



AUTOMOTIVE PROPERTY

6233 BELAIR RD | BALTIMORE, MARYLAND 21206

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Current automotive service shop
- Access via Route 1 & Marluth Ave
- 0.13 Acre \pm site and a 3,400 SF \pm building
- Easy Access to I-95 & I-695

AVAILABLE:

3,400 SF \pm

LOT SIZE:

0.13 ACRES \pm

ZONING:

C-3

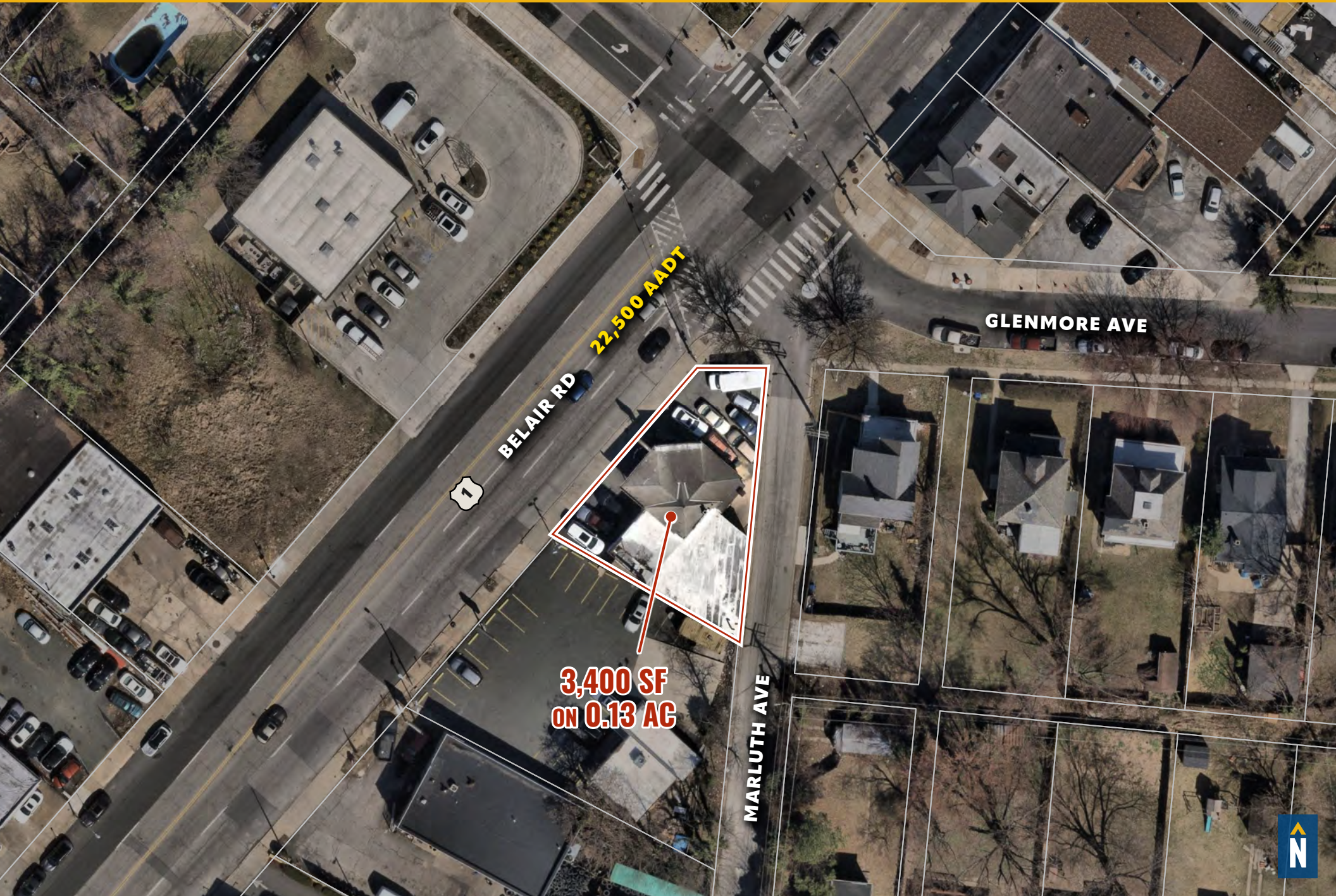
SALE PRICE:

NEGOTIABLE



GOOGLE STREET VIEW

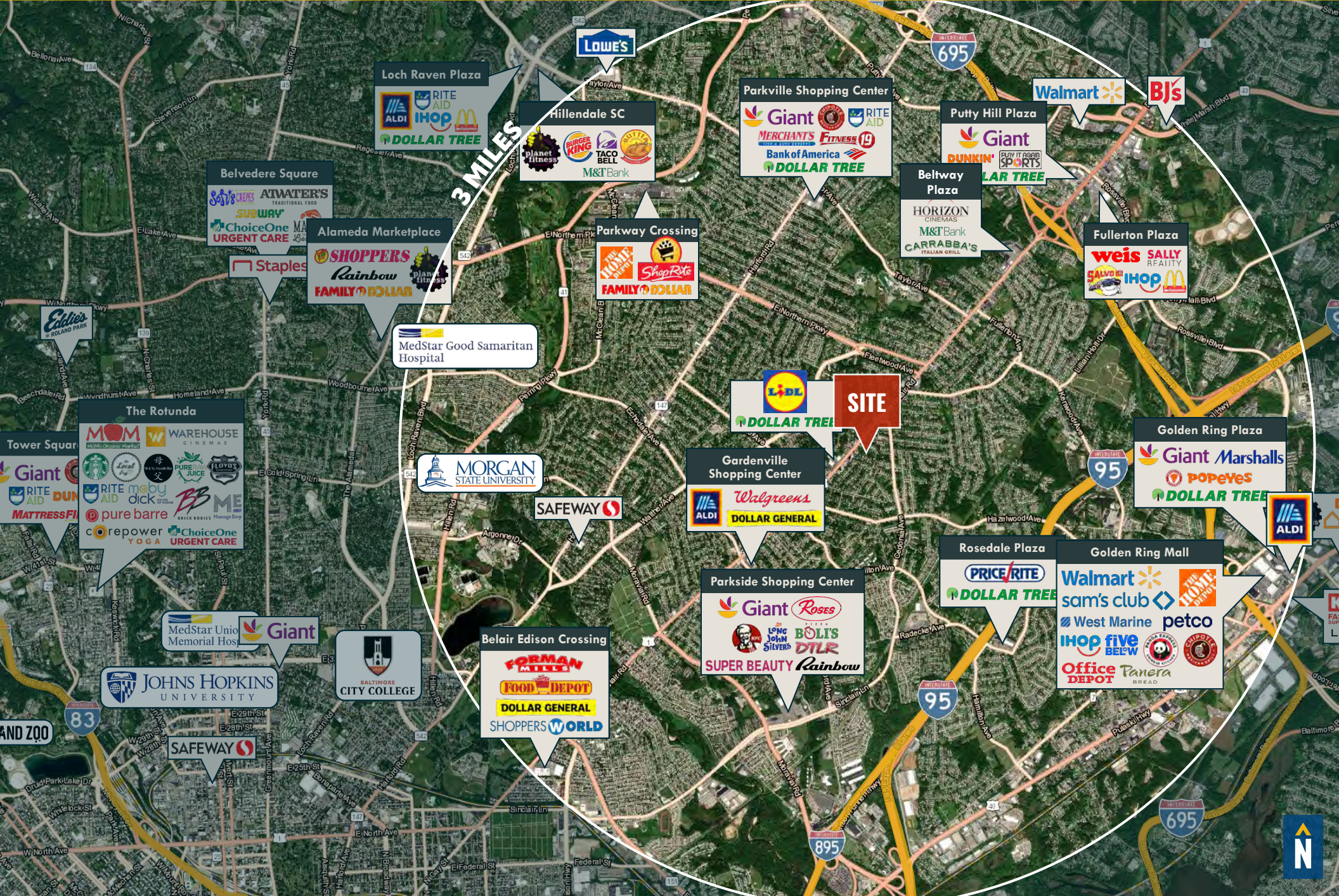
PARCEL OUTLINE



ADDITIONAL PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



22,530

162,138

467,712

DAYTIME POPULATION



13,712

122,816

431,549

AVERAGE HOUSEHOLD INCOME



\$93,828

\$86,618

\$96,934

NUMBER OF HOUSEHOLDS



8,849

65,566

189,651

MEDIAN AGE

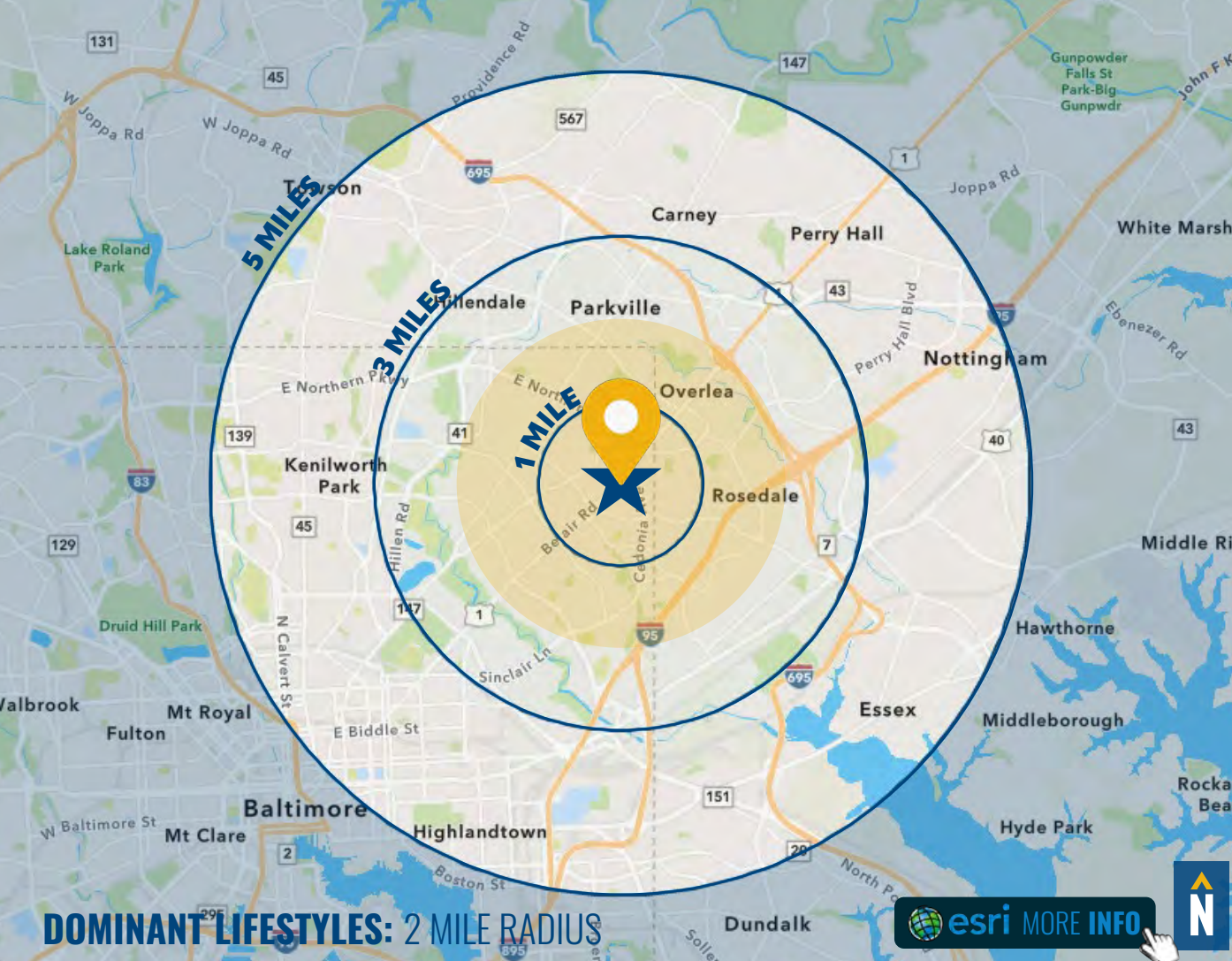


40.7

38.6

37.7

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

42%
PARKS
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**

Median Household Income: **\$60,000**

11%
METRO
FUSION



Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

Median Age: **29.3**

Median Household Income: **\$35,700**

10%
FAMILY
FOUNDATIONS



Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

Median Age: **39.6**

Median Household Income: **\$43,100**

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