



RIDERWOOD VILLAGE

8012 BELLONA AVENUE | TOWSON, MARYLAND 21204

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 870 SF $\pm$ inline retail space available
- 7,913 SF historic neighborhood strip center situated in the high-income Riderwood/Ruxton neighborhood, with exceptional purchasing power
- Strong tenant mix with long-term tenancy (U.S. Post Office, Charles Cleaners, More Than Fine Framing, Ruxton Animal Hospital)
- Direct, effortless connectivity to I-695 and major local corridors like York Road and Falls Road
- Excellent street frontage and high daily drive-by visibility along a well-traveled thoroughfare
- Dedicated, convenient parking space for customers and staff
- Attractive exterior and prominent sign placement offering excellent branding visibility to passing motorists

AVAILABLE:

870 SF $\pm$ (SUITE B)

OCCUPANCY:

IMMEDIATE

ZONING:

BL (BUSINESS LOCAL)

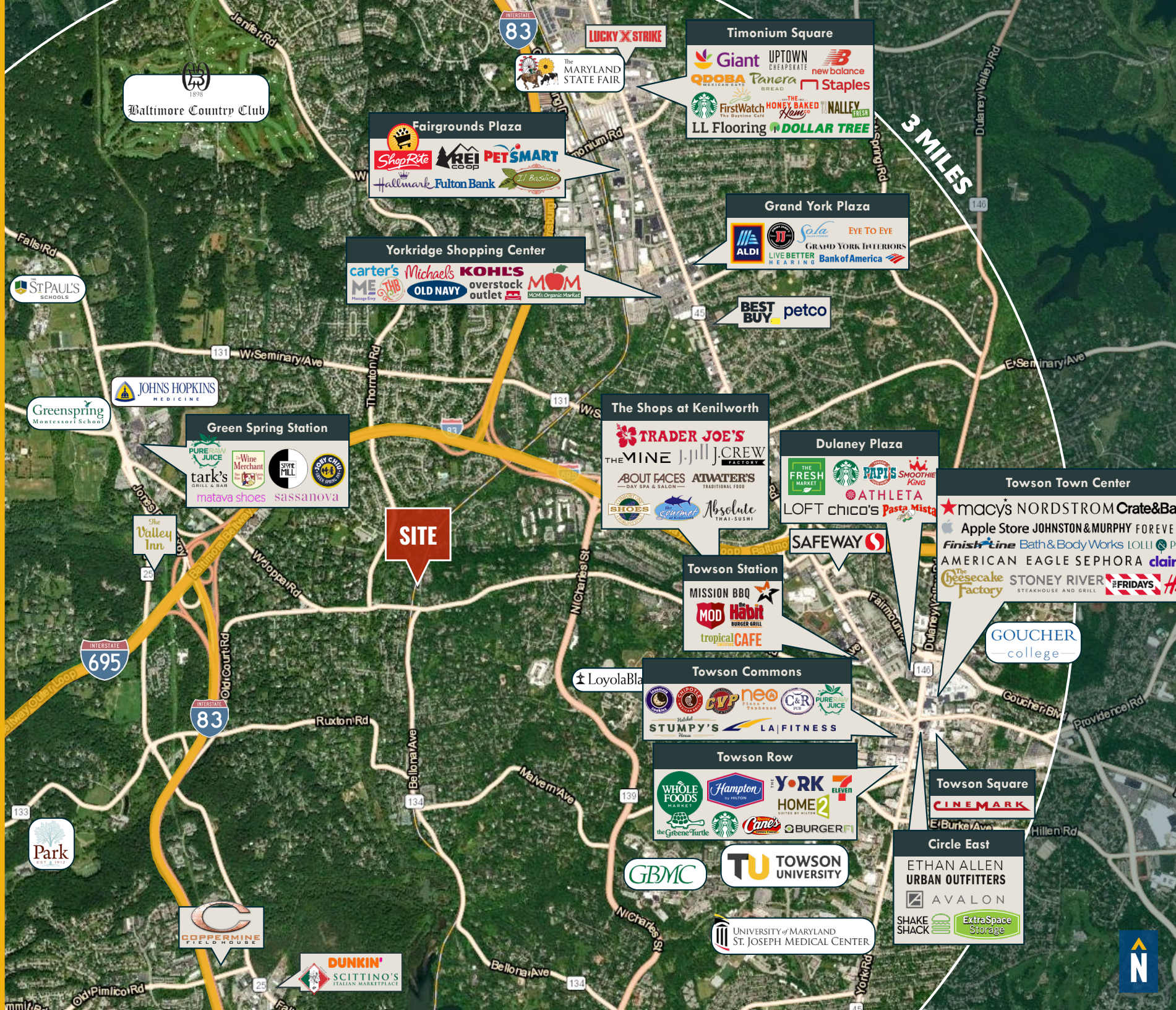
RENTAL RATE:

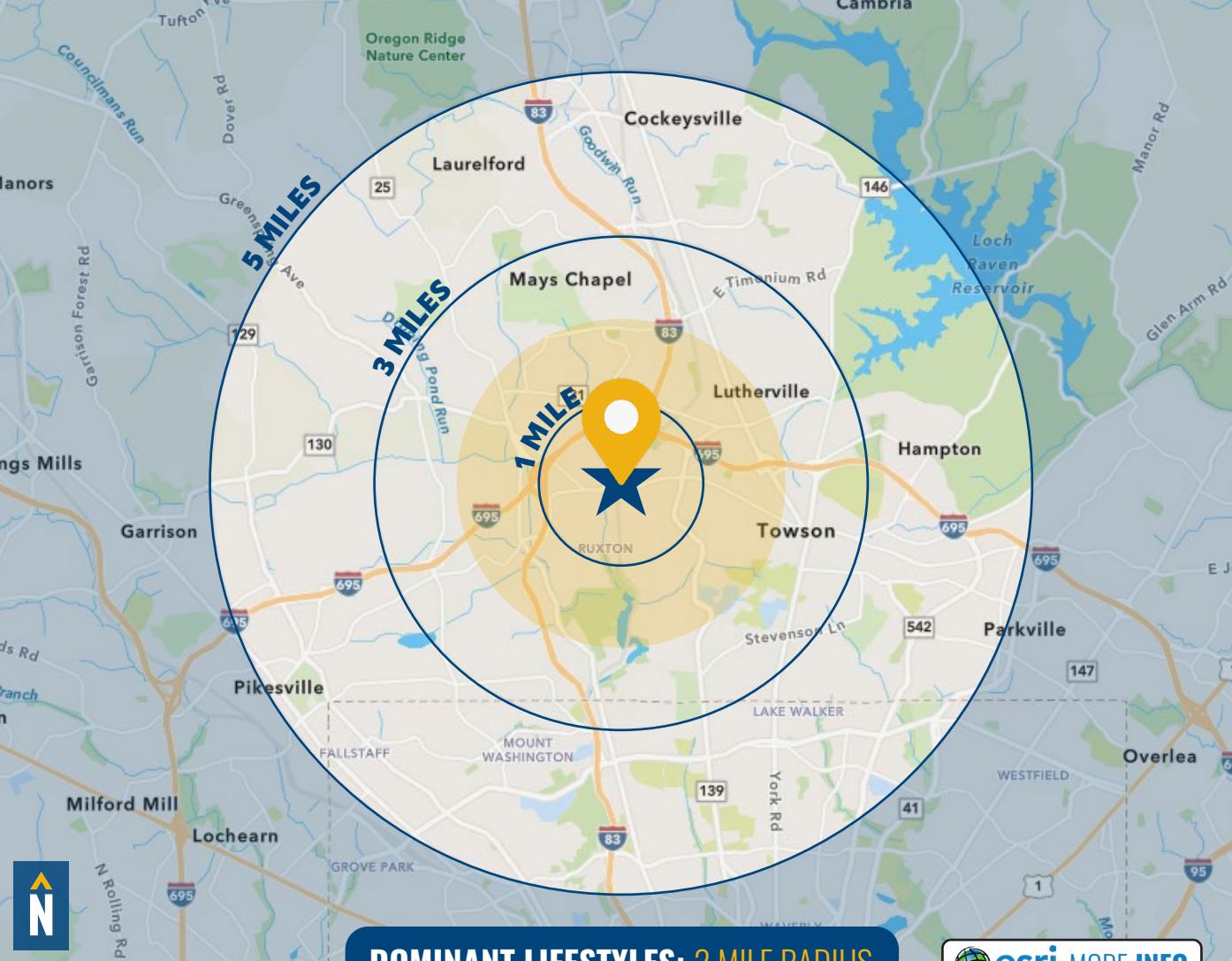
\$1,825/MO., NET OF UTILITIES



INTERIOR PHOTOS



[illegible]



DOMINANT LIFESTYLES: 2 MILE RADIUS

 **esri** MORE INFO

37%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

14%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

12%

**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.

DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



6,485

83,350

258,254

DAYTIME POPULATION



6,213

109,552

278,690

AVERAGE HOUSEHOLD INCOME



\$248,830

\$171,514

\$144,280

NUMBER OF HOUSEHOLDS



2,473

31,999

104,999

MEDIAN AGE



47.5

38.4

39.4

FULL DEMOS REPORT

FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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