



# 8328 & 8400 BELLONA AVENUE

TOWSON, MARYLAND 21204

FOR  
SALE

Rendering



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Prime land for Office/Residential/Medical use
- Just off I-695 & Charles Street
- Rarely available property in Ruxton
- Build up to a 10,000 SF office/medical building
- Residential homes approved

AVAILABLE LAND:

.78 ACRES ±

BUILDING:

Up to 10,000 SF

TRAFFIC COUNT:

51,583 AADT (CHARLES ST)

ZONING:

RO (RESIDENTIAL/OFFICE)

SALE PRICE:

\$485,000



Renderings



GOOGLE STREET VIEW





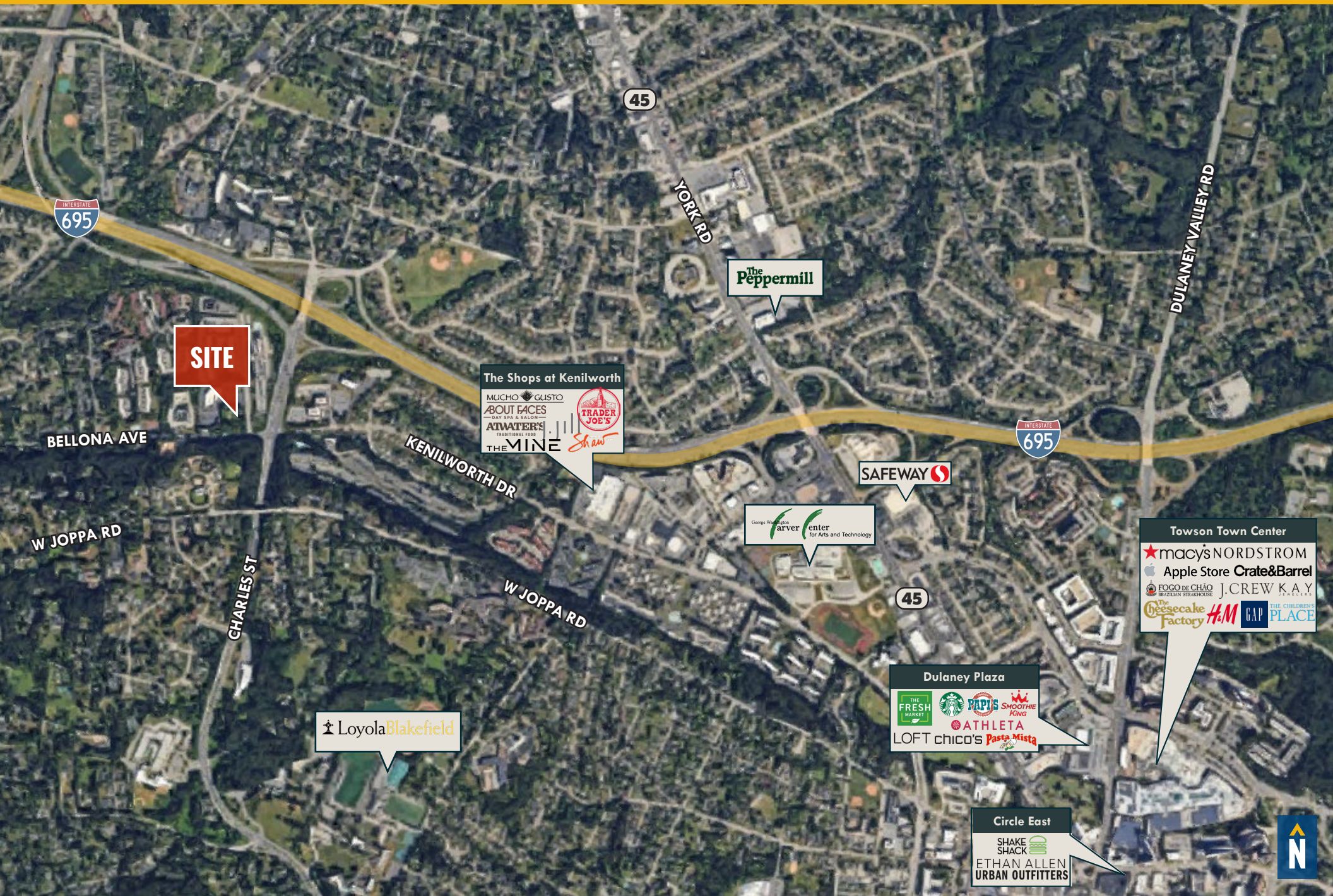


# SITE PHOTOS





# MARKET AERIAL



**SITE**

BELLONA AVE

W JOPPA RD

CHARLES ST

KENILWORTH DR

W JOPPA RD

YORK RD

DULANEY VALLEY RD

45

695

45

The Peppermill

The Shops at Kenilworth  
MUCHO GUSTO  
ABOUT FACES  
DAY SPA & SALON  
ATWATER'S  
TRADITIONAL FOOD  
THE MINE  
Shaw's  
TRADER JOE'S

SAFEWAY

George Washington Carver Center  
for Arts and Technology

Loyola Blakefield

Dulany Plaza  
THE FRESH MARKET  
STARBUCKS  
PAPI'S SMOOTHIE KING  
ATHLETA  
LOFT  
chico's  
Pasta Mista

Circle East  
SHAKE SHACK  
ETHAN ALLEN  
URBAN OUTFITTERS

Towson Town Center  
macy's  
NORDSTROM  
Apple Store  
Crate & Barrel  
FOGO DE CHAO  
BOJILLIAN STEAKHOUSE  
J.CREW  
KAY  
Cheesecake Factory  
H&M  
GAP  
THE CHILDREN'S PLACE





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



10,065

85,207

246,455

## DAYTIME POPULATION



14,850

112,875

262,154

## AVERAGE HOUSEHOLD INCOME



\$147,149

\$151,750

\$133,514

## NUMBER OF HOUSEHOLDS



4,317

33,011

99,582

## MEDIAN AGE

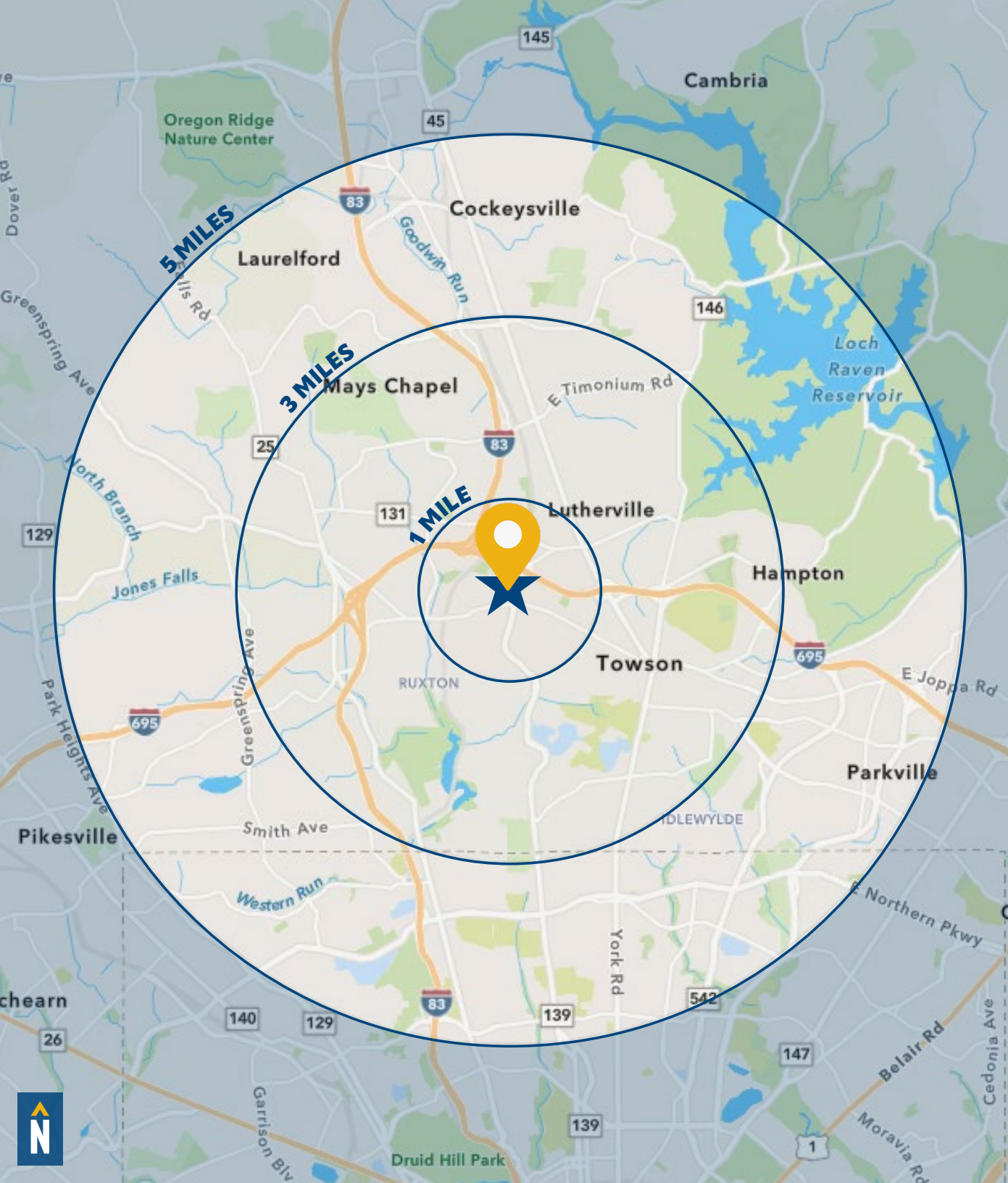


43.6

38.5

39.0

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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