



8328 & 8400 BELLONA AVENUE

TOWSON, MARYLAND 21204

FOR
SALE

Rendering



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



Renderings



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



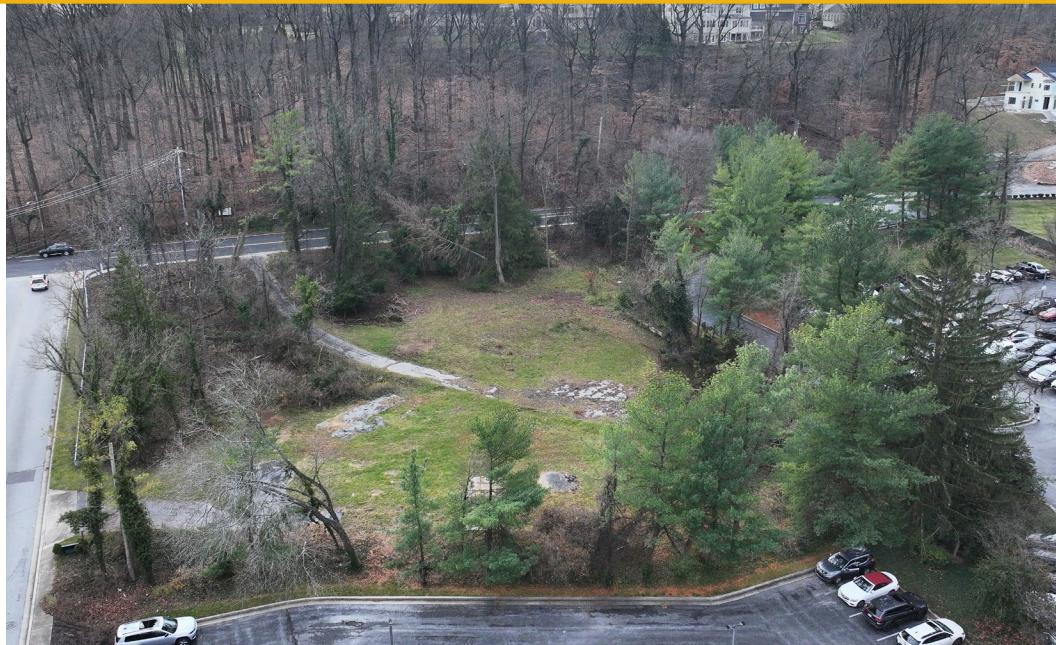
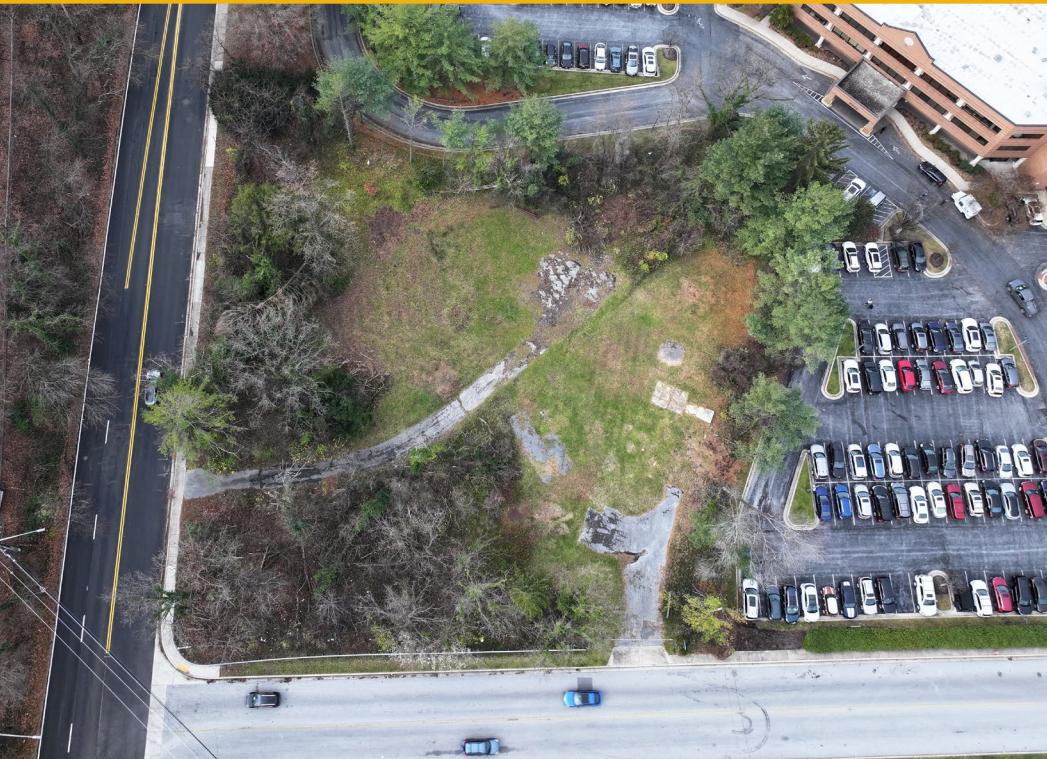
GOOGLE STREET VIEW



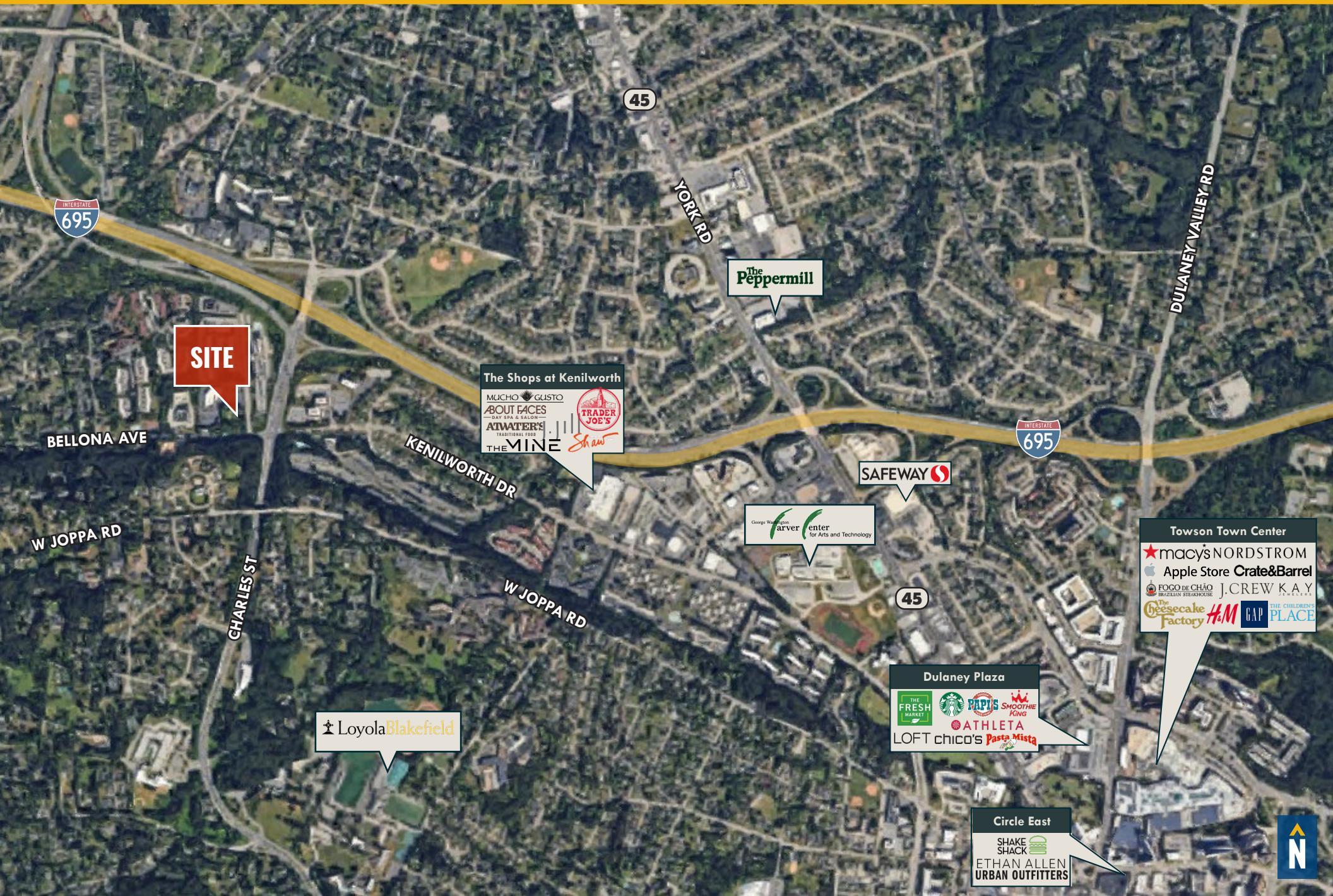
SITE PLAN



SITE PHOTOS



MARKET AERIAL



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

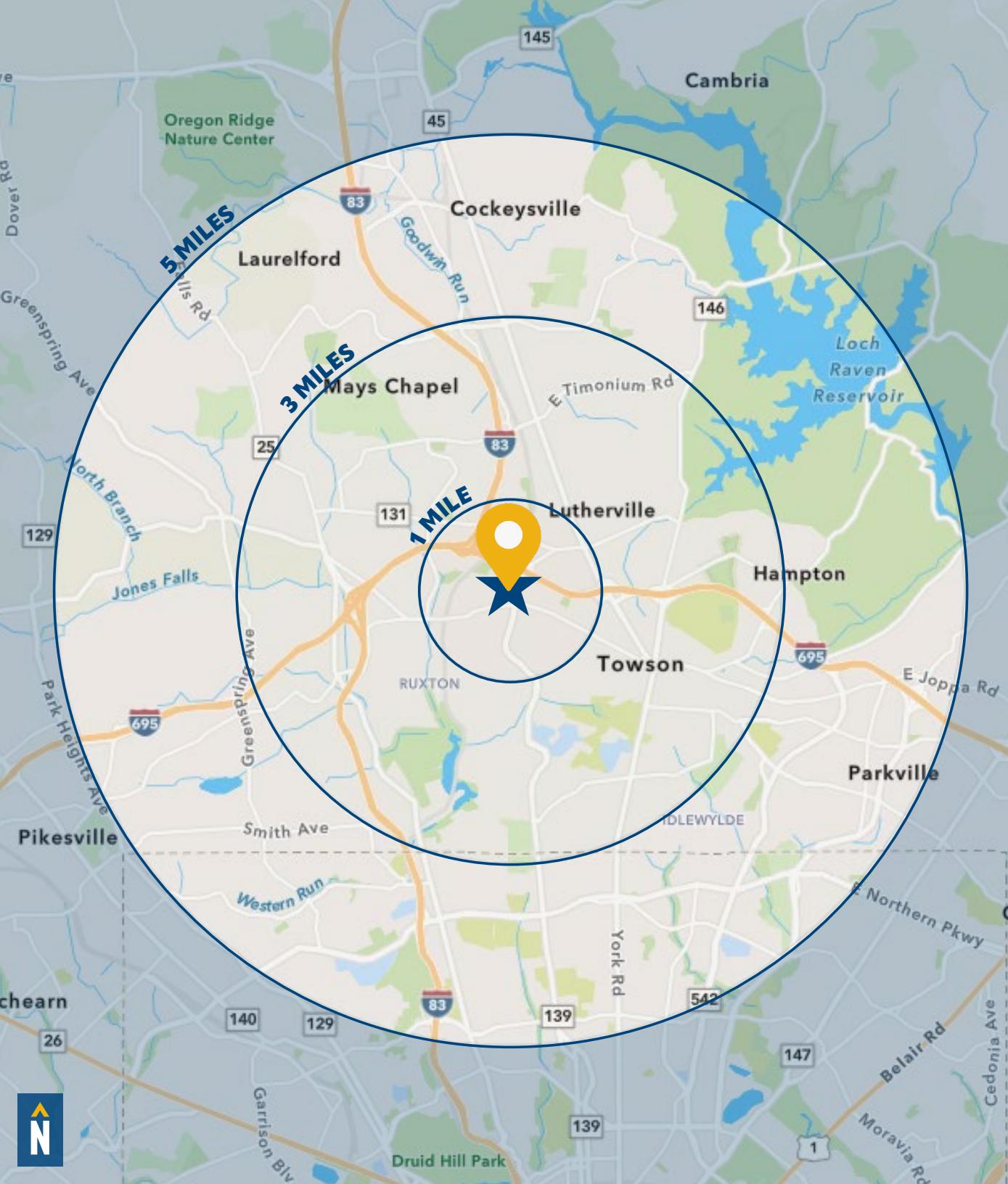


43.6

38.5

39.0

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



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