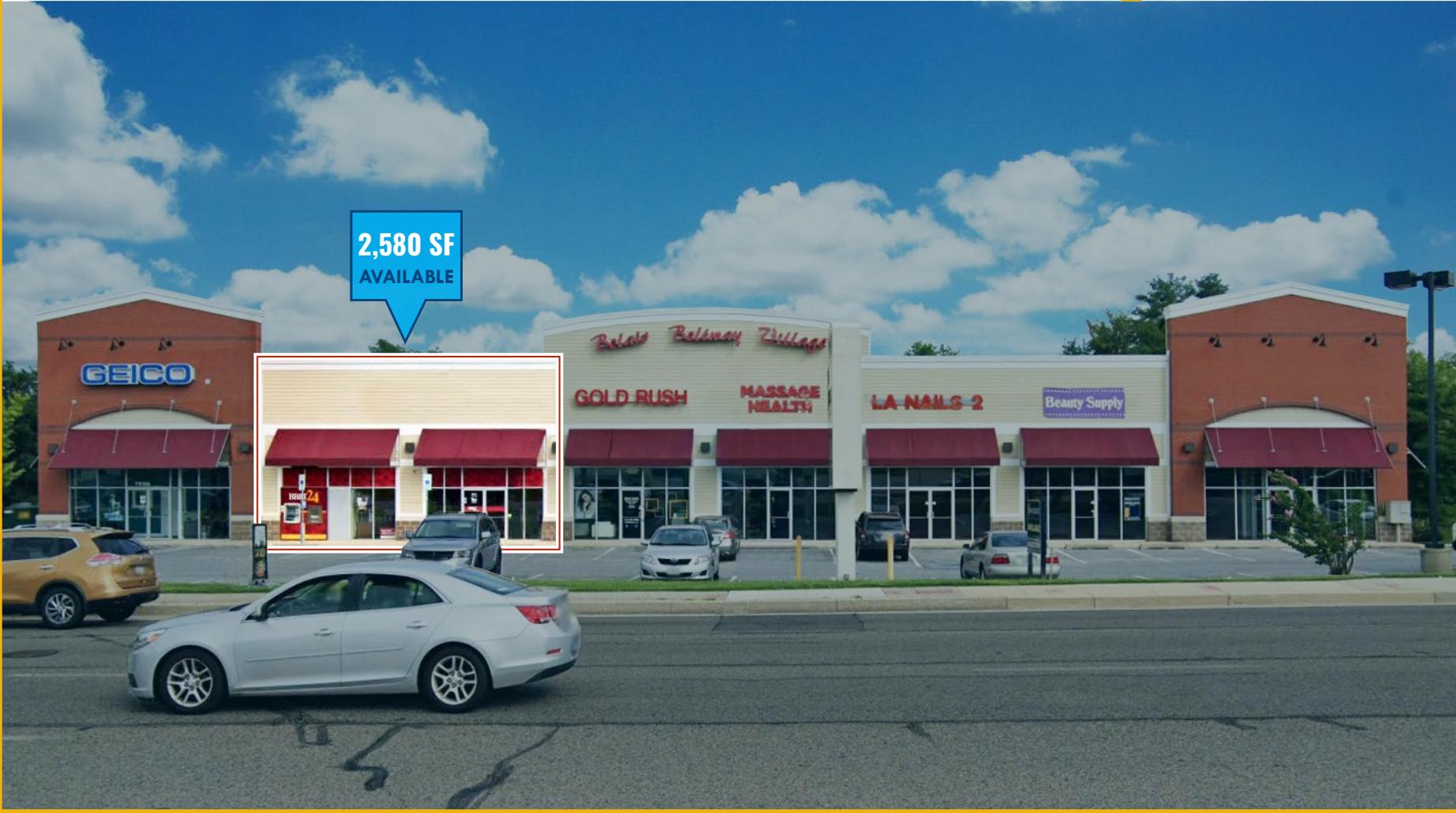




BELAIR BELTWAY VILLAGE

7911-7915 BELAIR ROAD | NOTTINGHAM, MARYLAND 21236

FOR
LEASE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2,580 SF \pm 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

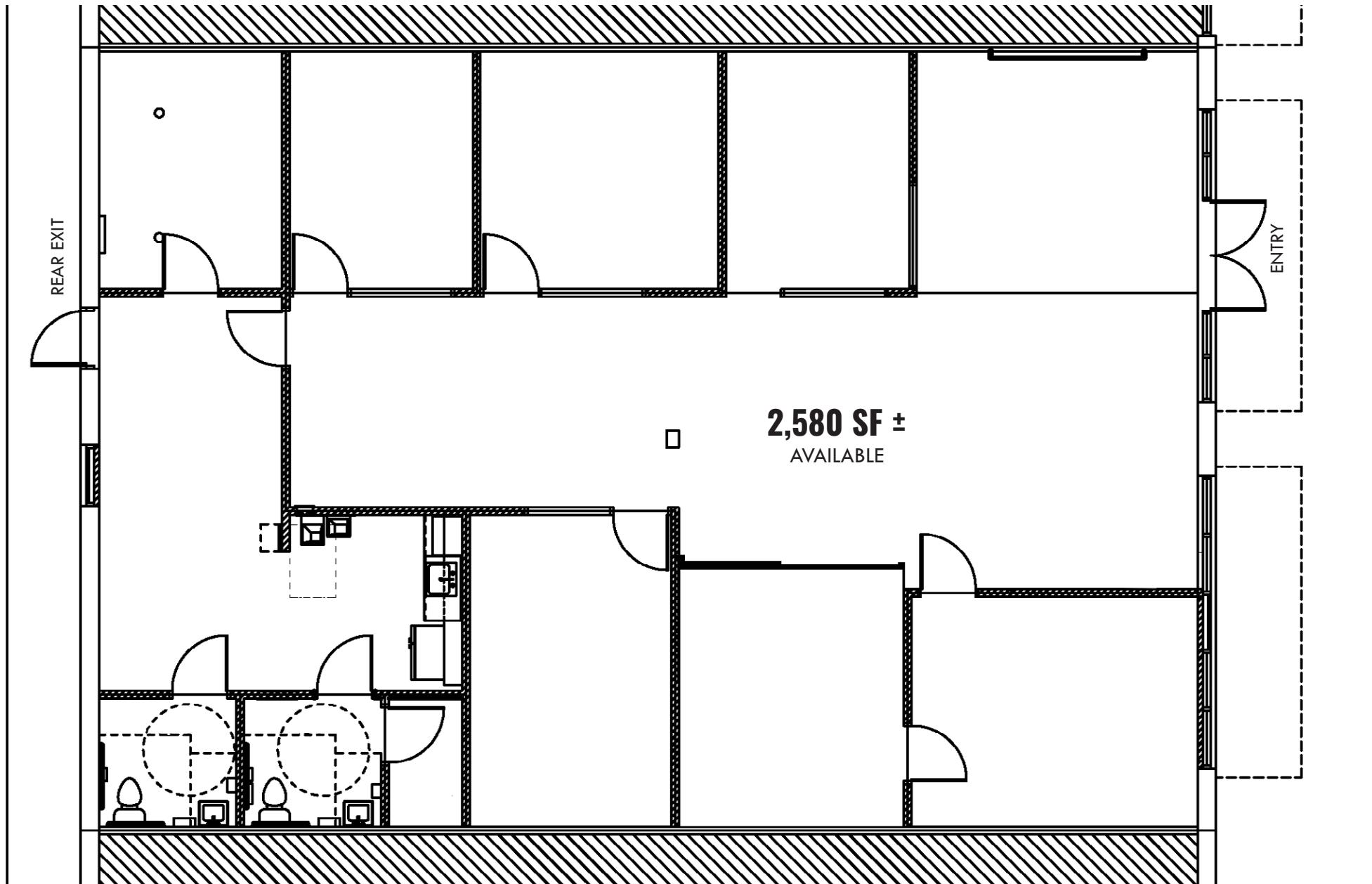
AVAILABLE:	2,580 SF \pm (INLINE)
OCCUPANCY:	IMMEDIATE
PARKING:	46 SPACES \pm
TRAFFIC COUNT:	46,011 AADT (BELAIR RD/RT. 1)
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	NEGOTIABLE



LEASING PLAN



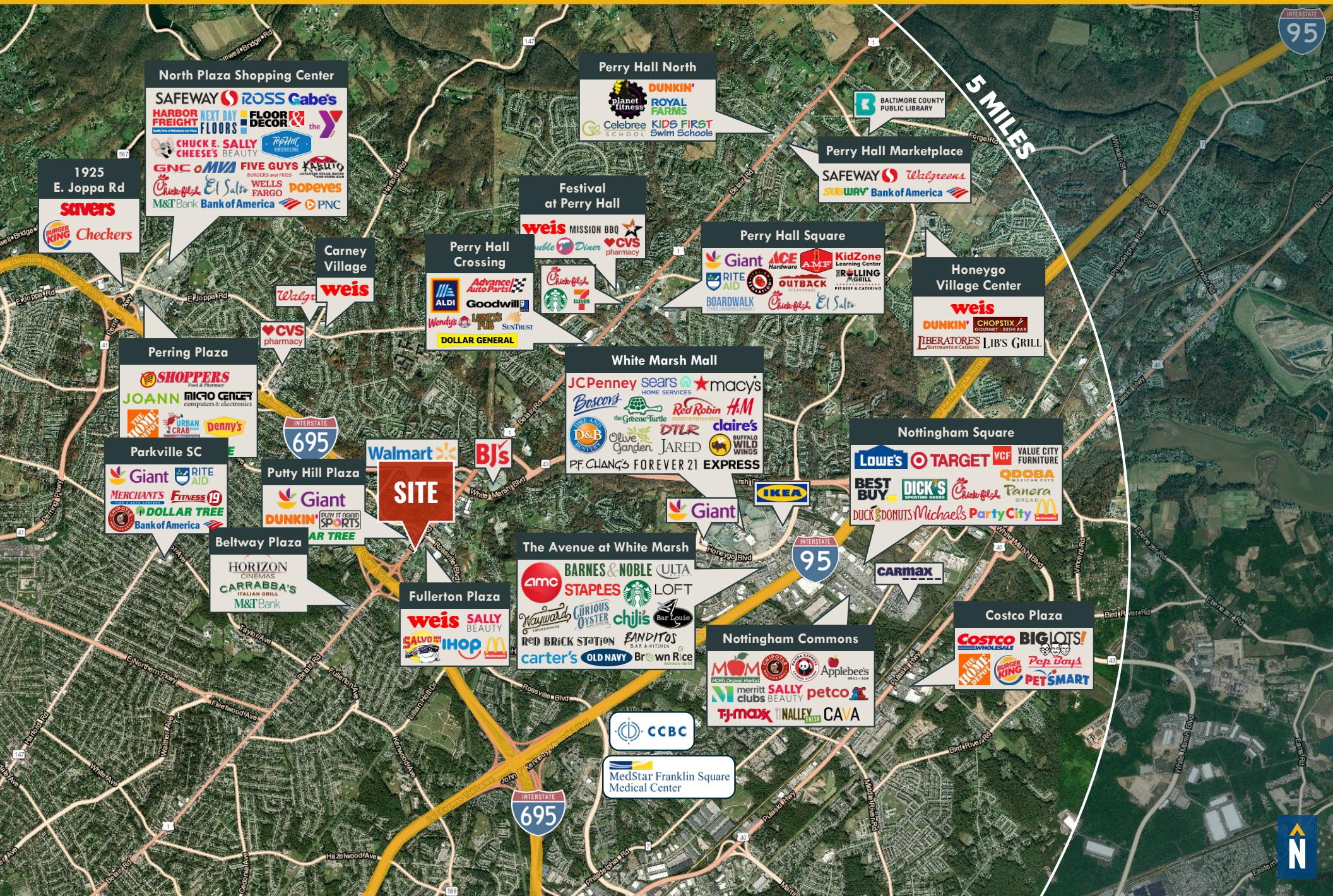
FLOOR PLAN



LOCAL BIRDSEYE



MARKET AERIAL



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

DOMINANT LIFESTYLES: 2 MILE RADIUS



MORE INFO

20%

CLASSIC COMFORT



MEDIAN

AGE: 40.2

HH INCOME: \$88,893

12%

DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

11%

SAVVY
SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

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.

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.

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.

FULL DEMOS REPORT



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