

# FOR SALE

 Baltimore County, MD



## INDUSTRIAL/AUTO SERVICE BLDG.

8225 BELAIR ROAD | NOTTINGHAM, MD 21236




**Baltimore County, MD**

**8225 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236**

**15,000 sf ±**

## 2.86 Acres ±

## BR AS

***(Business Roadside - Automotive Service)***

MH

***(Manufacturing, Heavy)***

### 38,271 AADT (Belair Rd/Rt. 1)

- ▶ Established auto body shop on 2.86 acres  $\pm$  of land (*zoned BR AS and MH*)
- ▶ Over 450 feet  $\pm$  of frontage on Belair Road (38,000+ cars/day)
- ▶ Property is served by two (2) curb cuts directly on Belair Rd
- ▶ Easy access and visibility to and from the Rt. 43 interchange, as well as I-95 and I-695
- ▶ Nearby retailers include BJ's Wholesale Club, American Freight, Walmart and more!



**Henry Deford** | *Vice President*

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## AERIAL / PARCEL OUTLINE

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# BIRDSEYE

8225 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236





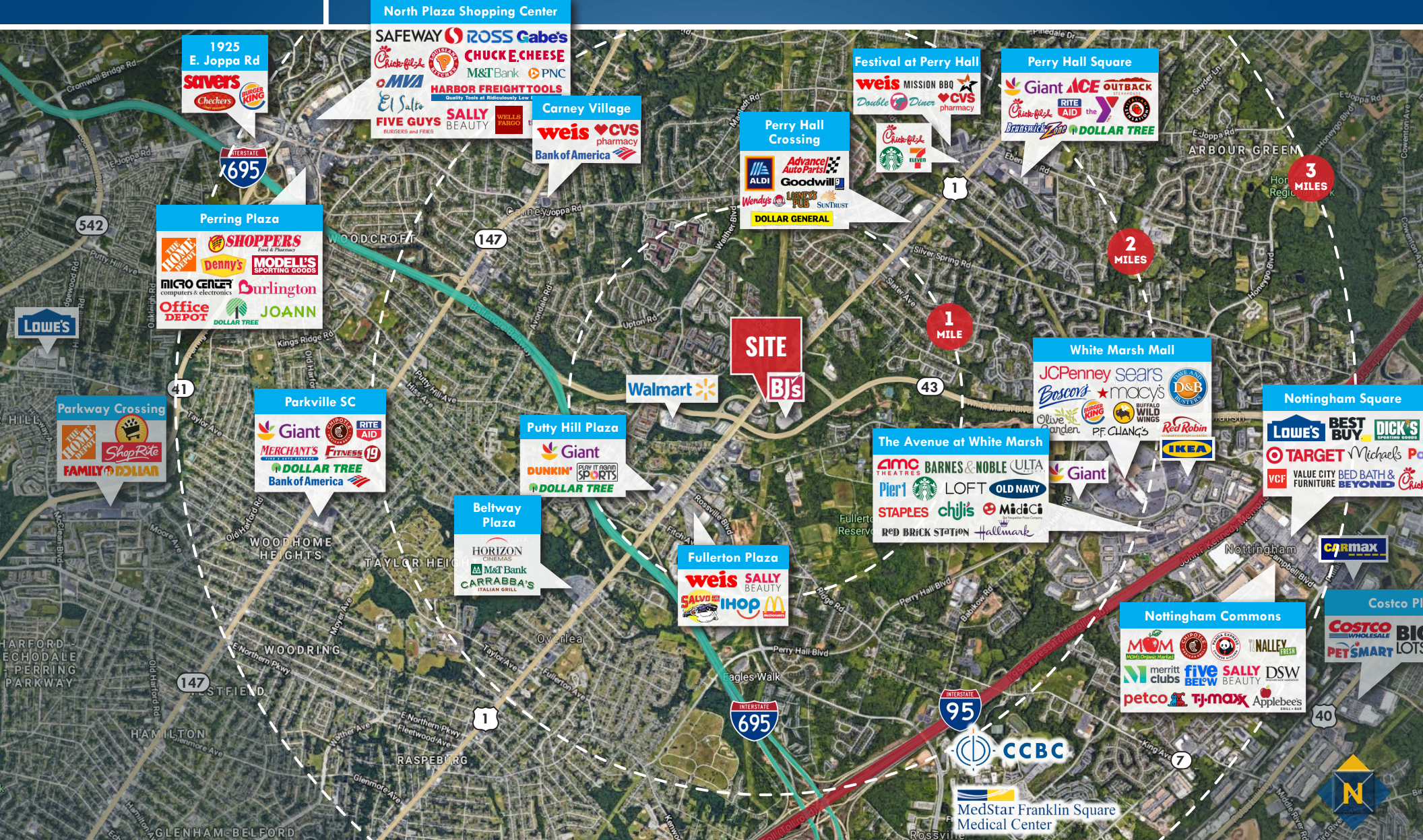
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# TRADE AREA

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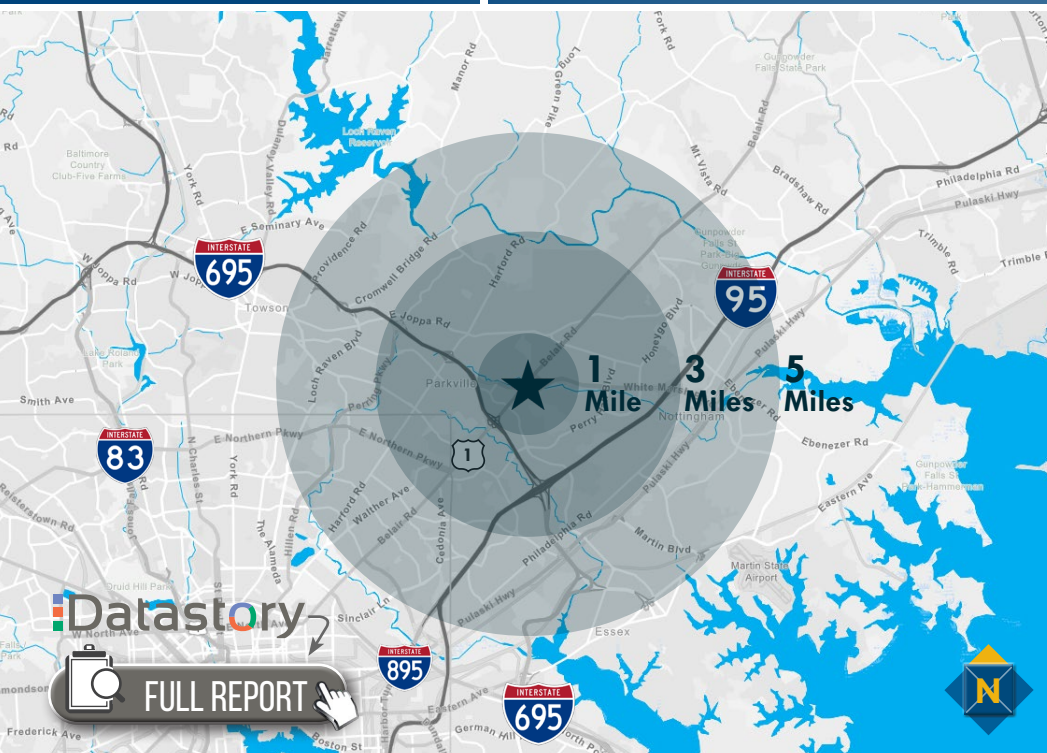


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# LOCATION / DEMOGRAPHICS (2021)

8225 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



## RESIDENTIAL POPULATION

17,347

1 MILE

120,677

3 MILES

279,924

5 MILES

## NUMBER OF HOUSEHOLDS

7,944

1 MILE

50,45

3 MILES

112,204

5 MILES

## AVERAGE HH SIZE

2.17

1 MILE

2.40

3 MILES

2.47

5 MILES

## MEDIAN AGE

41.3

1 MILE

41.0

3 MILES

39.7

5 MILES

## AVERAGE HH INCOME

\$84,345

1 MILE

\$91,918

3 MILES

\$88,065

5 MILES

## EDUCATION (COLLEGE+)

69.5%

1 MILE

64.6%

3 MILES

61.4%

5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.4%

1 MILE

95.3%

3 MILES

93.7%

5 MILES

## DAYTIME POPULATION

16,662

1 MILE

109,625

3 MILES

246,705

5 MILES

20%

BRIGHT YOUNG PROFESSIONALS

2 MILES

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.

2.41

AVERAGE HH SIZE

33.0

MEDIAN AGE

\$54,000

MEDIAN HH INCOME

LEARN MORE

16%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48

AVERAGE HH SIZE

35.3

MEDIAN AGE

\$86,600

MEDIAN HH INCOME

LEARN MORE

15%

PLEASANTVILLE

2 MILES

Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.

2.88

AVERAGE HH SIZE

42.6

MEDIAN AGE

\$92,900

MEDIAN HH INCOME

LEARN MORE

13%

THE ELDERS

2 MILES

These seniors are informed, independent and involved, and favor communities designed for senior or assisted living. As consumers, they focus on price, but not at the expense of quality, and prefer to buy American.

1.68

AVERAGE HH SIZE

72.3

MEDIAN AGE

\$42,800

MEDIAN HH INCOME

LEARN MORE