

## PROPERTY INFORMATION SHEET

Name:	Belair Fowler Shopping Center
Location:	7639 - 7641 Belair Road Baltimore, MD 21236
Proposed Lease Price:	32.00 psf
Square Footage:	2,845 sq ft
2024 CAM*:	\$4.46 psf
2024 Taxes*:	\$3.01 psf
Zoning:	BL
No. of Stories:	One
Parking Spaces:	Provided on premises with no charge
Heat:	Electric
Gas:	N/A
Sprinkler:	N/A
Floor Construction:	Concrete Slab
Loading Facilities:	Rear entrance for deliveries

\*Please note: The estimated CAM and Taxes rates have not been calculated for 2025 yet. The final amount may differ once these rates are finalized.\*

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions, change of price, rental rate or other conditions, withdrawal without notice and to any specific listing conditions, imposed by the owner or its representative.

# For Lease

7639 - 7641 Belair Road  
Nottingham, MD 21236  
BELAIR FOWLER SHOPPING CENTER



Up to 2,845 SF

\$32.00 PSF NNN

\$4.46 PSF CAM\*

\$3.01 PSF RE Taxes\*

Available 1/1/2025

- Store front visible from Belair Road
- 68 parking spaces serve the property
- Zoned BL
- Good location for service use or professional office
- \*2024 rates. 2025 rates will differ from the current rates.



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PROPERTIES

