

8725 Belair Road, Baltimore, MD 21236



COMMERCIAL PROPERTY-FOR SALE

Great Visibility and Exposure

Perfect CBD Location



PRICED: \$650,000.00

Property Details:

- **High Visibility– Near the Intersection of Belair Rd & Silver Spring**
- **High Daily Car Counts**
- **Property Size: 0.35 Acres (14,995 SF)**
- **Main Building Size: 1,765 SF**
- **Detached garage with running water**
- **Zoned C-B (Community Business)**
- **Full Public Utilities Available**
- **Across street from Shopping Center with Aldi and other major retailers**
- **Walking Distance to other local amenities**

Zoning Allows For:

- **A Variety of Office, Retail and Personal Service Uses**

DEMOGRAPHICS:

Population	2 MILE	5 MILE
2023 Total Population:	54,831	224,051
Pop. Growth 2023-2028:	0.3%	0.2%
Average Age:	41.4	40.2
Households		
2023 Total Households:	22,653	89,613
Median Household Income:	\$88,260	\$77,554
Avg. Household Size:	2.4	2.5

Back Garage - Storage



CONTACT:

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DISCLAIMER: The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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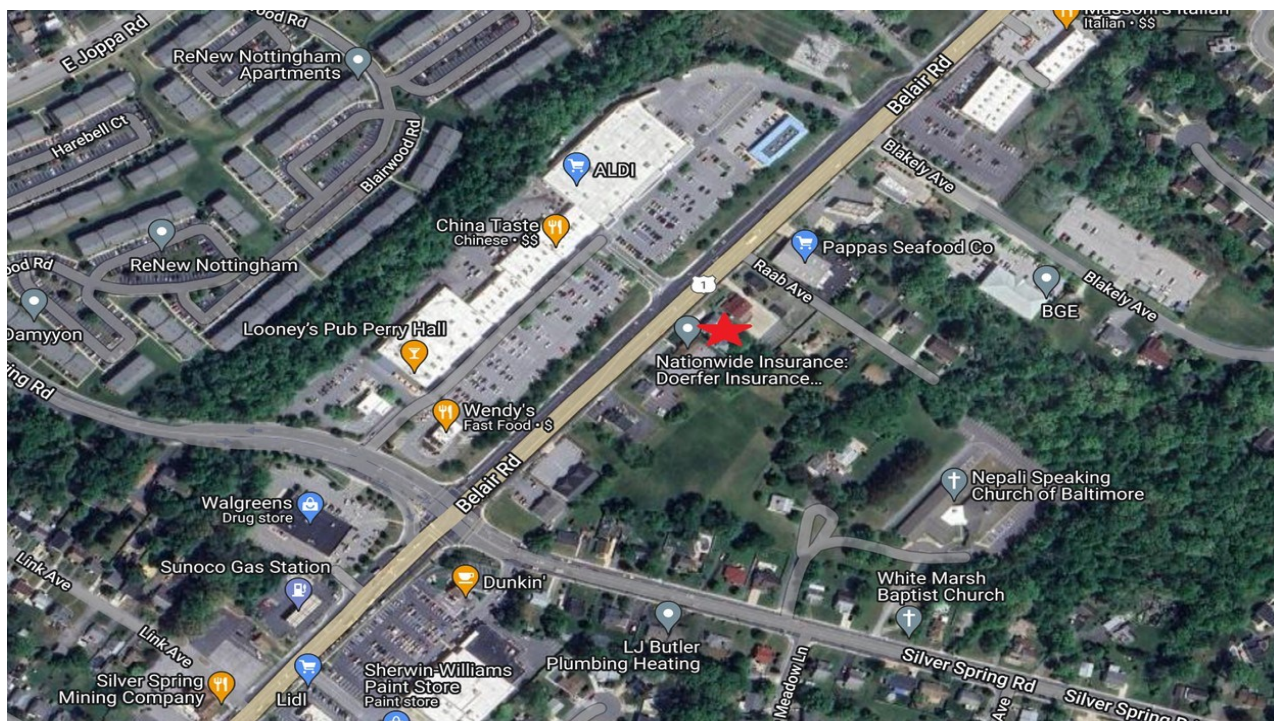
COMMERCIAL INVESTMENT PROPERTY -For Sale



Aerial- Close Up



Aerial - Location Area



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