



8328 & 8400 BELLONA AVENUE

TOWSON, MARYLAND 21204

FOR
SALE

Rendering



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

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

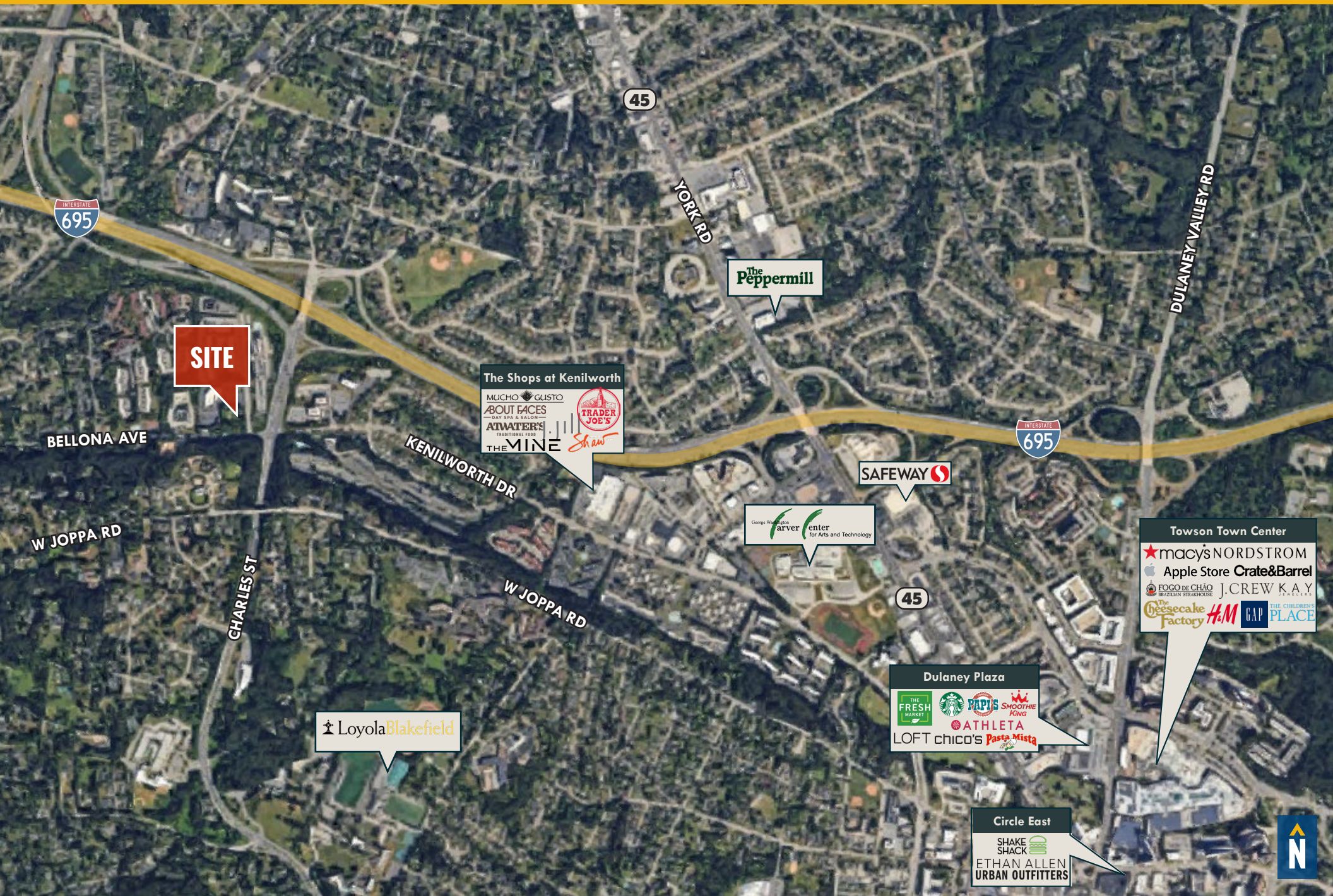


GOOGLE STREET VIEW

SITE PHOTOS



MARKET AERIAL



SITE

BELLONA AVE

W JOPPA RD

CHARLES ST

KENILWORTH DR

W JOPPA RD

YORK RD

DULANEY VALLEY RD

The Peppermill

The Shops at Kenilworth
MUCHO GUSTO
ABOUT FACES
ATWATER'S
THE MINE
Shaw's

SAFEWAY

George Washington Carver Center
for Arts and Technology

45

695

45

Loyola Blakefield

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

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

Circle East
SHAKE SHACK
ETHAN ALLEN
URBAN OUTFITTERS



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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