



1,534 SF ± OFFICE SPACE

9652 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

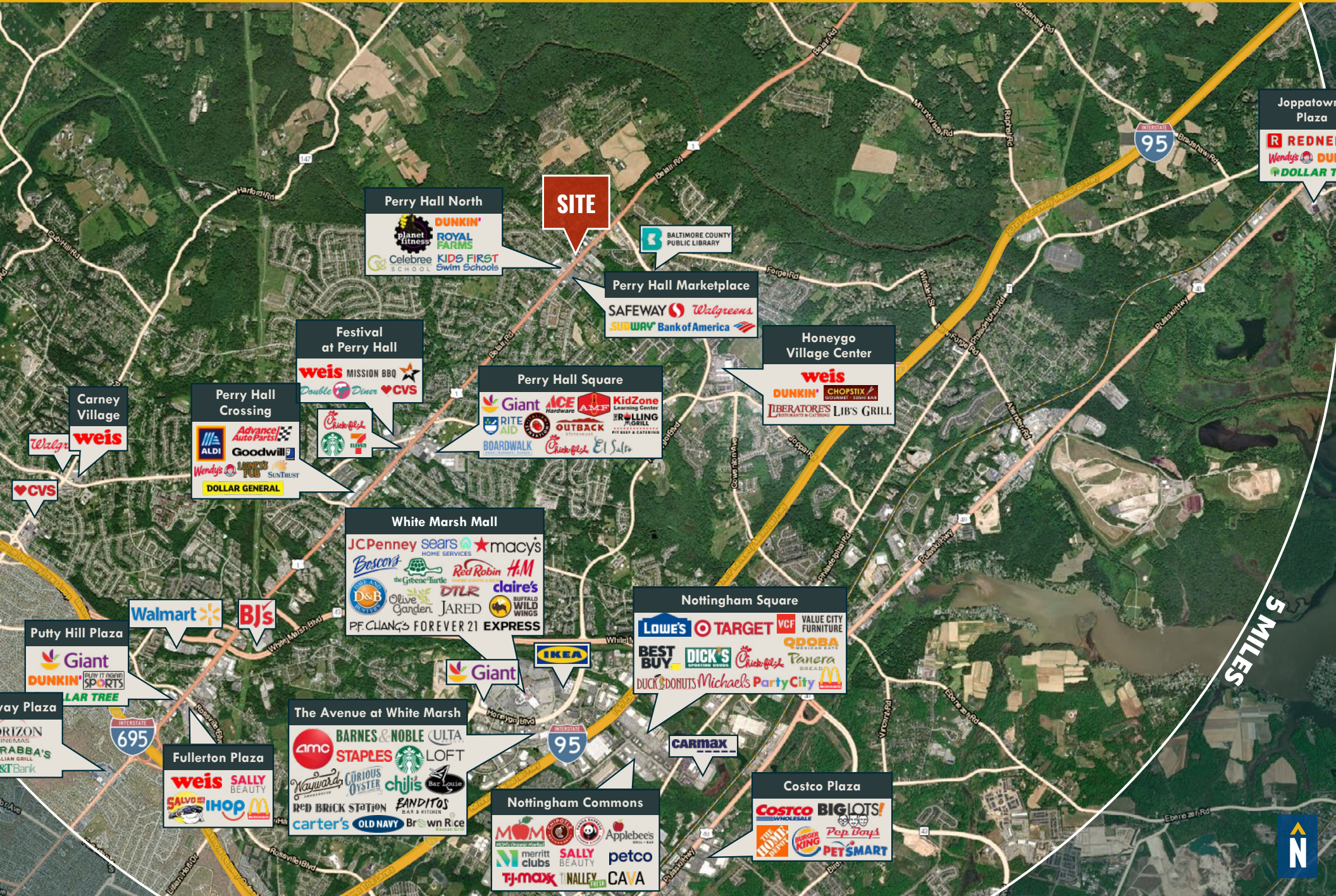
- Great signage and visibility on busy Belair Road corridor
- Convenient to Honeygo Boulevard and White Marsh Business Community
- Single story brick professional/medical office building



AVAILABLE:	1,534 SF ±
BUILDING SIZE:	4,316 SF ±
PARKING:	20 SPACES
TRAFFIC COUNT:	25,981 AADT (BELAIR RD)
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	NEGOTIABLE



MARKET AERIAL



SITE

Perry Hall North
 planet fitness
DUNKIN'
 ROYAL FARMS
 Celebree KIDS FIRST SCHOOL Swim Schools

BALTIMORE COUNTY PUBLIC LIBRARY
Perry Hall Marketplace
 SAFeway Walgreens
 SUBWAY Bank of America

Honeygo Village Center
 weis
 DUNKIN' CHOPSTIX & CLOUTIER'S
 LIBERATORS LIB'S GRILL

Perry Hall Square
 Giant ACE HOMEWARES KidZone Learning Center
 RITE AID ER GRILL
 BOARDWALK OUTBACK
 Chick-fil-E El Sabor

Festival at Perry Hall
 weis MISSION BBQ
 Double Diner CVS
 Chick-fil-E STARBUCKS 7 ELEVEN

Perry Hall Crossing
 ALDI Advance! Auto Parts
 Goodwill WENDY'S LARRY'S PUB SUNTRUST
 DOLLAR GENERAL

Carney Village
 Walgreens weis
 CVS

White Marsh Mall
 JCPenney sears macys HOME SERVICES
 Boscov's the Greene Martle Red Robin H&M
 D&B Olive Garden JARED BUFFALO WILD WINGS
 PF CHANG'S FOREVER 21 EXPRESS

Nottingham Square
 LOWE'S TARGET VCF VALUE CITY FURNITURE
 BEST BUY DICK'S Sporting Goods Chick-fil-E Panera BREAD
 DUCK & DONUTS Michael's Party City McDonald's

Putty Hill Plaza
 Giant DUNKIN' PLAY IT AGAIN! SPORTS
 LAR TREE

Fullerton Plaza
 weis SALLY BEAUTY
 SALVO IHOP McDonald's

The Avenue at White Marsh
 amc BARNES & NOBLE ULTA
 STAPLES STARBUCKS LOFT
 Wayward Curious Oyster chilis Bar Louie
 RED BRICK STATION BANDITOS BAR & KITCHEN
 carter's OLD NAVY Brown Rice

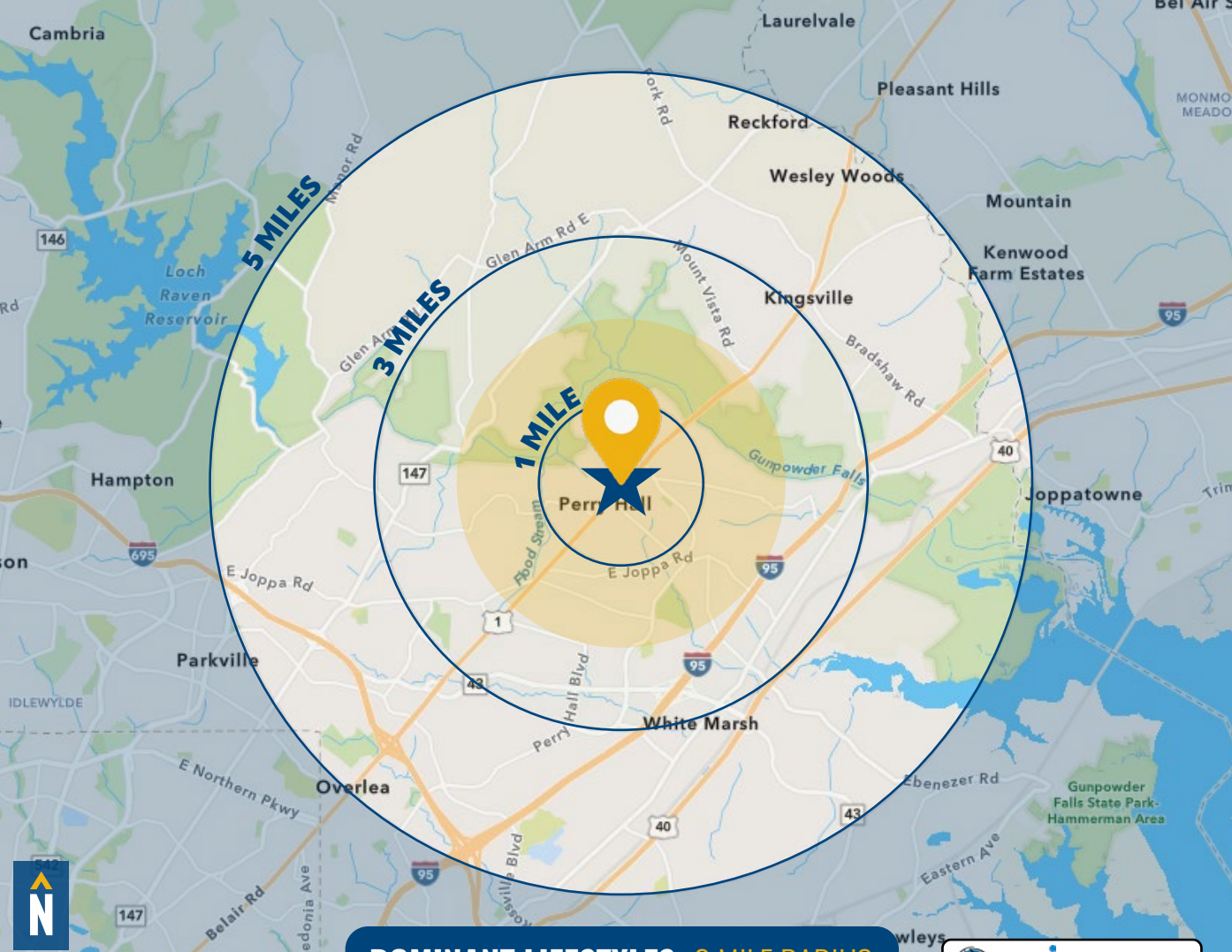
Nottingham Commons
 MOM'S COMPASSIONATE BREAD Applebees
 merritt clubs SALLY BEAUTY petco
 TJ-maxx TALLEY CAVA

Costco Plaza
 COSTCO WHOLESALE BIG LOTS!
 HOME DEPOT Pop Boys
 PAPER KING PET SMART

5 MILES

Joppatown Plaza
 REDNECK WENDY'S DUNKIN'
 DOLLAR TREE





DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

43% 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.

11% RETIREMENT COMMUNITIES

MEDIAN
AGE: 55.0
HH INCOME: \$80,402

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

8% 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.

DEMOGRAPHICS

2025

RADIUS: **1 MILE** **3 MILES** **5 MILES**

RESIDENTIAL POPULATION



DAYTIME POPULATION



AVERAGE HOUSEHOLD INCOME



NUMBER OF HOUSEHOLDS



MEDIAN AGE



[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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