



OFFICE/RETAIL BUILDING

9604 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 700 SF $\pm$ retail/office space
- Three (3) private offices with kitchenette
- Dedicated restroom
- Ample parking
- Monument signage available
- Great visibility on Rt. 1 (Belair Rd): 28,040 AADT
- Prime location to serve the nearby communities of Perry Hall, Nottingham/White Marsh, Parkville/Carney, Kingsville, Glen Arm, and Joppatowne

AVAILABLE:

700 SF $\pm$

BUILDING SIZE:

3,641 SF $\pm$

SITE SIZE:

0.42 ACRES $\pm$

PARKING:

9.15/1,000 SF

TRAFFIC COUNT:

28,040 AADT (BELAIR RD)

ZONING:

RO (RESIDENTIAL OFFICE)

RENTAL RATE:

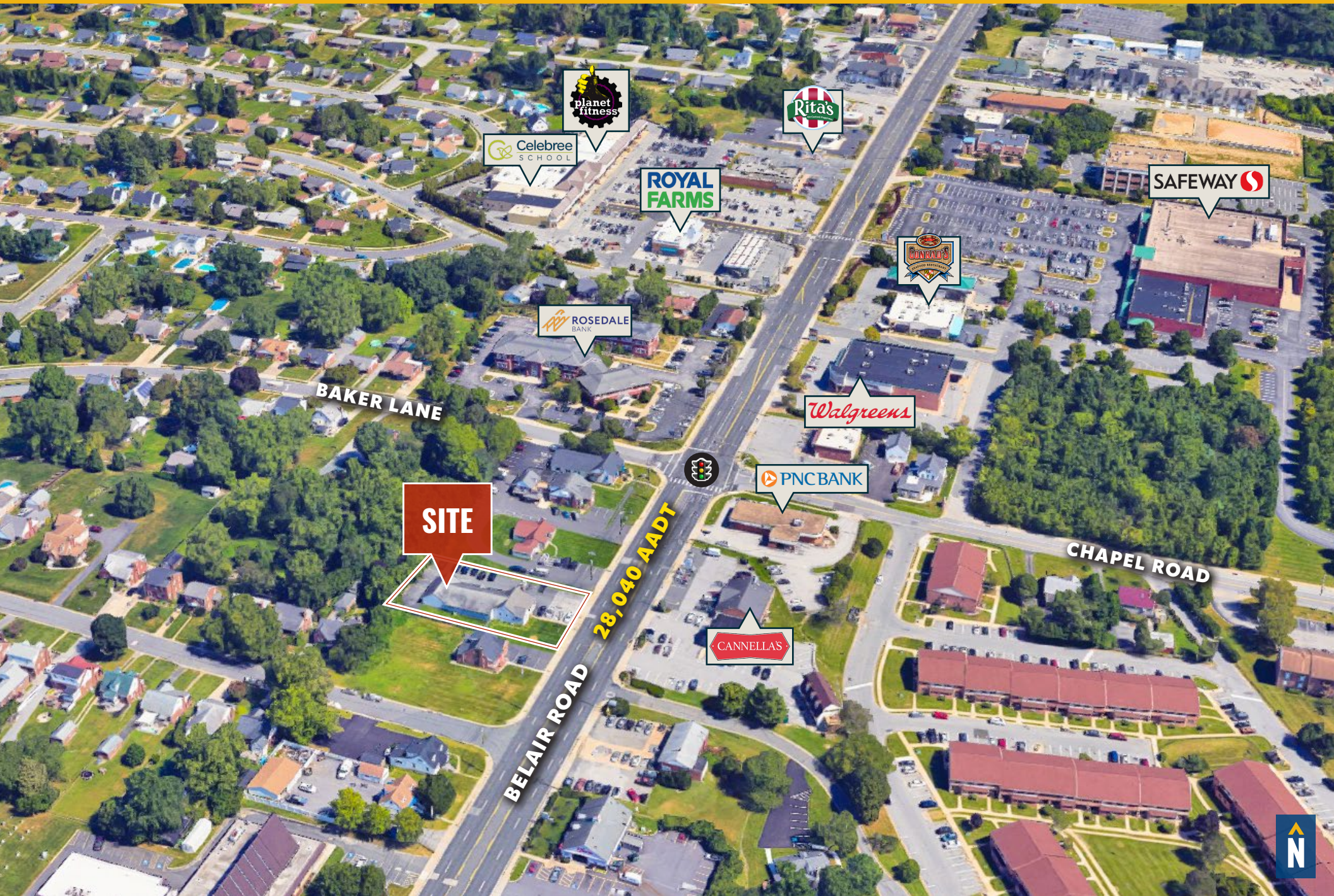
\$1,200 PER MONTH + UTILITIES



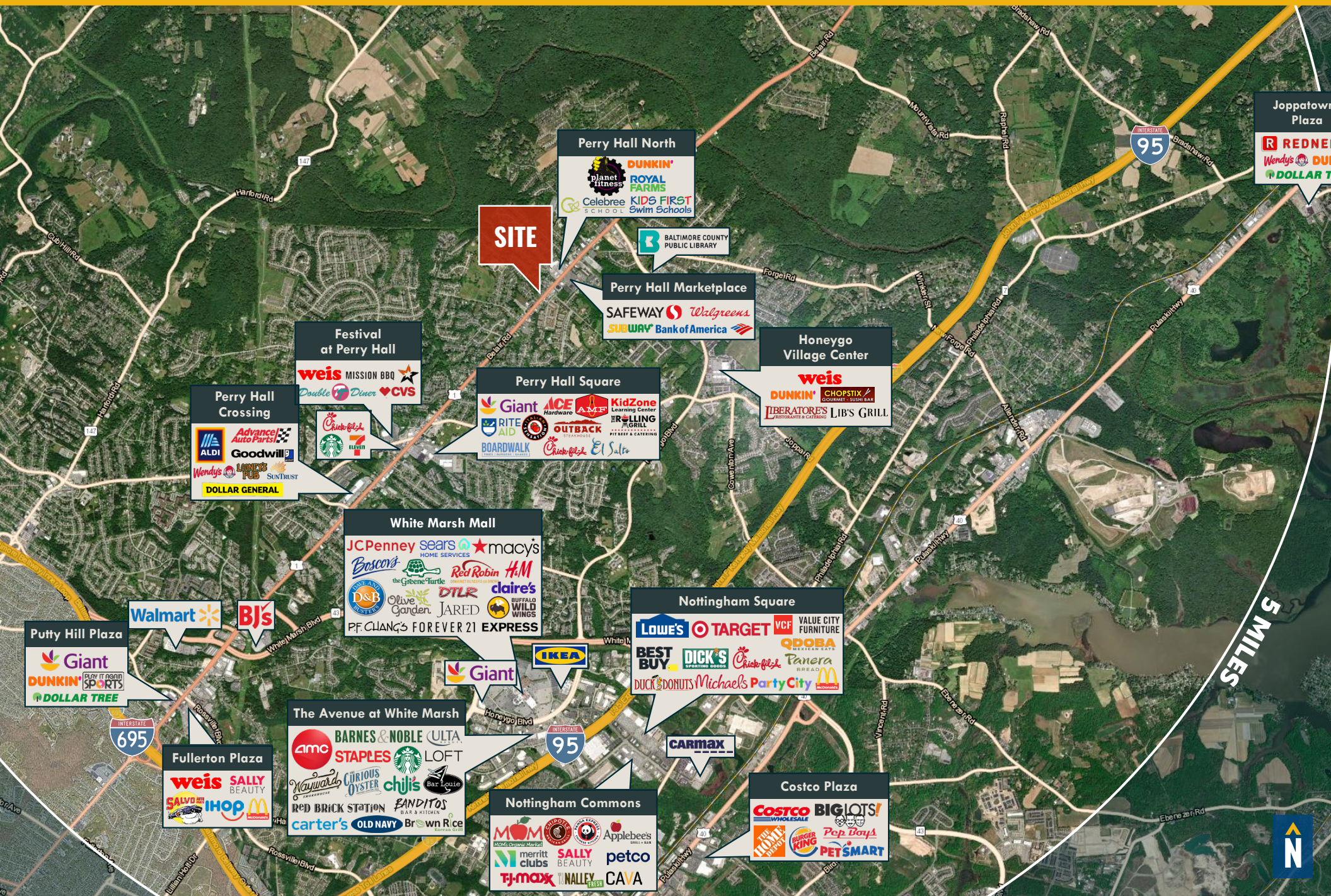
INTERIOR & LOT PHOTOS

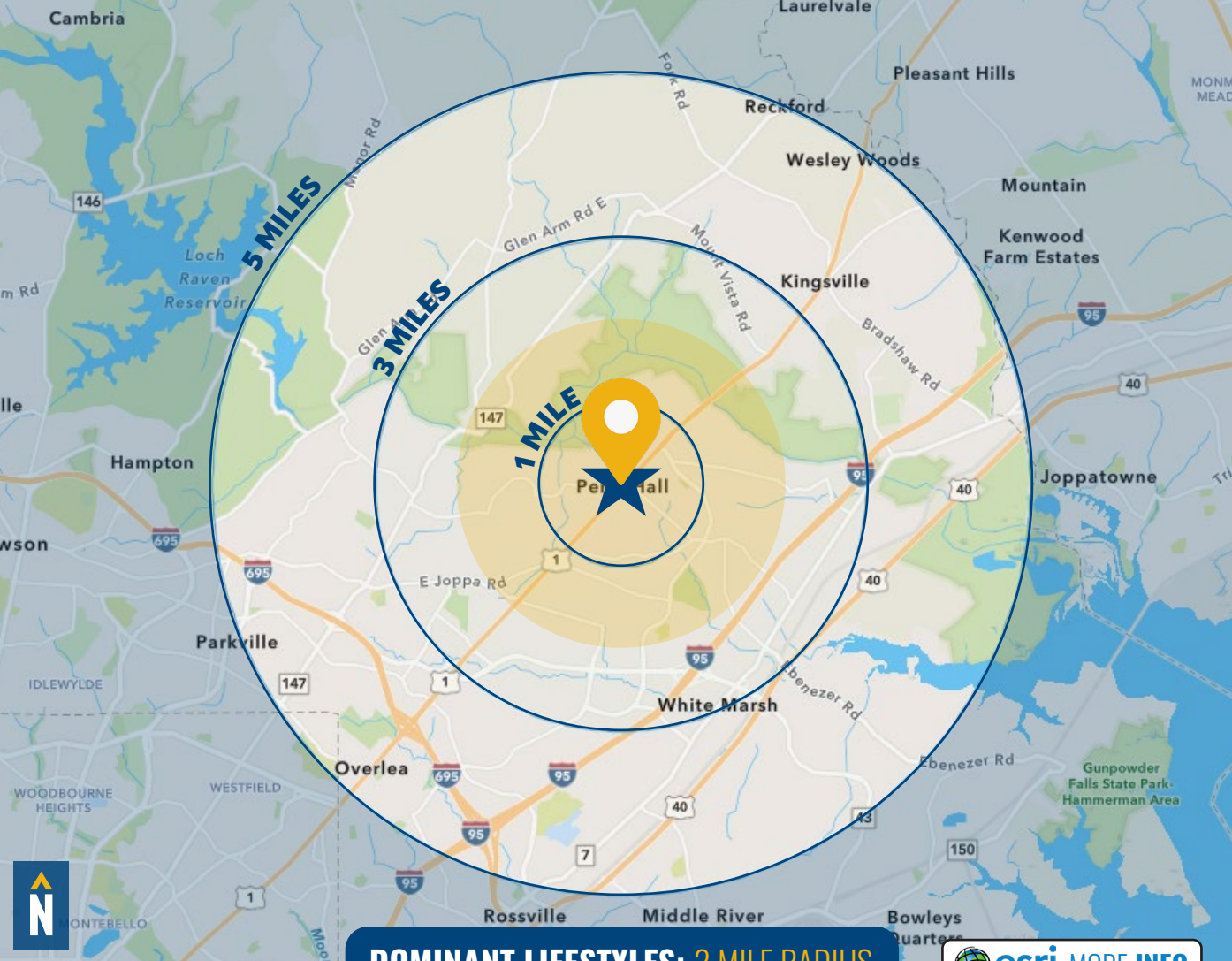


LOCAL BIRDSEYE



MARKET AERIAL





DOMINANT LIFESTYLES: 2 MILE RADIUS

 [esri MORE INFO](#)

37% SAVVY SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

12% DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

12% FLOURISHING FAMILIES

MEDIAN

AGE: 39.0

HH INCOME: \$111,751



Most householders are between the ages of 35 and 64, consisting of mainly large families with children. They are often employed in professional roles, and frequent large retail hardware and hobby stores.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



10,304

64,967

147,316

DAYTIME POPULATION



8,139

55,274

133,134

AVERAGE HOUSEHOLD INCOME



\$132,800

\$140,870

\$129,335

NUMBER OF HOUSEHOLDS



4,084

25,116

57,932

MEDIAN AGE



46.4

42.8

41.0

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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