

FOR SALE

4300 BELAIR RD

Baltimore, MD 21206



SALE PRICE: **\$2,100,000**

LOT SIZE: **35,000SF**

BUILDING: **15,750SF**

ZONING: **C-2**

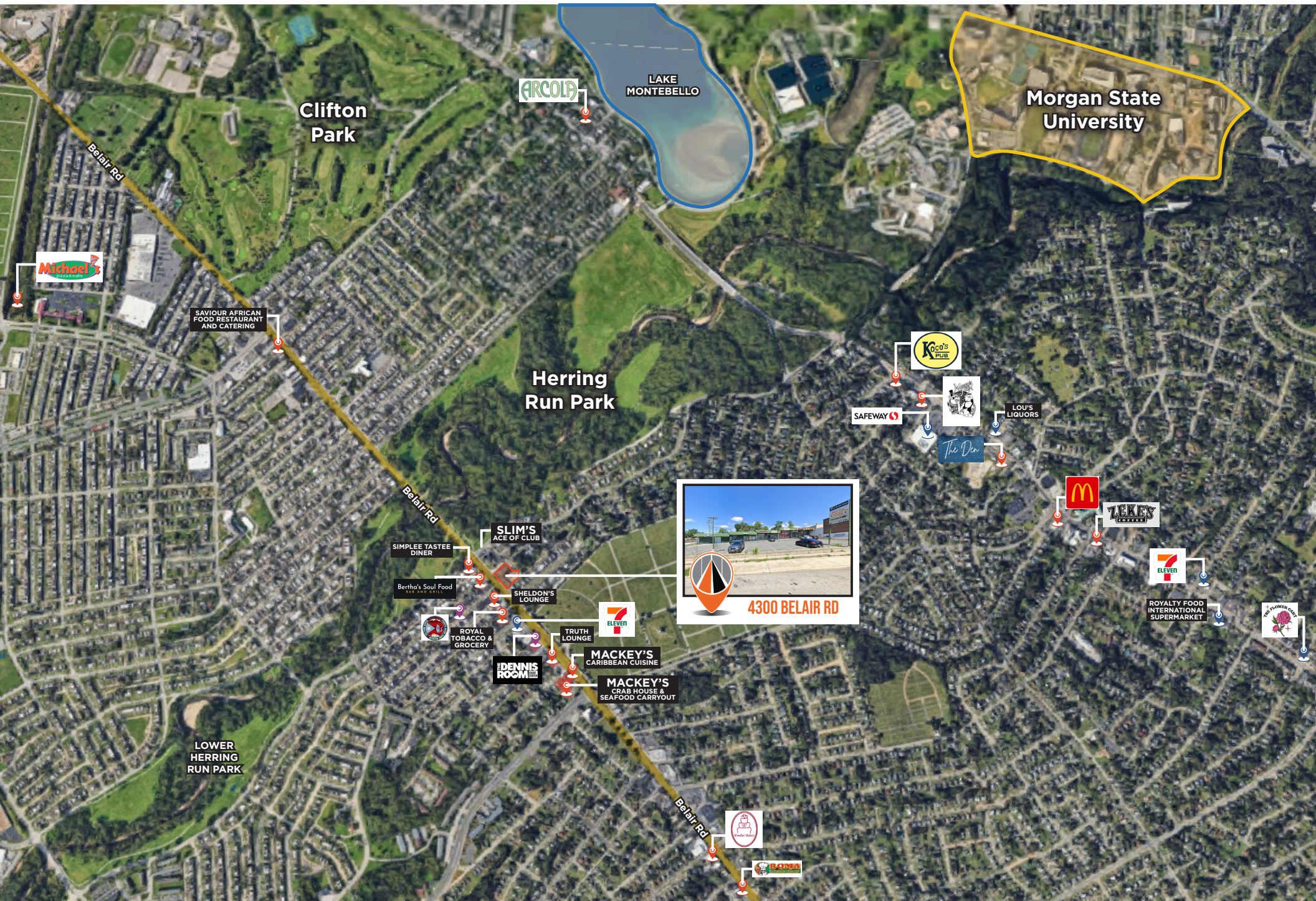
HIGHLIGHTS

- ▶ NEIGHBORHOOD RETAIL CENTER
- ▶ VALUE ADD OPPORTUNITY
- ▶ HISTORICALLY LOW VACANCY
- ▶ PROFORMA 10% + CAP RATE
- ▶ 20,000 CARS PER DAY
- ▶ 34 PARKING SPACES
- ▶ FULLY LEASED

LOCATION REVIEW



AERIAL MAP



Clifton Park

ARCOLA

LAKE MONTEBELLO

Morgan State University

Michael's

SAVIOUR AFRICAN FOOD RESTAURANT AND CATERING

Herring Run Park

Koco's Plus

SAFeway

LOU'S LIQUORS

The Den

McDonald's

ZAKY'S

7-ELEVEN

ROYALTY FOOD INTERNATIONAL SUPERMARKET

THE FLOWER GIRL

SIMPLEE TASTE DINER

SLIM'S ACE OF CLUB

Bertha's Soul Food

SHELDON'S LOUNGE

7-ELEVEN

ROYAL TOBACCO & GROCERY

DENNIS ROOM

TRUTH LOUNGE

MACKEY'S CARIBBEAN CUISINE

MACKEY'S CRAB HOUSE & SEAFOOD CARRYOUT



LOWER HERRING RUN PARK

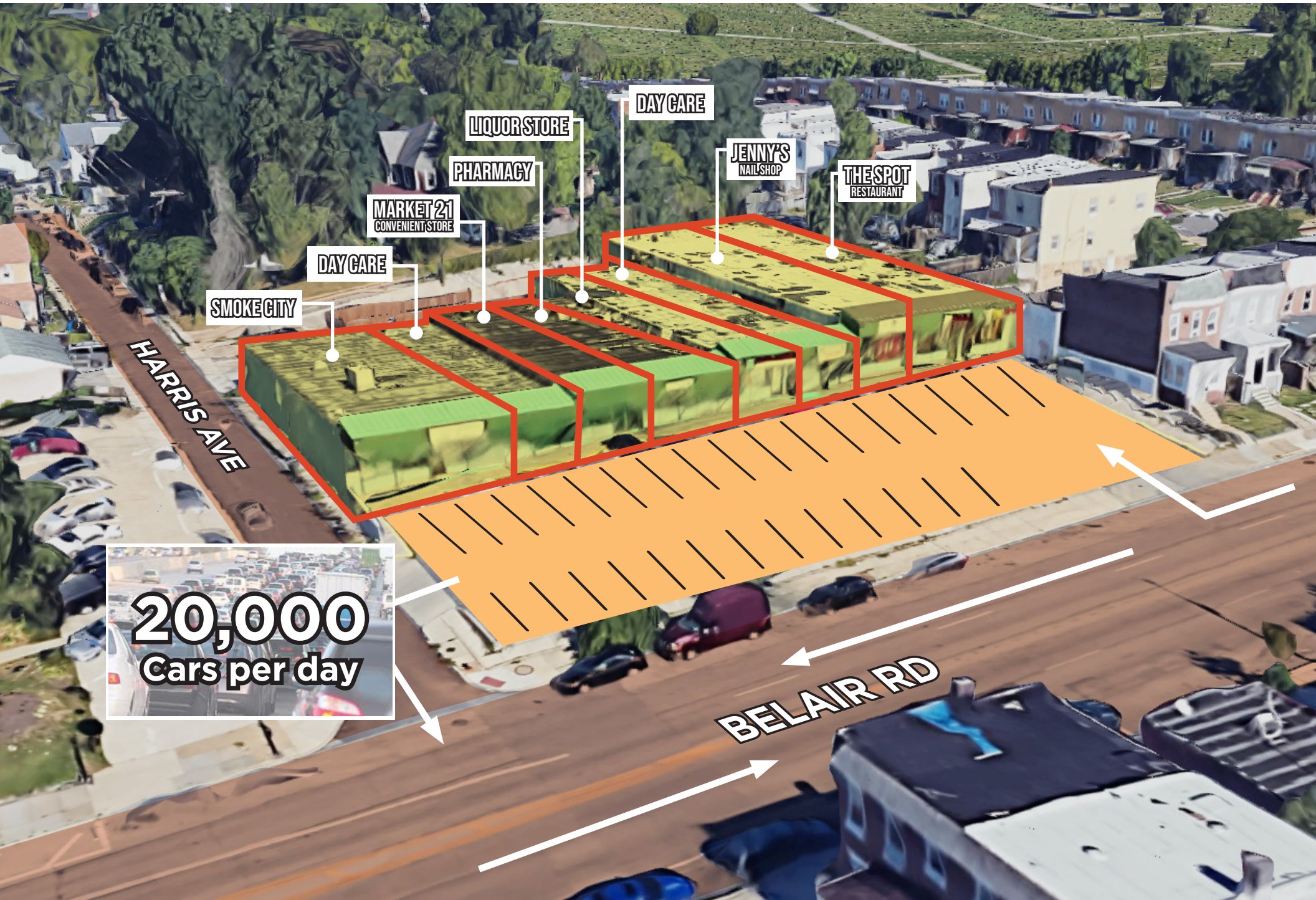
McDonald's

McDonald's

RETAIL MAP



AREA MAP



SMOKE CITY

DAY CARE

MARKET 21
CONVENIENT STORE

PHARMACY

LIQUOR STORE

DAY CARE

JENNY'S
NAIL SHOP

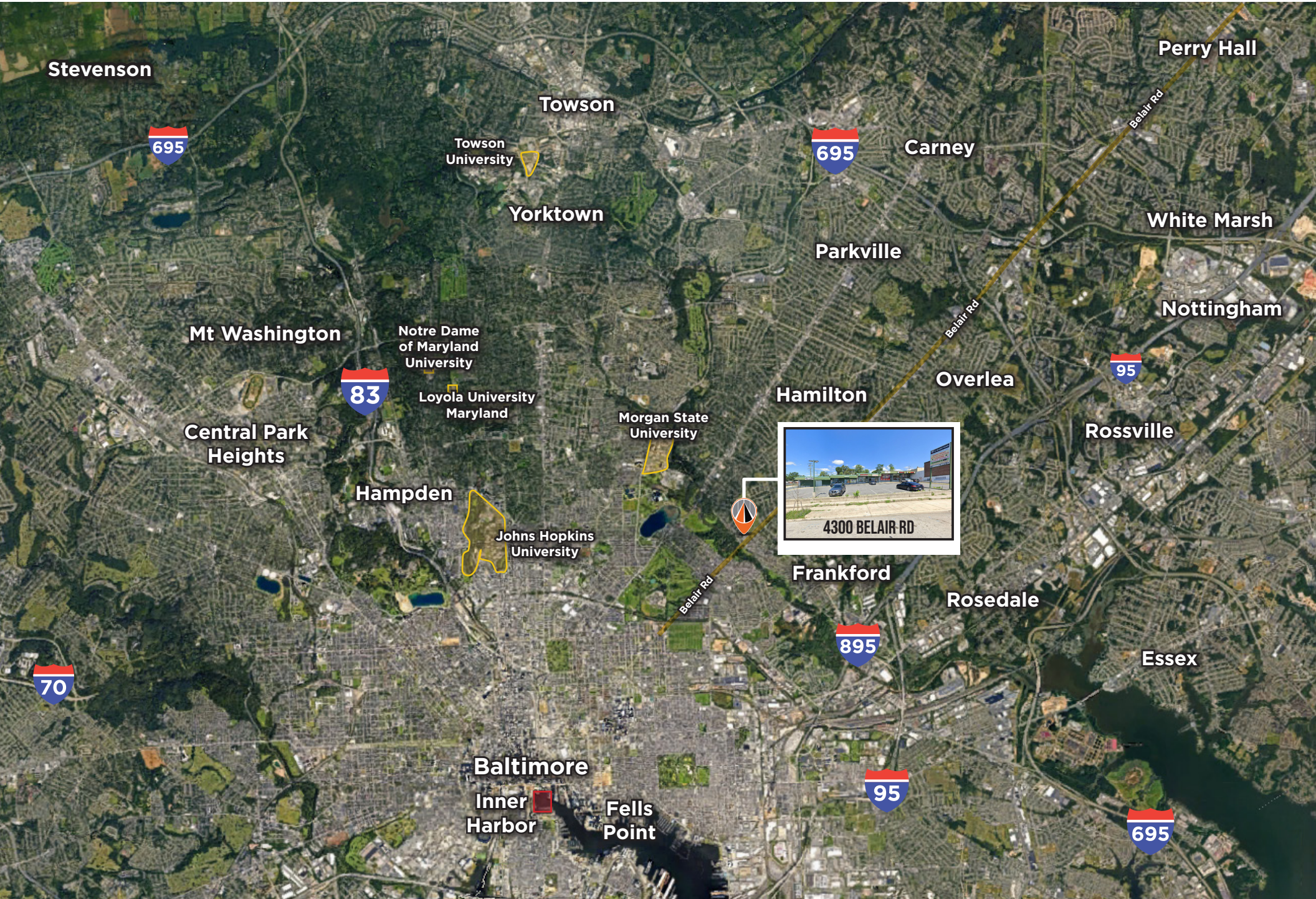
THE SPOT
RESTAURANT

20,000
Cars per day

HARRIS AVE

BELAIR RD

LOCATION MAP



Stevenson



Towson

Towson University



Carney

Perry Hall

Belair Rd

Yorktown

Parkville

White Marsh

Mt Washington



Notre Dame of Maryland University

Loyola University Maryland

Morgan State University

Hamilton

Overlea

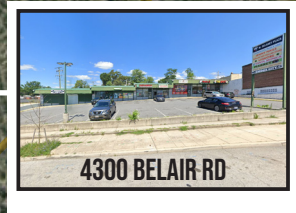


Nottingham

Central Park Heights

Hampden

Johns Hopkins University



Rossville



Frankford

Rosedale



Essex

Baltimore

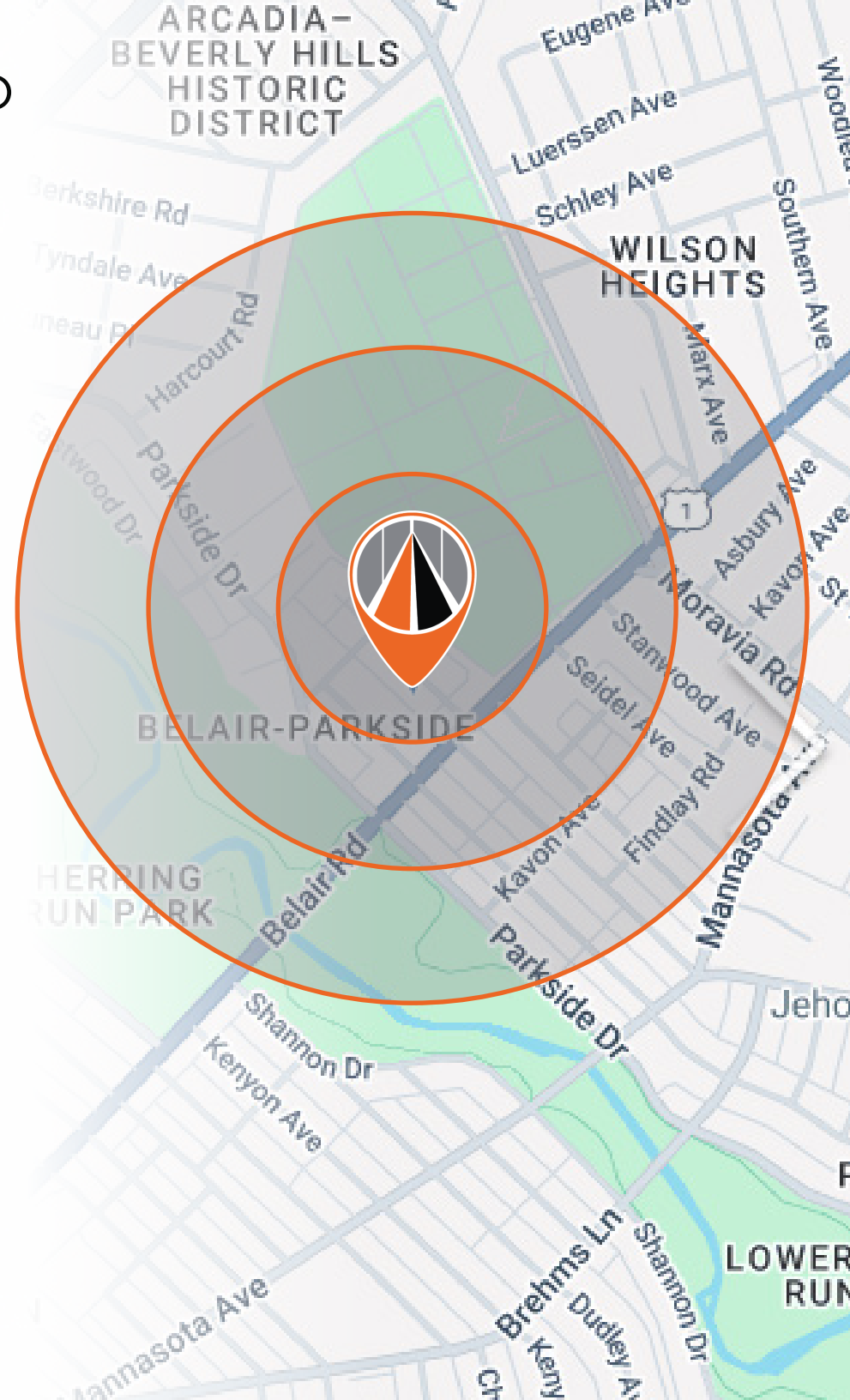
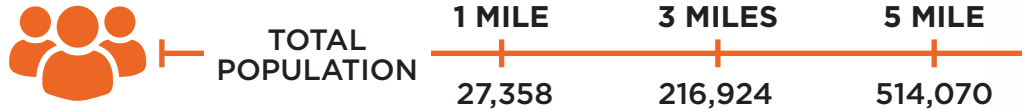
Inner Harbor

Fells Point



DEMOGRAPHICS | 4300 BELAIR RD

HOUSEHOLDS & INCOME





**4300 BELAIR RD
BALTIMORE, MD 21206**

CONTACT

Ross Conn

301-275-5509

ross@avenuerealestatellc.com

Ryan Lombardi

410-440-3240

ryan@avenuerealestatellc.com



9711 Washingtonian Blvd STE 550

Gaithersburg MD 20878

410-342-5263

To view Our Available Listings, Please visit
www.averealestate.com/properties