

FOR LEASE

 Baltimore County, MD

OFFICE/RETAIL

9608 BELAIR ROAD

NOTTINGHAM, MARYLAND 21236

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OFFICE/RETAIL BUILDING

9608 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FULLY LEASED!

AVAILABILITY

Fully Leased - Call for nearby opportunities

TRAFFIC COUNT

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

PARKING

19 surface spaces

HIGHLIGHTS

- Easy access to I-95 and I-695
- Prime location to serve the nearby communities of Perry Hall, Nottingham/White Marsh, Parkville/Carney, Kingsville, Glen Arm and Joppatowne

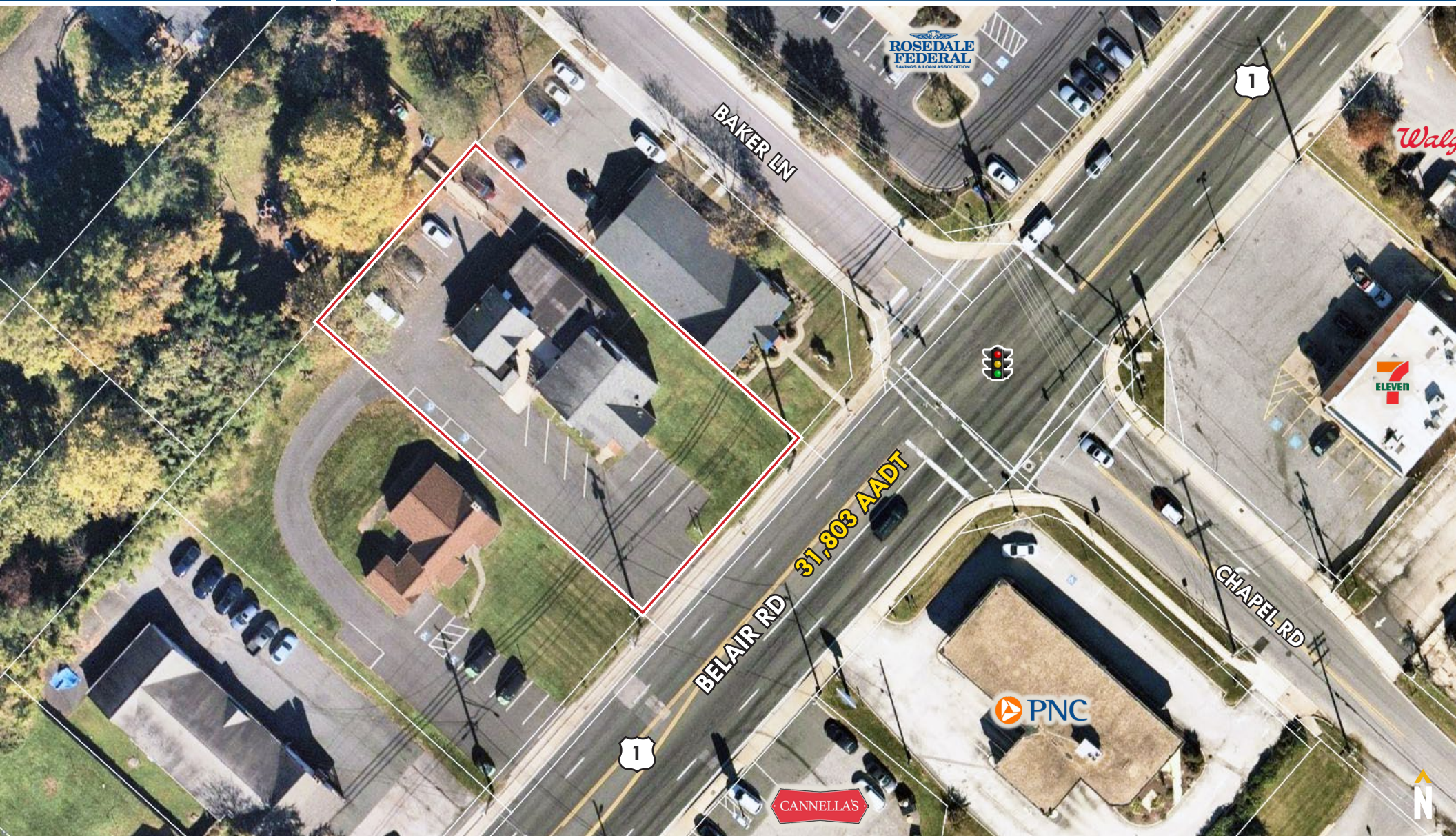


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AERIAL

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BIRDSEYE

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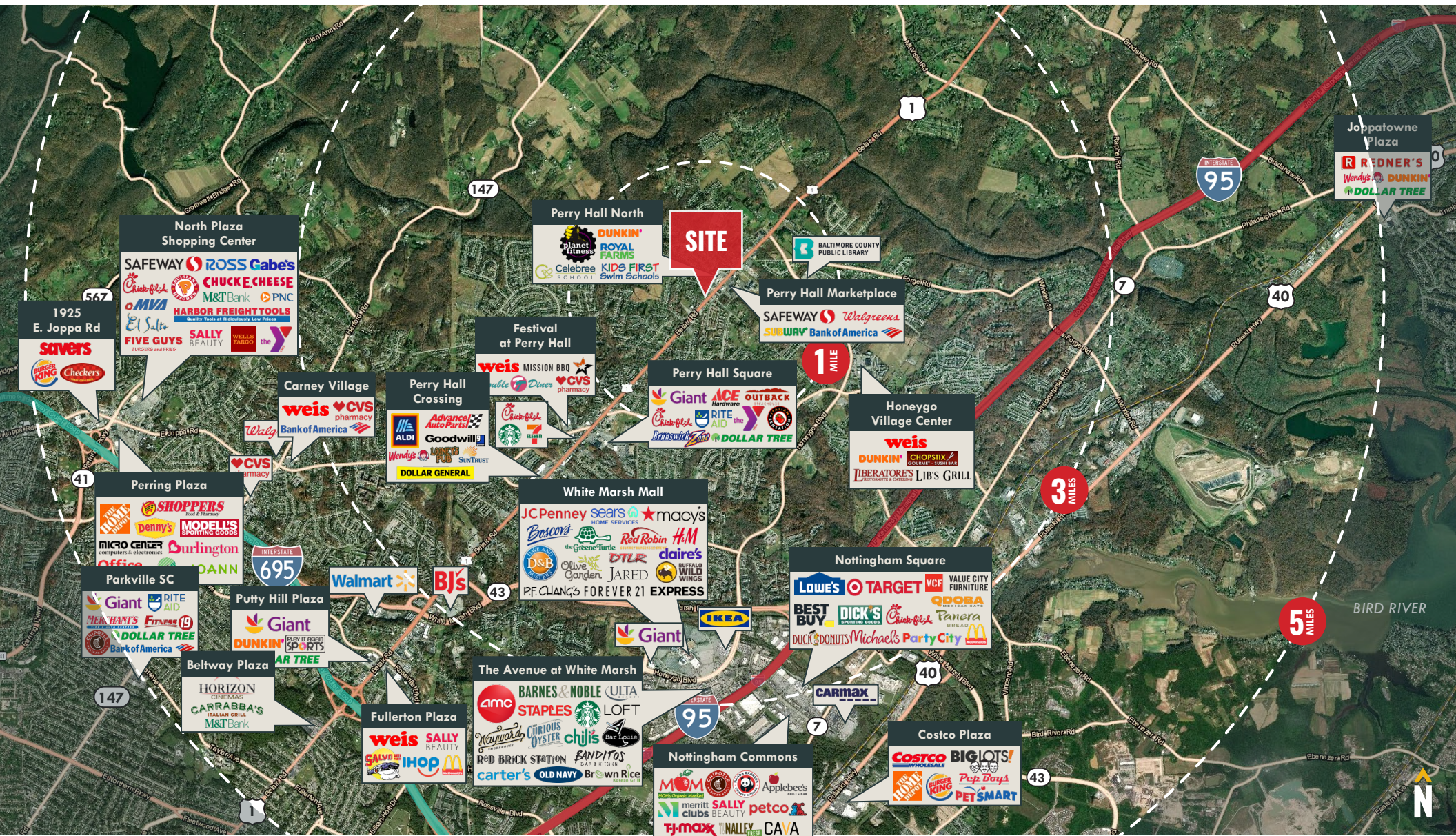
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TRADE AREA

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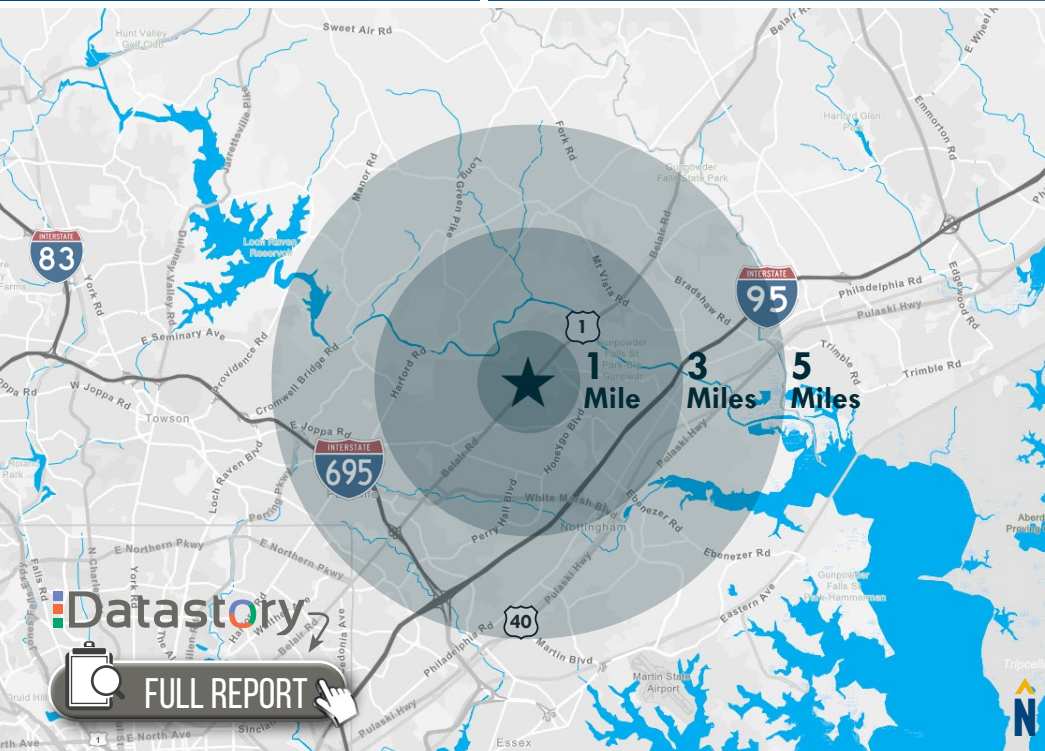
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LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION

9,733
1 MILE
63,332
3 MILES
145,449
5 MILES

NUMBER OF HOUSEHOLDS

3,864
1 MILE
24,481
3 MILES
57,236
5 MILES

AVERAGE HH SIZE

2.49
1 MILE
2.56
3 MILES
2.52
5 MILES

MEDIAN AGE

47.3
1 MILE
42.6
3 MILES
41.3
5 MILES

AVERAGE HH INCOME

\$130,596
1 MILE
\$126,701
3 MILES
\$117,417
5 MILES

EDUCATION (COLLEGE+)

66.2%
1 MILE
69.5%
3 MILES
67.7%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

97.2%
1 MILE
96.5%
3 MILES
96.5%
5 MILES

DAYTIME POPULATION

7,646
1 MILE
54,077
3 MILES
129,269
5 MILES

31%

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

22%

SAVVY SUBURBANITES

2 MILES

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

LEARN MORE

14%

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

12%

GOLDEN YEARS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME

LEARN MORE