

FOR LEASE

 Baltimore County, MD

FREESTANDING RETAIL

8711 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

AVAILABLE

7,200 sf ±

LOT SIZE

.51 Acres ±

ZONING

CB (Community Business)

TRAFFIC COUNT

35,113 AADT (Belair Rd/Rt. 1)

RENTAL RATE

\$22.00 psf, NNN

HIGHLIGHTS

- ▶ 7,200 sf freestanding retail
- ▶ High visibility location facing Belair Rd/Rt. 1 (35,113 AADT)
- ▶ Situated just off of a signalized intersection w/ Silver Spring Rd
- ▶ Located across from Perry Hall Crossing (ALDI, Dollar General)



Tom Fidler | Executive Vice President & Principal

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Nick Maggio | Real Estate Advisor

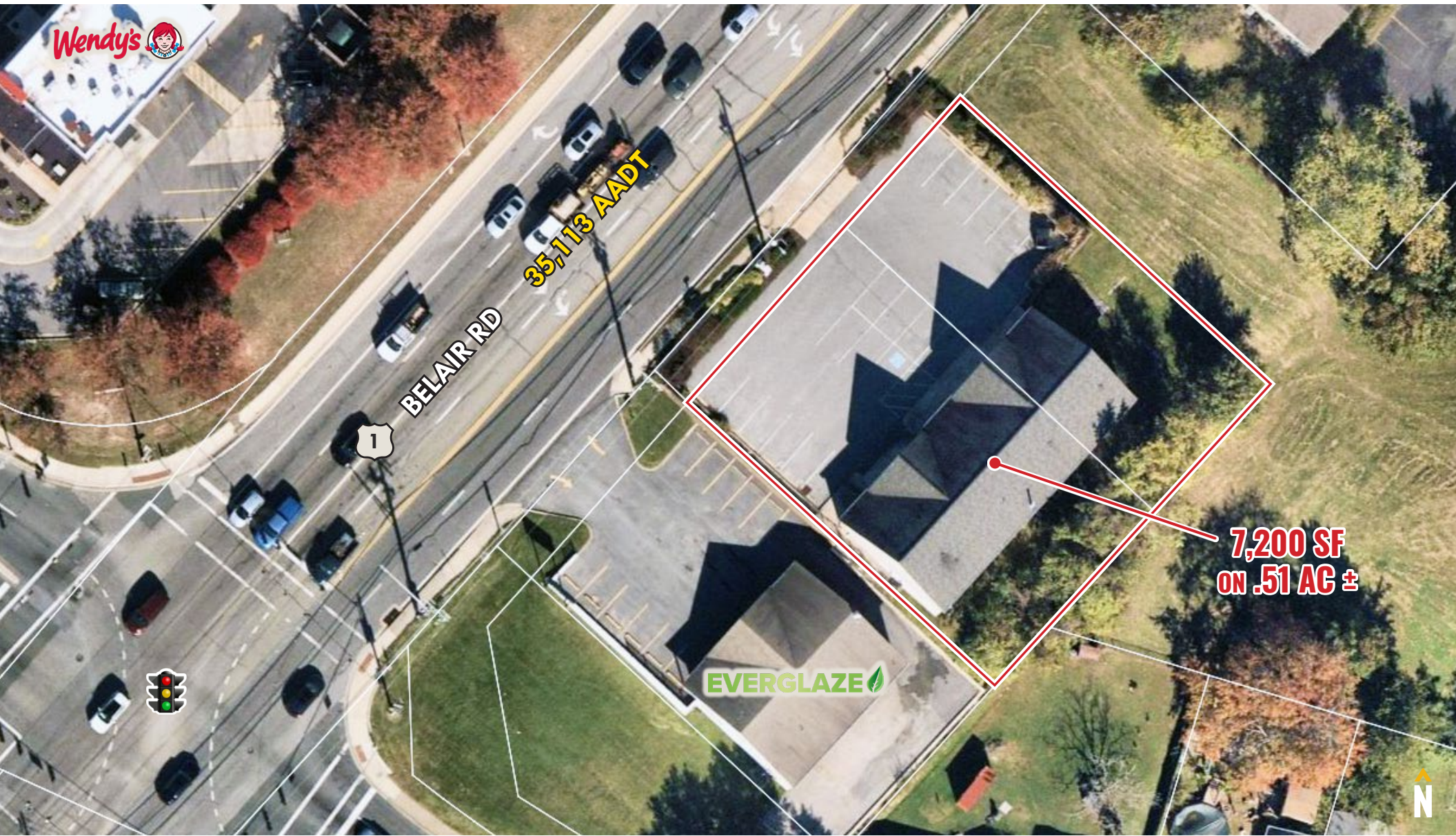
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FOR LEASE

Baltimore County, MD

AERIAL

8711 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



BELAIR RD



35,113 AADT

7,200 SF
ON .51 AC ±

EVERGLAZE



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FOR LEASE

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LOCAL BIRDSEYE

8711 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

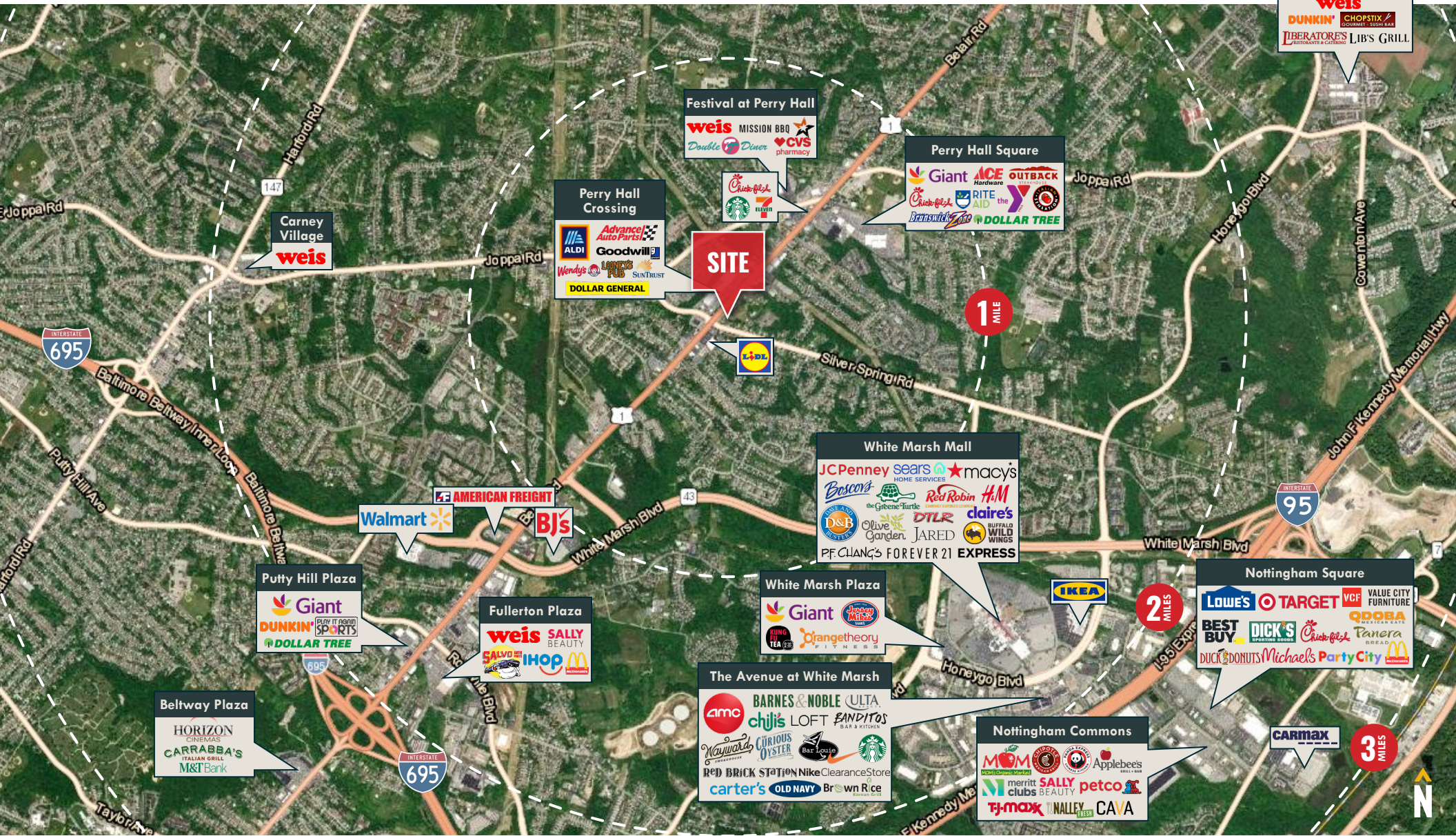


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TRADE AREA

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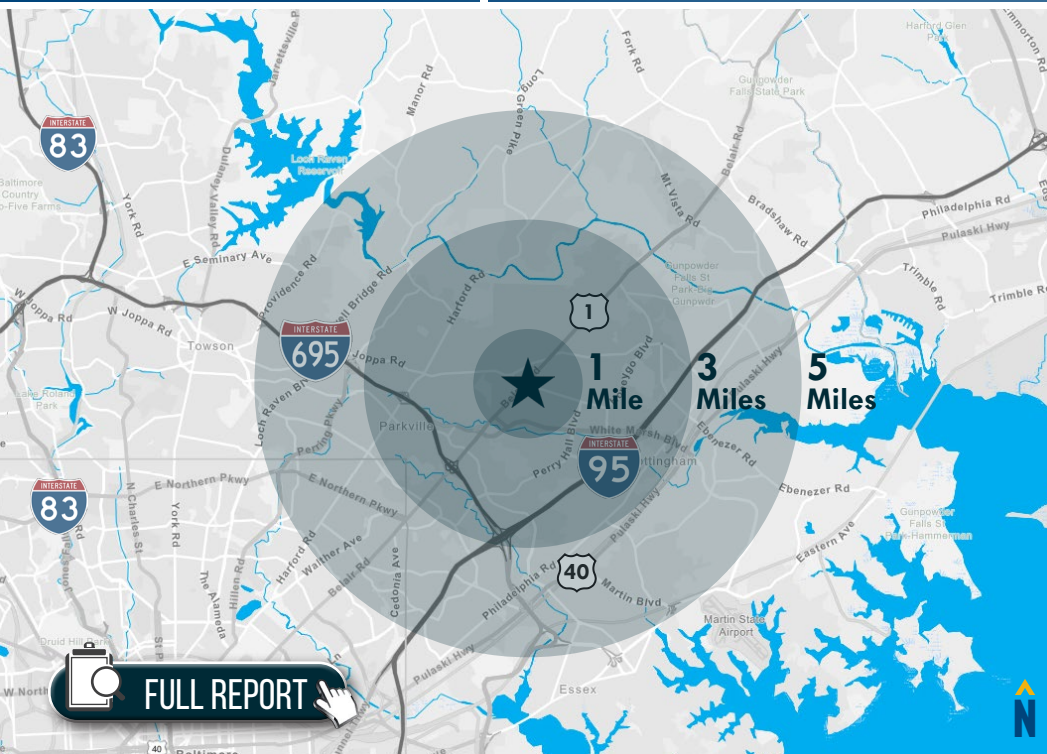


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LOCATION / DEMOGRAPHICS (2022)

8711 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



[FULL REPORT](#)

RESIDENTIAL POPULATION 19,260 1 MILE 98,737 3 MILES 235,262 5 MILES	NUMBER OF HOUSEHOLDS 7,450 1 MILE 39,773 3 MILES 92,877 5 MILES	AVERAGE HH SIZE 2.55 1 MILE 2.46 3 MILES 2.51 5 MILES	MEDIAN AGE 39.5 1 MILE 41.2 3 MILES 40.1 5 MILES
AVERAGE HH INCOME \$110,587 1 MILE \$112,579 3 MILES \$106,830 5 MILES	EDUCATION (COLLEGE+) 69.0% 1 MILE 67.6% 3 MILES 63.2% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.6% 1 MILE 96.6% 3 MILES 95.9% 5 MILES	DAYTIME POPULATION 14,450 1 MILE 88,795 3 MILES 201,147 5 MILES

23%
ENTERPRISING PROFESSIONALS
2 MILES

[LEARN MORE](#)

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

17%
BRIGHT YOUNG PROFESSIONALS
2 MILES

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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

15%
PLEASANTVILLE
2 MILES

[LEARN MORE](#)

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

11%
SAVVY SUBURBANITES
2 MILES

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These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME



TOM FIDLER

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