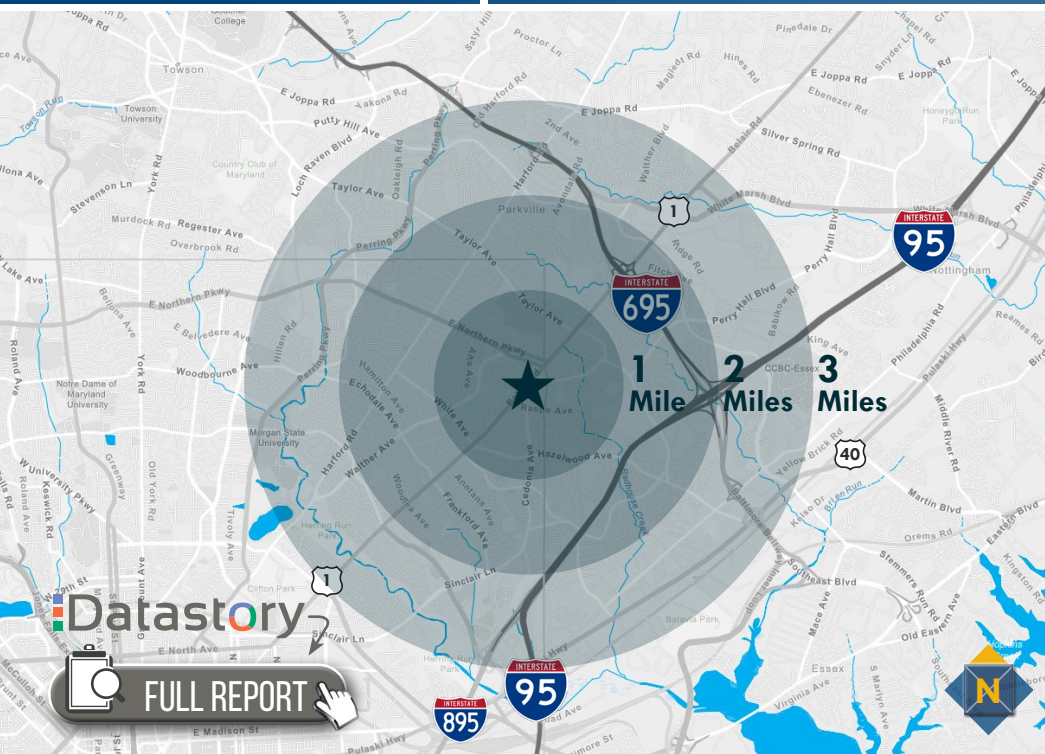
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FOR SALE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

6415 BELAIR ROAD | BALTIMORE, MARYLAND 21206



RESIDENTIAL POPULATION

19,573

1 MILE

75,446

2 MILES

160,769

3 MILES

NUMBER OF HOUSEHOLDS

7,684

1 MILE

29,610

2 MILES

63,007

3 MILES

AVERAGE HH SIZE

2.52

1 MILE

2.53

2 MILES

2.51

3 MILES

MEDIAN AGE

41.2

1 MILE

40.0

2 MILES

38.5

3 MILES

AVERAGE HH INCOME

\$81,869

1 MILE

\$84,084

2 MILES

\$77,552

3 MILES

EDUCATION (COLLEGE+)

56.6%

1 MILE

58.2%

2 MILES

58.3%

3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.9%

1 MILE

89.2%

2 MILES

88.4%

3 MILES

DAYTIME POPULATION

15,428

1 MILE

60,601

2 MILES

133,481

3 MILES

62%

PARKS AND REC

1 MILE

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.

2.51

AVERAGE HH SIZE

40.9

MEDIAN AGE

\$60,000

MEDIAN HH INCOME

LEARN MORE

16%

FRONT PORCHES

1 MILE

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57

AVERAGE HH SIZE

34.9

MEDIAN AGE

\$43,700

MEDIAN HH INCOME

LEARN MORE

7%

COMFORTABLE EMPTY NESTERS

1 MILE

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52

AVERAGE HH SIZE

48.0

MEDIAN AGE

\$75,000

MEDIAN HH INCOME

LEARN MORE

7%

CITY STRIVERS

1 MILE

These consumers are bold in their purchasing decisions, seeking out deals on branded clothing, sometimes indulging in restaurants and personal services, and splurging on their cable TV package.

2.78

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$44,700

MEDIAN HH INCOME

LEARN MORE

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