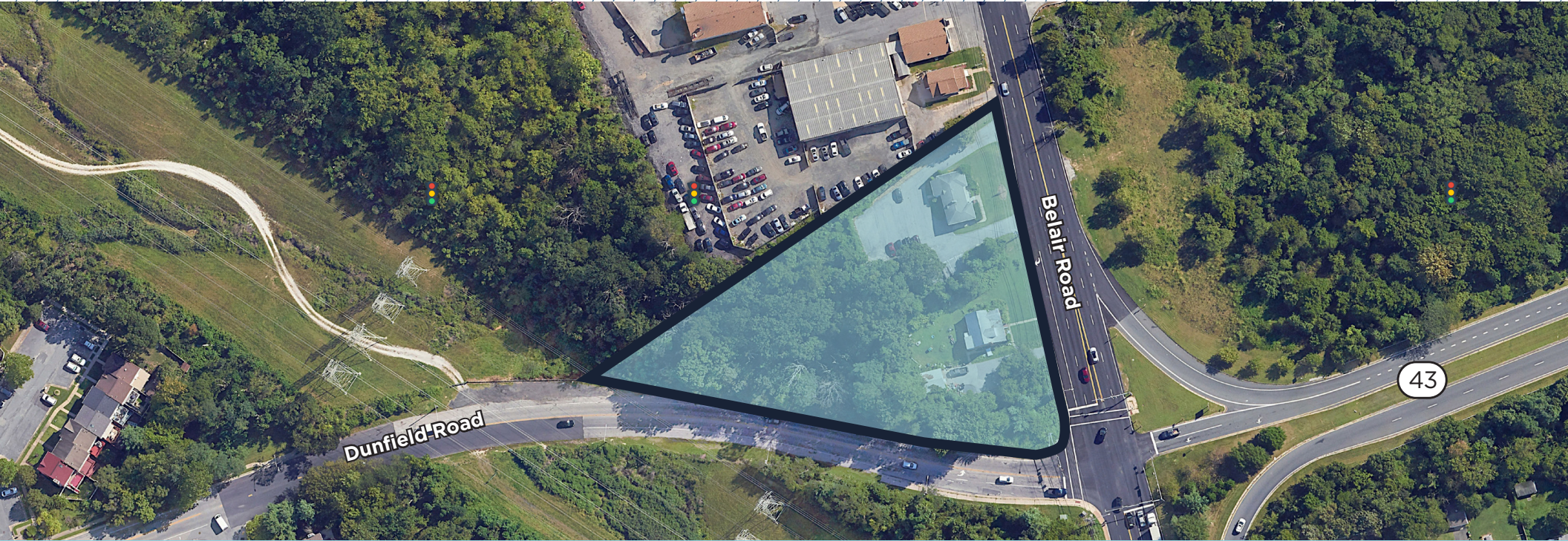


FOR SALE  
**±1.94 ACRES** BR-AS ZONING



8330-8336 BELAIR ROAD  
NOTTINGHAM, MD 21236

**MICHAEL DENISE**

Senior Advisor

Direct: +1 410 347 7548

Mobile: +1 410 576 9031

michael.denise@cushwake.com



# EXECUTIVE SUMMARY



# LAND DESCRIPTION

Address	8330-8336 Belair Road   Nottingham, MD 21236
Total Size	1.94 ±Acres (84,322 SF)
Zoning	Business Roadside - Automotive Service
Map-Parcel	0071-0200
Account Number	1119001225

## PERMITTED USES

- Gas Stations
- Retail/PAD Sites
- Specialty Retail
- Car Wash
- Health Clubs

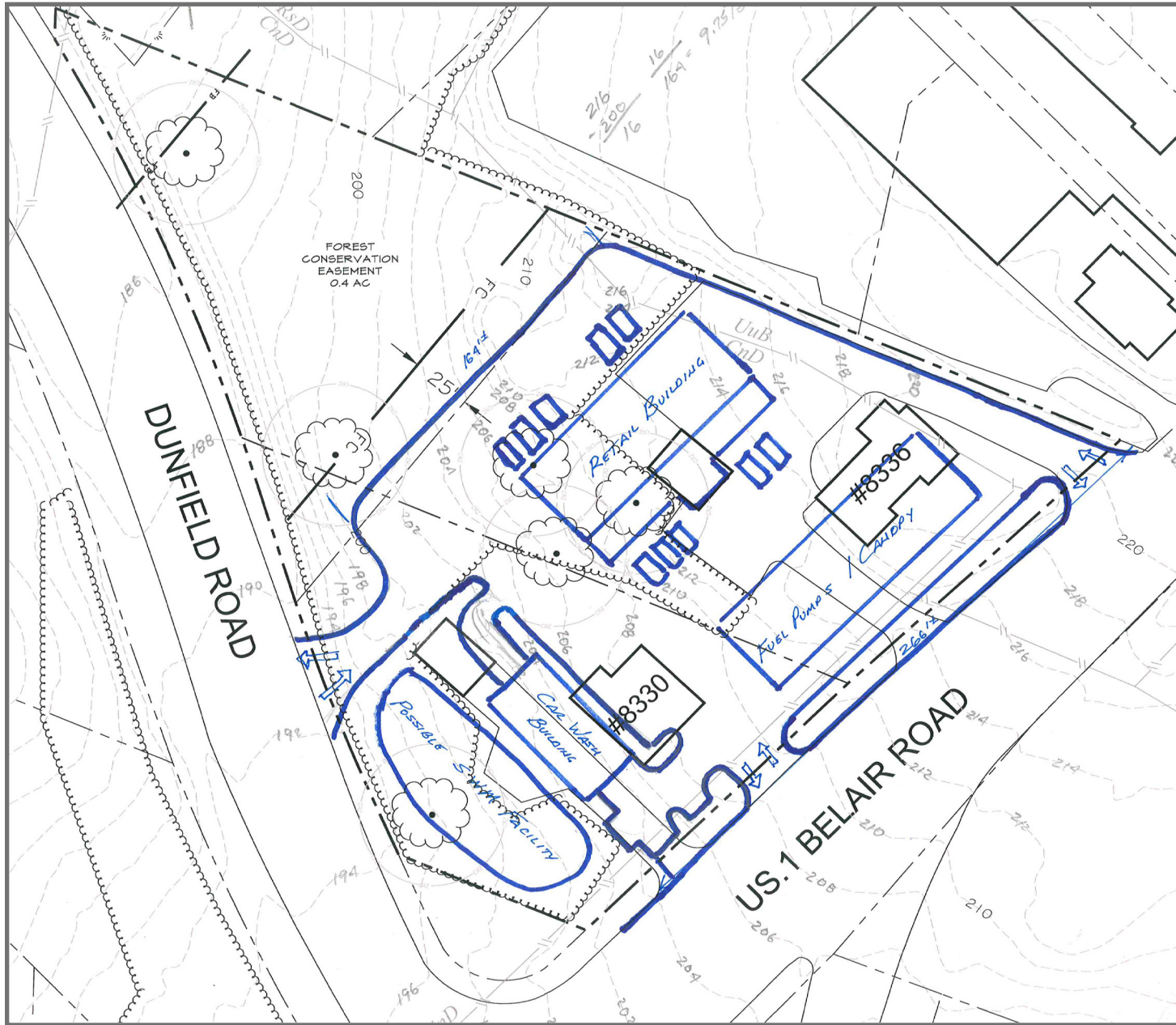
## TARGET USERS

- Retail Developers
- Local/Regional/National Retail Pad
- Self Storage Users
- Medical Office
- Speculative Land Investors









# LOCATION MAP

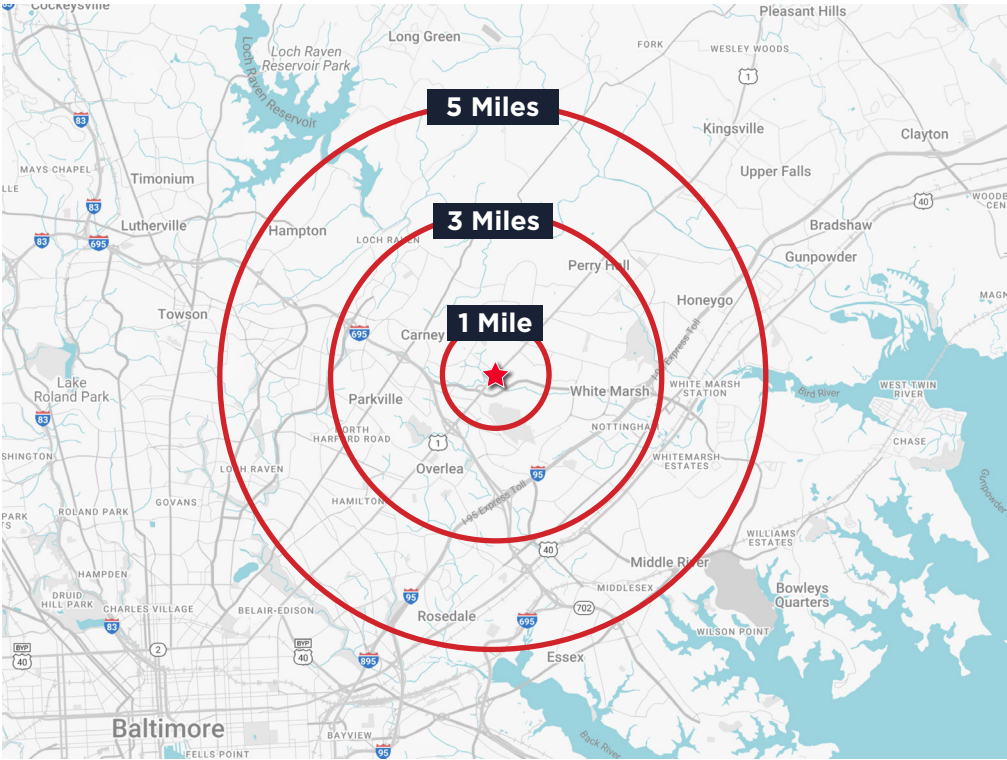






# DEVELOPMENT CONCEPT PLAN

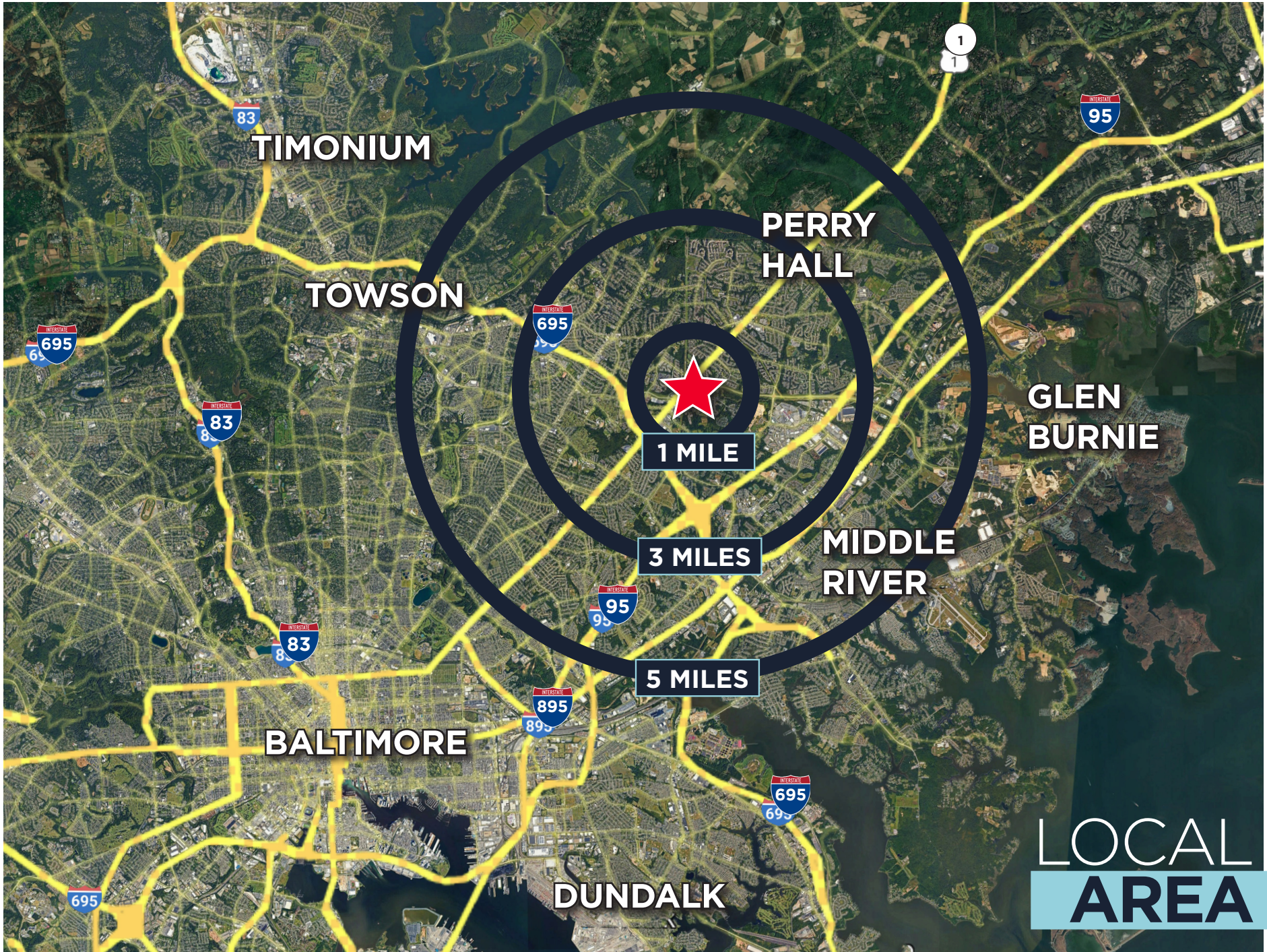
# 2024 DEMOGRAPHICS

Radius	 Total Population	 Total Households	 Average Household Size	 Average Household Income	 Average Home Value	 Median Age
1 mile	17,966	7,519	2.33	\$110,964	\$355,404	40.6
3 miles	117,807	47,933	2.43	\$113,466	\$377,335	40.1
5 miles	271,635	108,886	2.47	\$110,605	\$363,944	39.7



	Radius		
	1 mile	3 miles	5 miles
HS Diploma	18.6%	22.6%	24.4%
GED/Alternative	3.4%	3.5%	4.0%
Some College/No Degree	14.1%	16.4%	17.2%
Associate's Degree	7.1%	9.3%	8.4%
Bachelor's Degree	31.5%	26.0%	23.5%
Graduate/Professional Degree	16.1%	15.7%	15.2%

	Radius		
	1 mile	3 miles	5 miles
Total Daytime Population	16,312	100,133	221,060
Daytime Population: Workers	6,902	45,670	93,460
Daytime Population: Residents	9,410	54,463	127,600



LOCAL  
AREA

# FOR MORE INFORMATION

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