



# FREESTANDING RESTAURANT

9654 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FOR  
**SALE/  
LEASE**



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rare chance to take over a beloved local landmark with deep community roots
- Expansive, multi-level layout ideal for hosting multiple activations and events under one roof
- High-quality, well preserved building suitable for rebranding into its next great chapter
- Features include several dining areas, full-service bars, dual kitchens, and an inviting roof deck patio
- Impeccably maintained property in a high visibility, established neighborhood
- BWL Liquor License to convey
- Recently developed new parking lot with 104 spaces



BUILDING SIZE:	8,862 SF ±
LOT SIZE:	0.9 ACRES ±
YEAR BUILT:	1917 (RENOVATED 2015)
TRAFFIC:	27,641 AADT (BELAIR RD)
PARKING:	104 SPACES ±
ZONING:	BL (BUSINESS LOCAL)

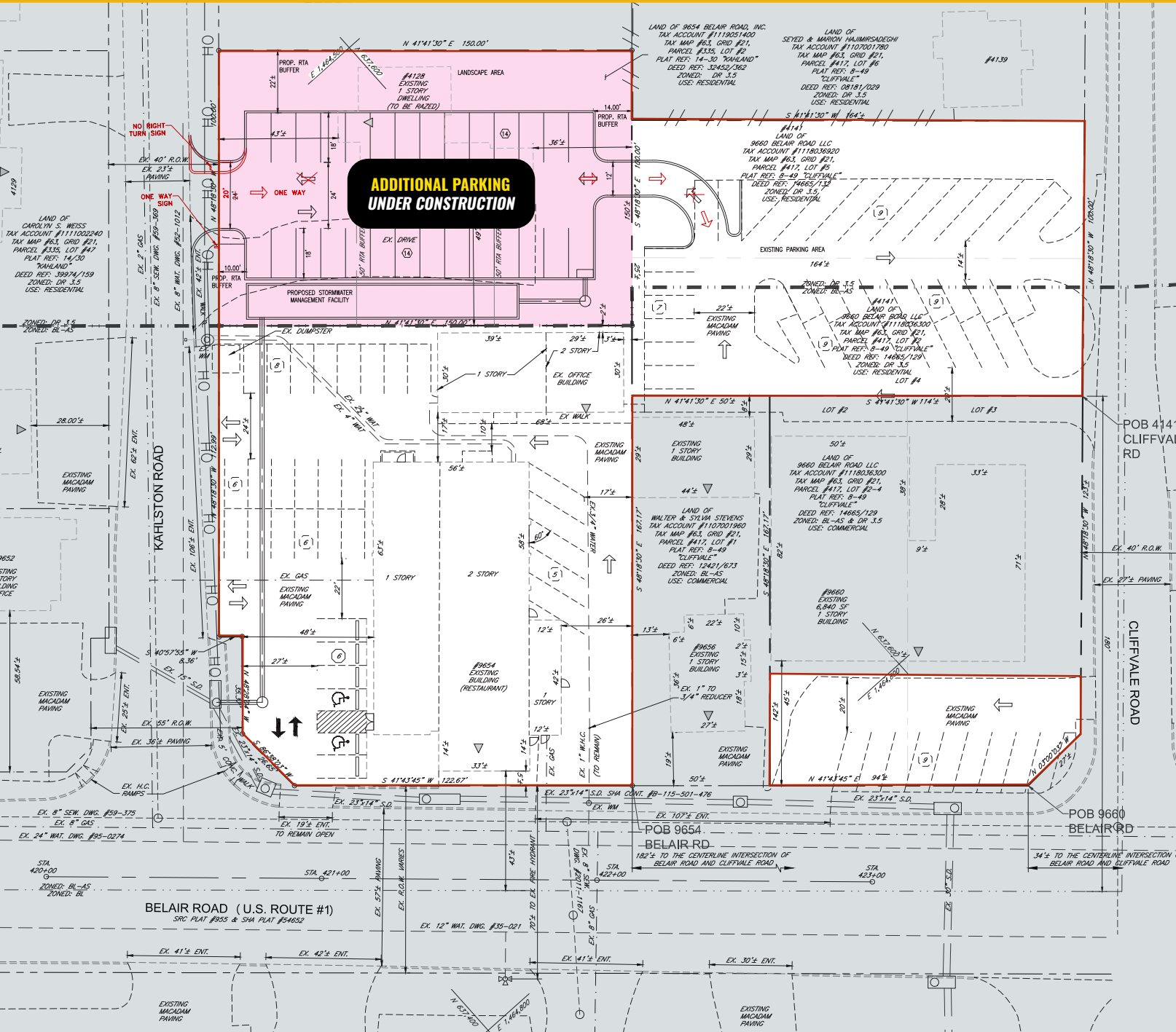


# AERIAL OVERVIEW





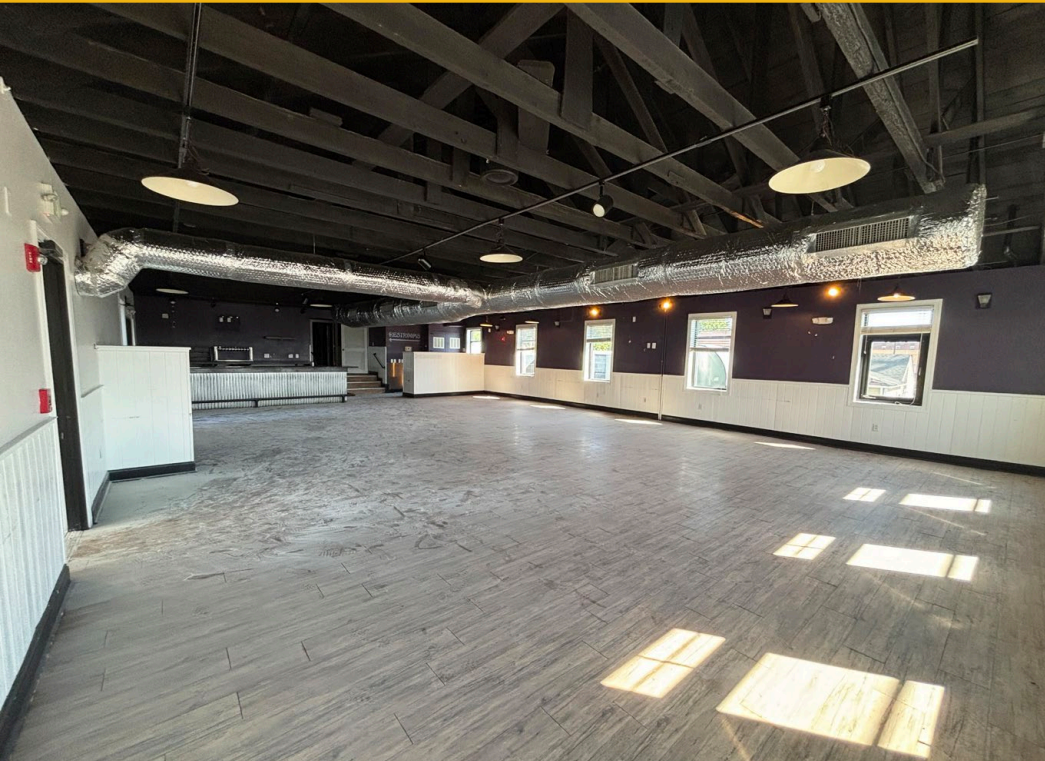
# SITE PLAN



- GENERAL NOTES:**
- OWNER: 9654 BELAIR ROAD, INC. 9654 BELAIR ROAD, INC. 9654A BELAIR ROAD BALTIMORE, MD 21236-1107
  - 4128 KAHLSTON ROAD 9654 BELAIR ROAD, INC. 1314 RICHARDSON STREET BALTIMORE, MD 21230
  - 9660 BELAIR ROAD 9660 BELAIR ROAD LLC 9654 BELAIR RD, SITE A BALTIMORE, MD 21236-1107
  - 4141 CLIFFVALE ROAD 9660 BELAIR ROAD LLC 9654 BELAIR RD, SITE A BALTIMORE, MD 21236-1107
  - SITE AREA: TOTAL SITE: 71,881 SF OR 1.65 AC.±
  - DEED REF: 8434/675 & 32452/362.
  - TAX ACCOUNT: #1111001025, 1119051400, 1118036920 & 1118036300
  - COUNCILMANIC DISTRICT: 5th
  - TAX MAP #63, GRID #21, PARCEL #335, LOT #1&2 & PARCEL 417 LOTS #2&5
  - ZONING: BL-AS AND DR3.5 (PER 1"=200' ZONING MAP 06383)
  - PRIOR ZONING HISTORY SEE BELOW.
  - PRIOR PERMITS - SEE BELOW.
  - THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
  - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  - USES: EXISTING: RESTAURANT AND OFFICE AND SINGLE FAMILY RESIDENCE PROPOSED: RESTAURANT AND OFFICE AND LOT.
  - SITE SERVICED BY PUBLIC WATER AND SEWER.
  - SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100290 F PANEL 280 OF 580 DATED AUGUST 26, 2008. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - BUILDING AREAS: EXISTING OFFICE 2,902 SF (TO BE DEMOLISHED) RESTAURANT 10,435 SF OFFICE 6,840 SF
  - FLOOR AREA RATIO (F.A.R.): EX: 13,337/33,509 = 0.40 PROP: 10,435/33,509 = 0.43 MAX PERMITTED = 3.0
  - PARKING: SEE PARKING TABULATION BELOW. PROVIDED
  - ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
  - PLAT REF: 14-30 "KAHLSTON"
  - SETBACKS REQUIRED FOR BL ZONE: FRONT (18+10)/2 = 14.5' 5'-0" SIDE 10' FOR CORNER LOTS 48'-0" REAR 20' 2'-0"

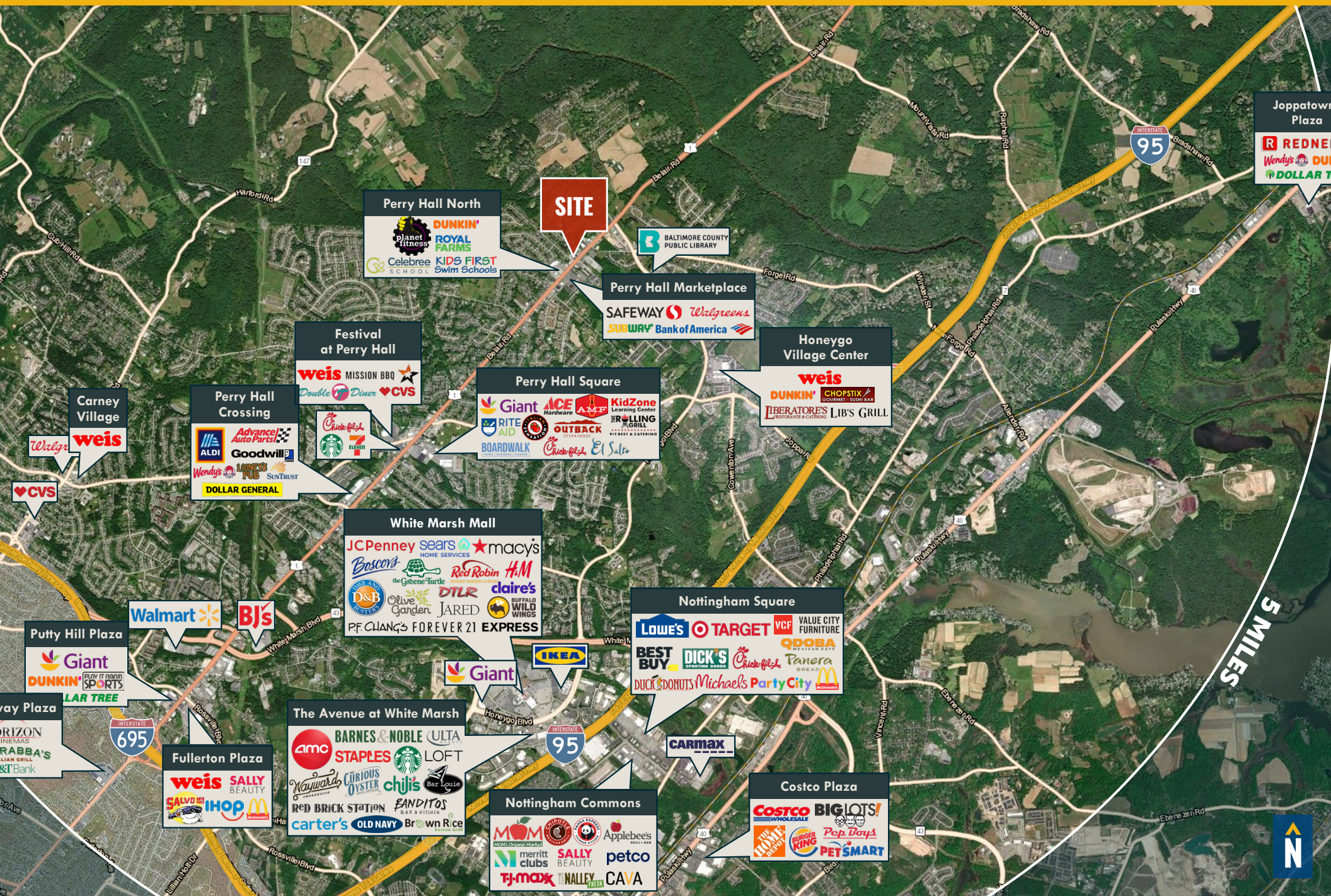


# INTERIOR PHOTOS

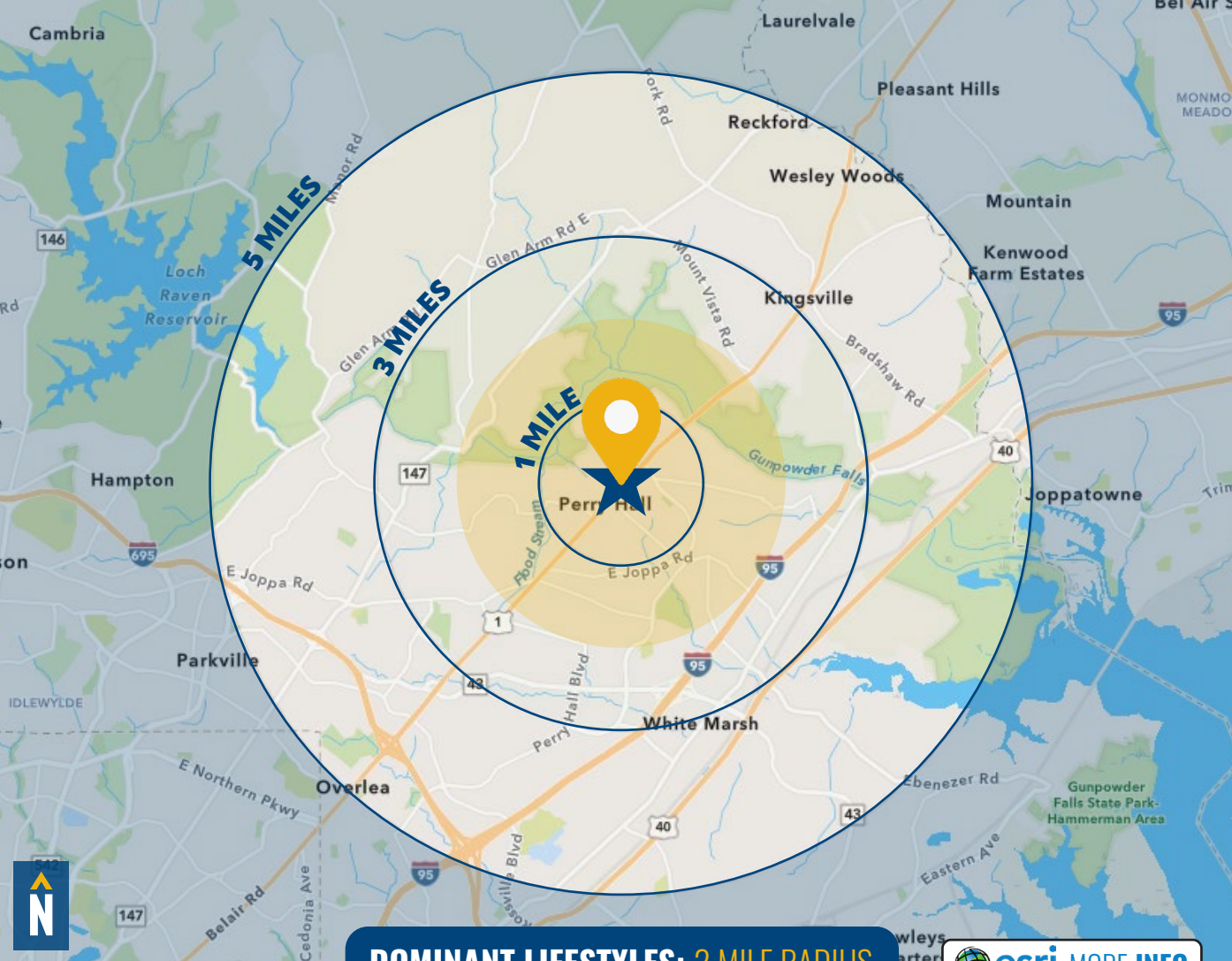




# MARKET AERIAL







## DOMINANT LIFESTYLES: 2 MILE RADIUS

[MORE INFO](#)

### 43% SAVVY SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

### 11% RETIREMENT COMMUNITIES

MEDIAN

AGE: 55.0

HH INCOME: \$80,402



A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

### 8% DREAMBELT

MEDIAN

AGE: 41.5

HH INCOME: \$94,802



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



8,902

59,105

136,327

## DAYTIME POPULATION



6,758

46,802

122,781

## AVERAGE HOUSEHOLD INCOME



\$130,777

\$135,871

\$123,603

## NUMBER OF HOUSEHOLDS



3,667

22,928

54,082

## MEDIAN AGE



47.2

42.9

41.0

[FULL DEMOS REPORT](#)



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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