



# AS-IS AUTO REPAIR SHOP SALE

6201 BELAIR ROAD | BALTIMORE, MARYLAND 21206

FOR  
SALE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- AS-IS SALE
- Includes alignment, wheel balance, and fire machine
- Two (2) HVAC units
- Three (3) drive-in doors, four (4) lifts (2 heavy-duty, 8,500 lbs)
- Directly located on Belair Rd (US Rt-1)
- Close proximity to I-695, I-95 and Downtown Baltimore

BUILDING SIZE:	4,598 SF ±
LOT SIZE:	0.18 ACRES ±
PARKING:	2.99/1,000 SF
ZONING:	C-3
SALE PRICE:	\$775,000



# AERIAL



BELAIR RD

20,521 AADT



RASPE AVE

DRIVE-IN



# LOCAL BIRDSEYE



GLENMORE AVE



BayMOTORS INC

SOCIAL ZE

BELAIR RD



SITE

RASPE AVE

Exxon

SUBWAY



# DEMOGRAPHICS

2025



5 MIN.

10 MIN.

15 MIN.

## RESIDENTIAL POPULATION



14,826

66,722

186,624

## DAYTIME POPULATION



21,583

110,838

333,239

## AVERAGE HOUSEHOLD INCOME



\$98,860

\$94,497

\$94,355

## NUMBER OF HOUSEHOLDS



12,856

57,348

154,172

## MEDIAN AGE

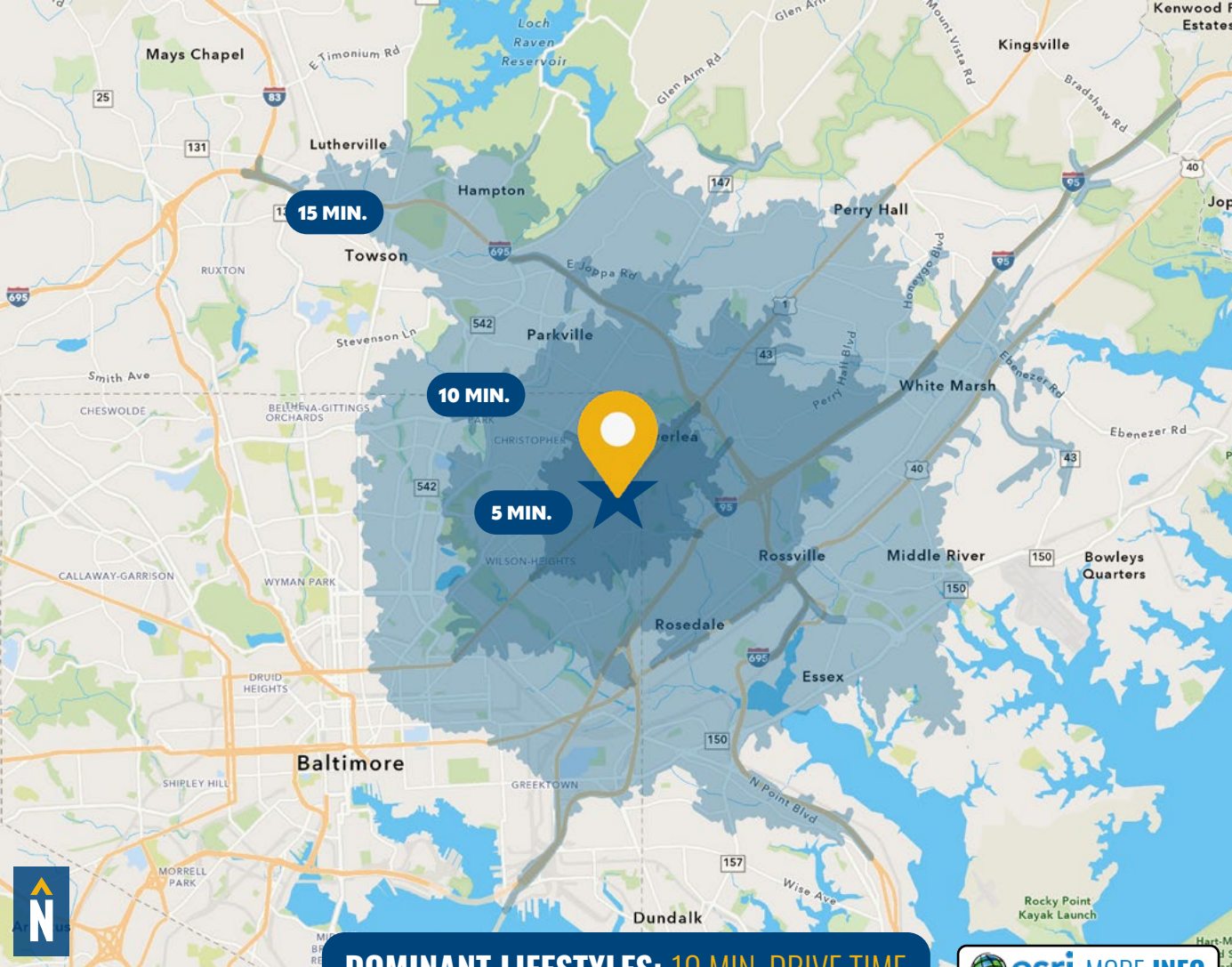


41.3

40.0

39.4

FULL DEMOS REPORT



**DOMINANT LIFESTYLES: 10 MIN. DRIVE TIME**

[esri MORE INFO](#)

21%

FAMILY FOUNDATIONS



MEDIAN

AGE: 41.0

HH INCOME: \$58,089

Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

18%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

12%

KIDS AND KIN



MEDIAN

AGE: 33.3

HH INCOME: \$50,960

These residents are generally under the age of 54, with jobs often in health care, retail, food, manufacturing and transportation. Spending centers around baby/children's products, TVs, video gaming and jewelry.

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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