



# BELAIR BELTWAY VILLAGE

7911-7915 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FOR  
LEASE

2,580 SF  
AVAILABLE



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2,580 SF ± inline retail space available (former bank branch)
- Pylon signage available
- Located on Nottingham's busy Belair Road commercial corridor (46,011 cars per day)
- Just off of I-695 (Exit 32B)
- Nearby amenities include Walmart, Weis, Giant Food, Dollar Tree, Taco Bell, McDonald's, Dunkin' Donuts, Carrabba's, Horizon Cinemas
- Join Geico, Massage Health, Gold Rush, Beauty Supply, Tobacco Station and LA Nails 2

AVAILABLE:

2,580 SF ± (INLINE)

OCCUPANCY:

IMMEDIATE

PARKING:

46 SPACES ±

TRAFFIC COUNT:

46,011 AADT (BELAIR RD/RT. 1)

ZONING:

BL (BUSINESS LOCAL)

RENTAL RATE:

NEGOTIABLE



2,580 SF INLINE

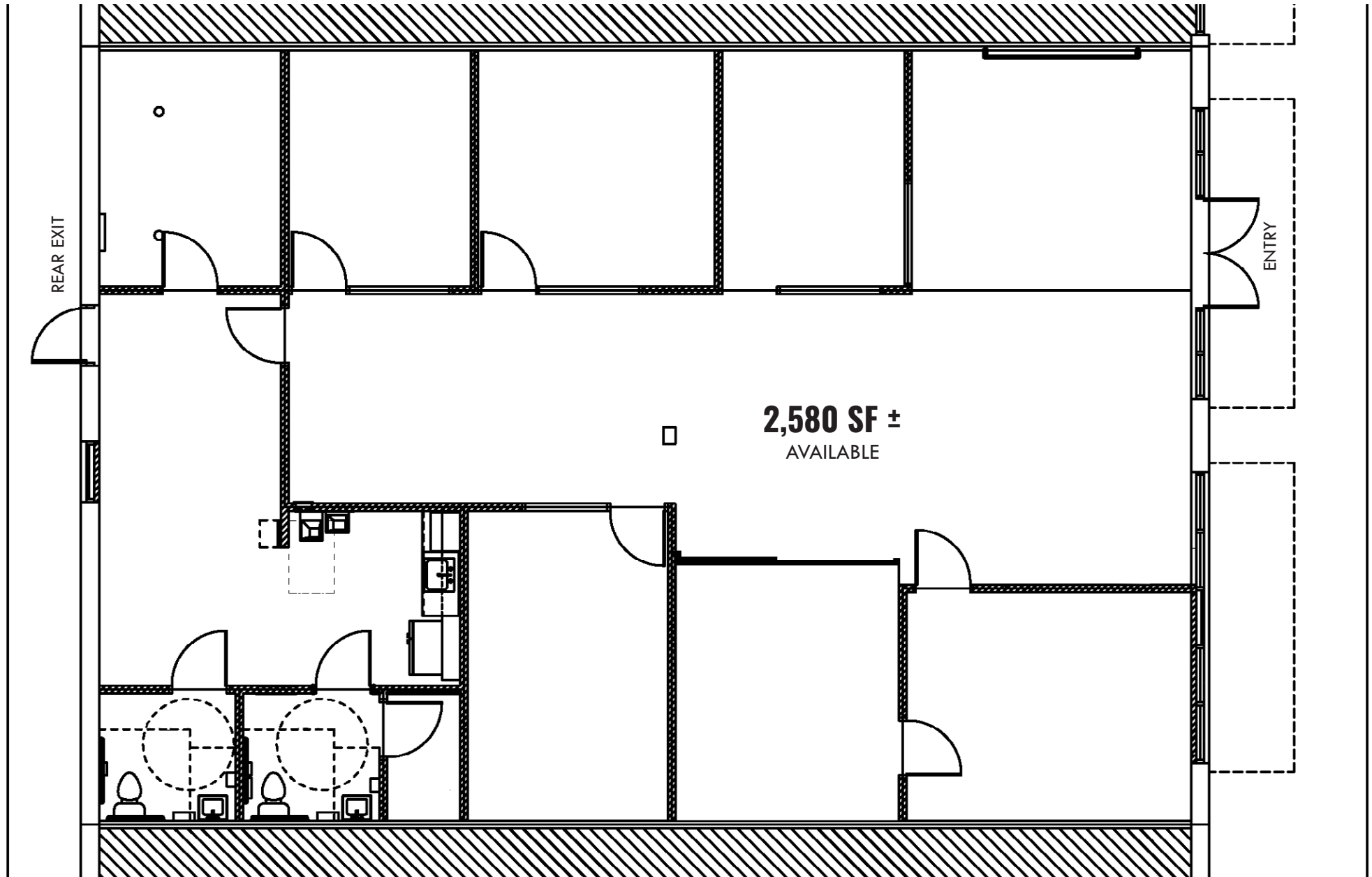


# LEASING PLAN





# FLOOR PLAN





LOCAL **BIRDSEYE**

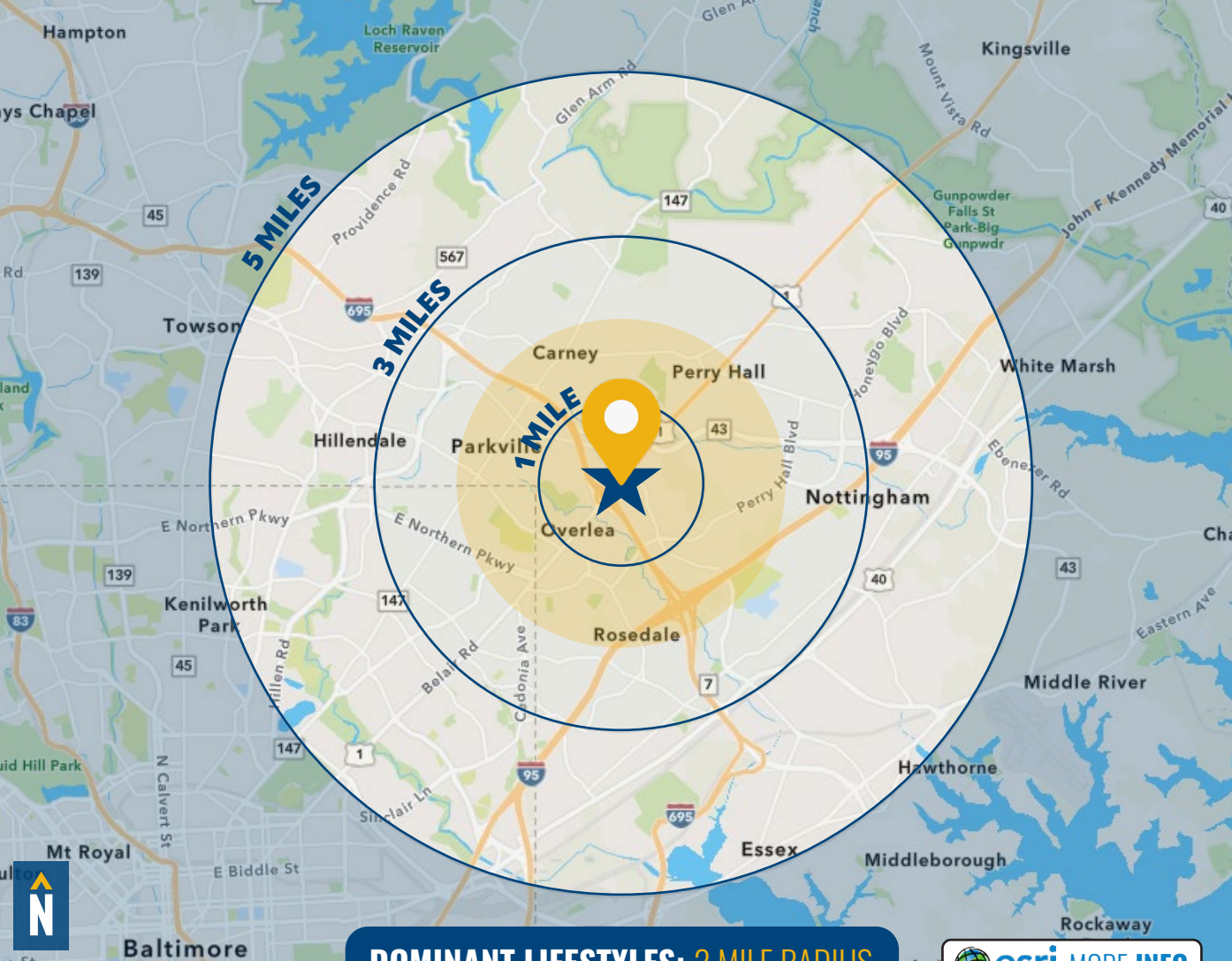




# MARKET AERIAL







**DOMINANT LIFESTYLES: 2 MILE RADIUS**

 **esri** MORE INFO

## 20% CLASSIC COMFORT



Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

## 12% DREAMBELT



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.

## 11% SAVVY SUBURBANITES



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.

# DEMOGRAPHICS

**2025**

RADIUS:

**1 MILE**

**3 MILES**

**5 MILES**

## RESIDENTIAL POPULATION



13,040

135,587

324,111

## DAYTIME POPULATION



11,355

116,884

268,816

## AVERAGE HOUSEHOLD INCOME



\$104,040

\$107,619

\$103,638

## NUMBER OF HOUSEHOLDS



5,176

55,490

131,862

## MEDIAN AGE



37.8

40.6

40.1

**FULL DEMOS REPORT**



# FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



**Belair Beltway Village**

**GEICO.**

**GOLD RUSH**

**MASSAGE HEALTH**  
410-870-3806

**boost mobile**

**LA NAILS 2**  
410.657.7154

**Beauty Supply**

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