

FOR SALE

Baltimore County, MD

3,180 SF ±
ON .24
ACRES ±

RETAIL BUILDING

9107 BELAIR ROAD

NOTTINGHAM, MARYLAND 21236



Tom Mottley | Senior Vice President & Principal
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MacKenzie Commercial Real Estate Services, LLC • 410-879-1900 • 3465 Box Hill Corporate Center Drive, Suite F | Abingdon, Maryland 21009 • www.MACKENZIECOMMERCIAL.com

Nick Maggio | Real Estate Advisor
☎ 410.494.4880 ✉ nmaggio@mackenziecommercial.com

FOR SALE

Baltimore County, MD

RETAIL BUILDING

9107 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



BUILDING SIZE

3,180 sf ±

LOT SIZE

.24 Acres ±

ZONING

BL (Business Local)

TRAFFIC COUNT

31,803 AADT (Belair Rd/Rt. 1)

9,911 AADT (E. Joppa Rd)

SALE PRICE

\$545,000

HIGHLIGHTS

- ▶ Situated just off of a signalized intersection
- ▶ Ingress/egress on both Belair Road/Rt. 1 and E. Joppa Road
- ▶ Easy access to I-695, I-95 and Route 43 (White Marsh Blvd)
- ▶ Located in the heart of the Belair Road retail/commercial corridor between Nottingham and Perry Hall



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FOR SALE

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LOCAL BIRDSEYE

9107 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



FOR SALE

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TRADE AREA

9107 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

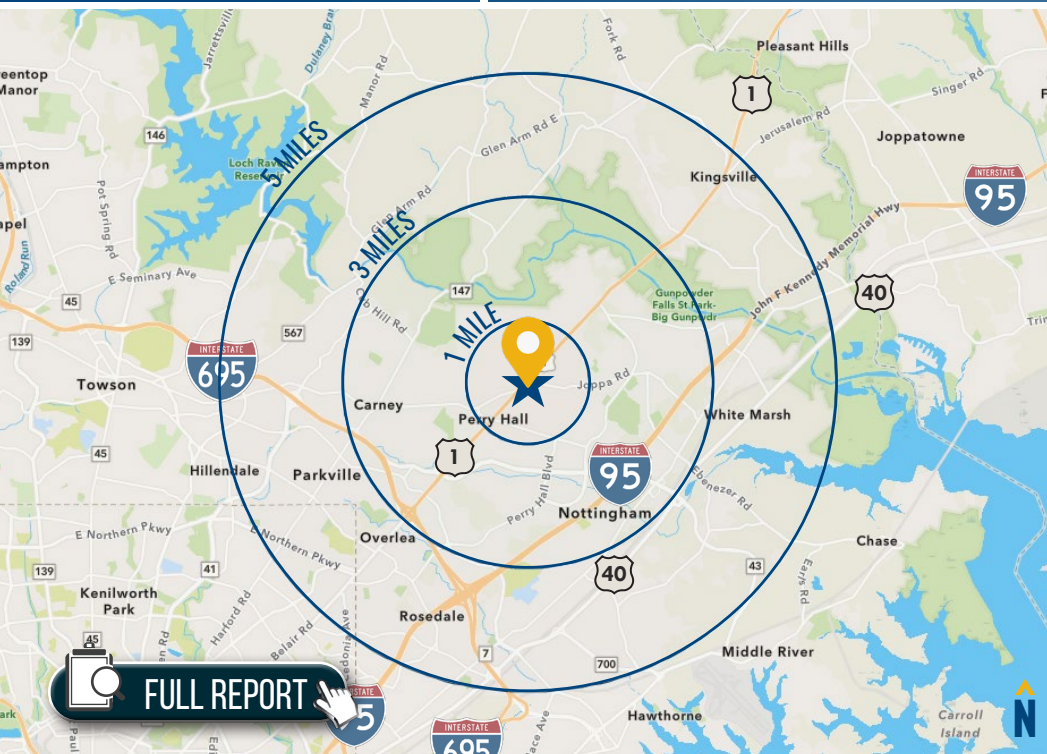


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LOCATION / DEMOGRAPHICS (2023)

9107 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236



RESIDENTIAL POPULATION 17,112 1 MILE 84,315 3 MILES 193,120 5 MILES	NUMBER OF HOUSEHOLDS 6,776 1 MILE 33,365 3 MILES 76,124 5 MILES	AVERAGE HH SIZE 2.52 1 MILE 2.50 3 MILES 2.51 5 MILES	MEDIAN AGE 43.0 1 MILE 41.1 3 MILES 41.1 5 MILES
AVERAGE HH INCOME \$127,244 1 MILE \$123,277 3 MILES \$114,675 5 MILES	EDUCATION (COLLEGE+) 69.0% 1 MILE 68.3% 3 MILES 65.1% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 97.8% 1 MILE 97.3% 3 MILES 96.5% 5 MILES	DAYTIME POPULATION 12,015 1 MILE 72,416 3 MILES 162,819 5 MILES

21%
PLEASANTVILLE
2 MILES

2.88
AVERAGE HH SIZE
42.6
MEDIAN AGE
\$92,900
MEDIAN HH INCOME

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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.

21%
ENTERPRISING PROFESSIONALS
2 MILES

2.48
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$86,600
MEDIAN HH INCOME

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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.

14%
SAVVY SUBURBANITES
2 MILES

2.85
AVERAGE HH SIZE
45.1
MEDIAN AGE
\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

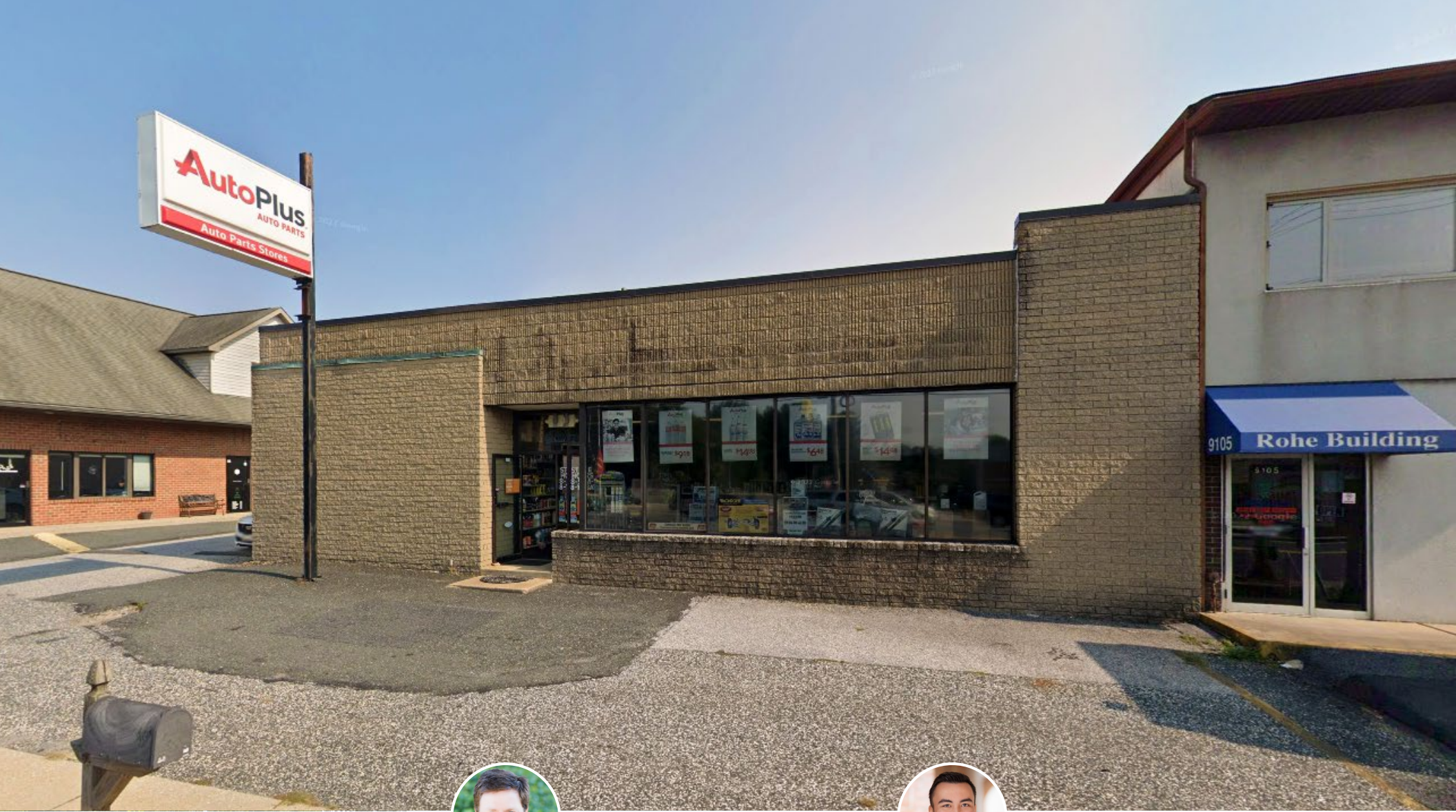
These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

9%
BRIGHT YOUNG PROFESSIONALS
2 MILES

2.41
AVERAGE HH SIZE
33.0
MEDIAN AGE
\$54,000
MEDIAN HH INCOME

[LEARN MORE](#)

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.



TOM MOTTLEY

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