

# Cash Flowing NNN Investment Opportunity

## Veterinary Clinic

*Additional Parking in Rear*



# CASH FLOWING NNN INVESTMENT OPPORTUNITY

5915 BELAIR ROAD



## OFFERING SUMMARY

PRICE:	\$983,496
TAXES:	\$12,359
NOI:	\$80,066
CAP RATE:	8%
BUILDING SF:	6,639 SF
LOT SIZE:	0.1730 AC
ADT:	26,936
PARKING:	4 in front of building Additional parking in rear
ZONING:	C2

## PROPERTY OVERVIEW

- Long-term tenant occupied building FOR SALE.
- Prime property with a stable tenant:
- NNN Lease with 3 years remaining: Tenant covers all taxes and insurance.
- Owner-user opportunity:
- Secure this building at today's prices while earning steady cash flow.
- Position yourself for future growth or use the space once the lease concludes.
- Located on highly trafficked Route 1/Belair Road in Baltimore City.
- Convenient access to major commuter routes 95, 895, and 695.



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# LEASE SUMMARY

## 5915 Belair Road Lease Summary

**Total Square Feet** 5,282  
**Lease Term** 3 yrs, ending 9/2027

	PROFORMA			
	2024	2025	2026	2027
<b>Income</b>				
Rental Income (includes NNN)	\$80,066.00	\$81,667.32	\$83,300.67	\$66,724.00
<b>Expense Paid by Tenant</b>				
Insurance*	\$2,750.00	\$2,832.50	\$2,917.48	\$3,005.00
Real Estate Taxes*	\$12,359.00	\$12,606.18	\$12,858.30	\$13,115.47
* 2025- 2027 estimated				
<b>Expense Paid by Landlord</b>	-	-	-	-
<b>Rental Income (includes NNN)</b>	\$80,066.00	\$81,667.32	\$83,300.67	\$66,724.00

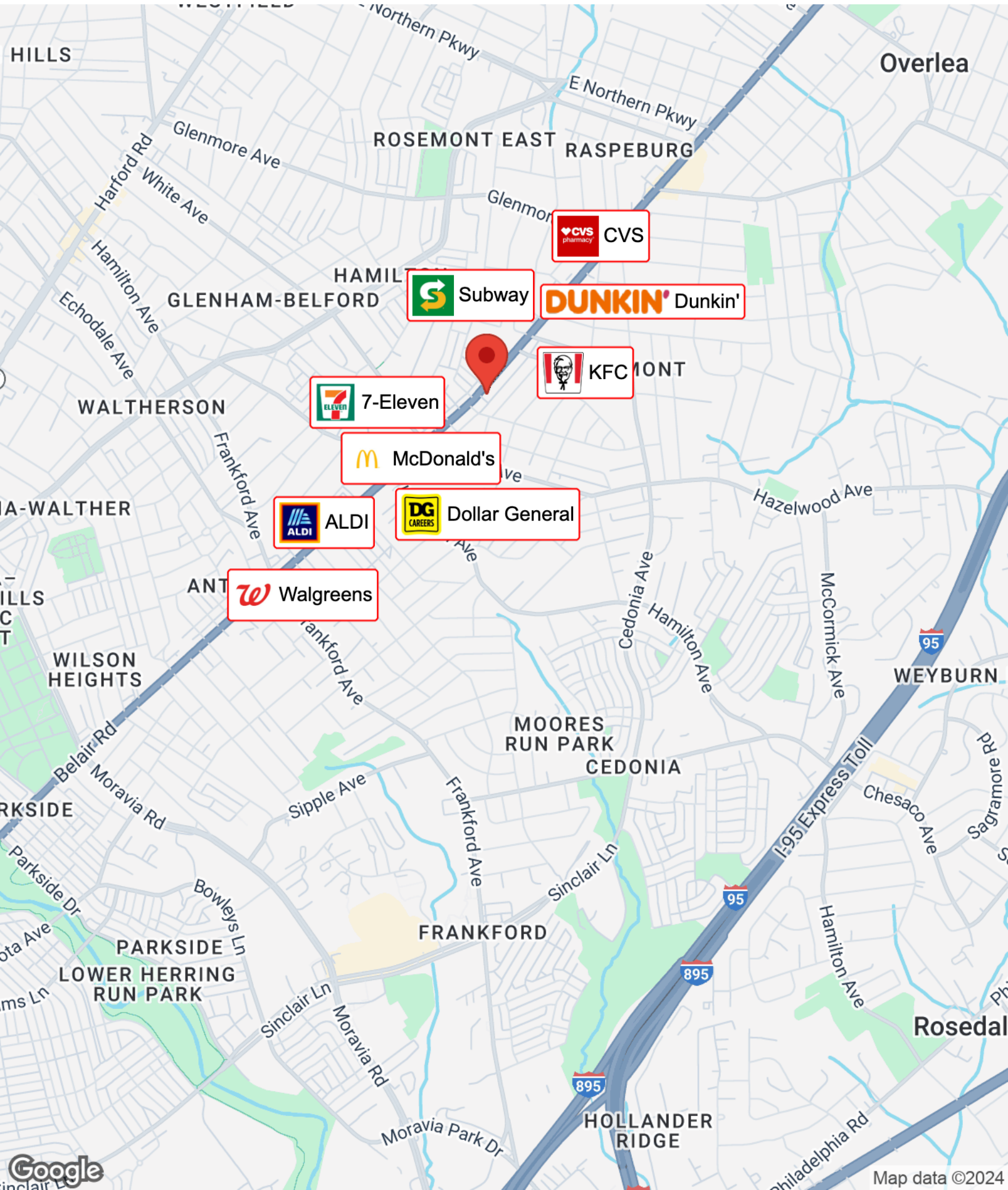
# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	12,097	81,237	236,469	Median	\$51,985	\$51,844	\$48,788
Female	13,677	92,226	262,403	< \$15,000	852	7,222	26,336
Total Population	25,774	173,463	498,872	\$15,000-\$24,999	858	6,818	20,965
				\$25,000-\$34,999	1,328	9,141	22,729
				\$35,000-\$49,999	1,829	10,789	29,456
				\$50,000-\$74,999	2,138	14,462	38,619
				\$75,000-\$99,999	1,422	8,711	23,838
				\$100,000-\$149,999	1,233	7,658	22,774
				\$150,000-\$199,999	173	1,725	6,706
				> \$200,000	80	875	5,421
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	8,504	60,597	240,390	Total Units	11,458	76,366	230,183
Black	16,900	106,300	223,797	Occupied	10,491	70,328	205,306
Am In/AK Nat	13	77	360	Owner Occupied	7,844	44,819	117,829
Hawaiian	1	6	40	Renter Occupied	2,647	25,509	87,477
Hispanic	489	5,939	27,605	Vacant	967	6,038	24,877
Multi-Racial	640	8,514	38,570				

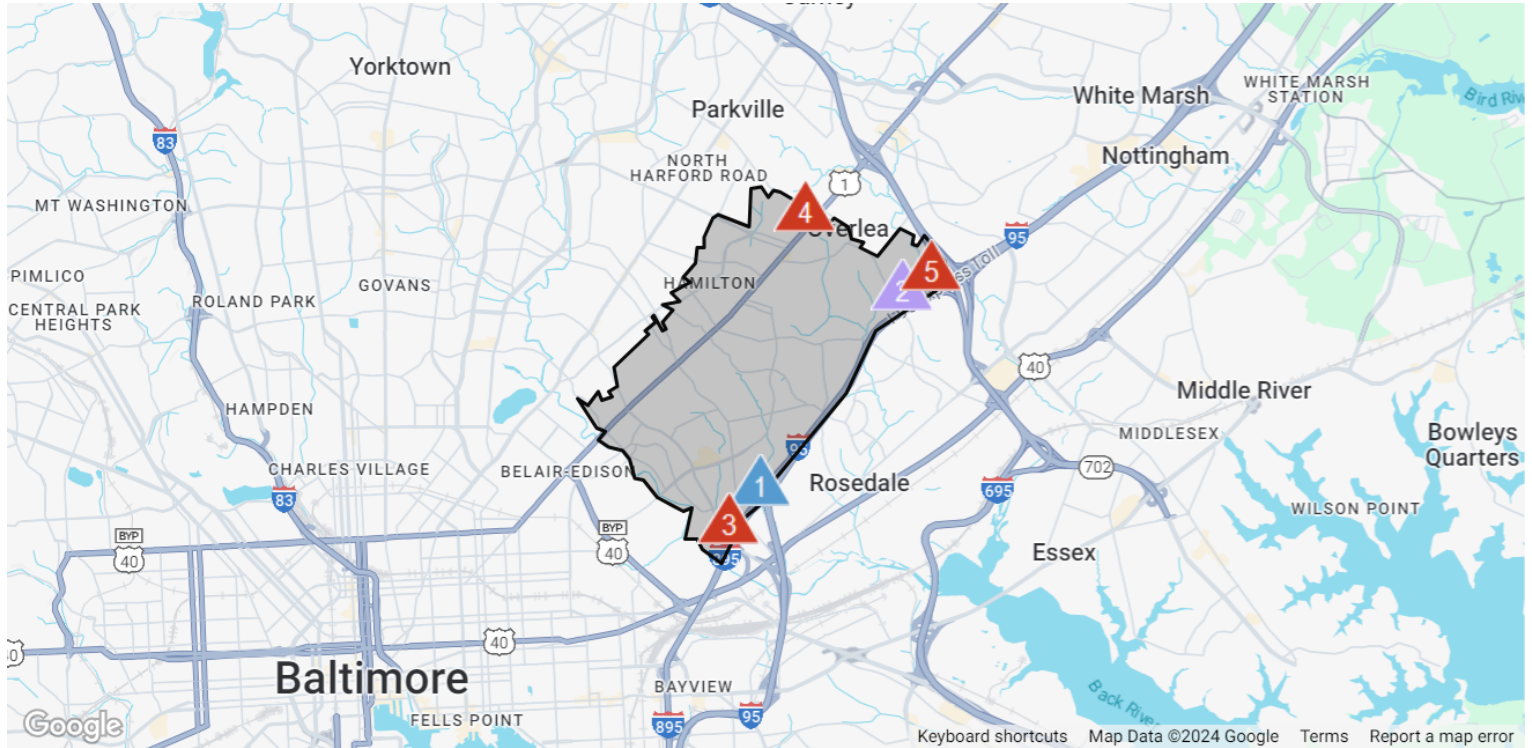


# BUSINESS MAP

5915 BELAIR ROAD



# Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

**1**

## 56,613

2023 Est. daily traffic counts

Street: I- 895  
 Cross: Moravia PkDr  
 Cross Dir: SW  
 Dist: 0.05 miles

Historical counts

Year	Count	Type
2020	37,075	AA DT
2018	73,193	AA DT
2017	73,632	AA DT
2012	58,771	AA DT

**2**

## 38,670

2023 Est. daily traffic counts

Street: I- 95  
 Cross: Kenwood Ave  
 Cross Dir: E  
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	38,882	AA DT

**3**

## 28,977

2023 Est. daily traffic counts

Street: Moravia Road  
 Cross: I- 895  
 Cross Dir: E  
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	29,261	AA DT

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## 28,936

2023 Est. daily traffic counts

Street: Belair Road  
 Cross: Madeline Ave  
 Cross Dir: NE  
 Dist: 0.02 miles

Historical counts

Year	Count	Type
2017	29,102	AA DT

**5**

## 27,666

2023 Est. daily traffic counts

Street: I- 95  
 Cross: I- 695  
 Cross Dir: SE  
 Dist: 0.08 miles

Historical counts

Year	Count	Type
2020	31,355	AA DT
2018	22,363	AA DT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

*Additional Parking in Rear*

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