



9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY



NEARBY RETAILERS



PAD SITE FOR LEASE

- 1.2 Acres Available for Lease with Direct Access and Visibility to Belair Rd (26,060 ADT).
- Surrounded by a dense residential population.
- Connectivity to proposed new housing development directly behind the site.
- Zoned BL, making this opportunity perfect for Fast Food, Coffee, Auto Service, Daycare and more.

OWNED & MANAGED BY:



MASON BERNSTEIN

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JEFF BACH

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JOE BOTZLER

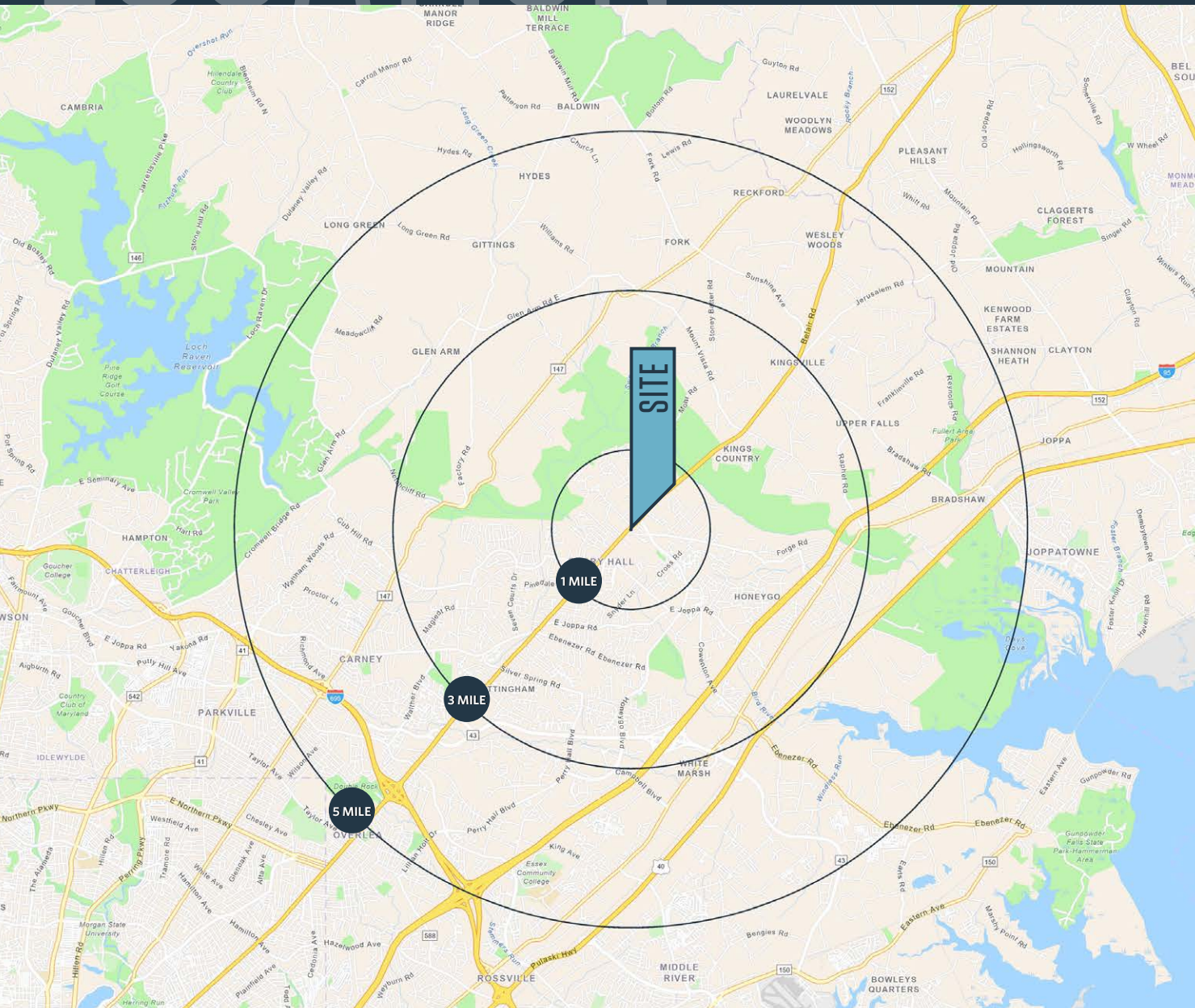
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LOCATION

9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY



PROPERTY HIGHLIGHTS:

Pad Site with excellent visibility to Belair Rd.

DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
8,119	55,863	131,868
Daytime Population		
6,013	42,782	117,898
Households		
3,389	21,003	52,093
Average HH Income		
\$138,704	\$142,426	\$128,901

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

Belair Road	26,060ADT
Honeygo Blvd	20,960 ADT

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CLOSE UP

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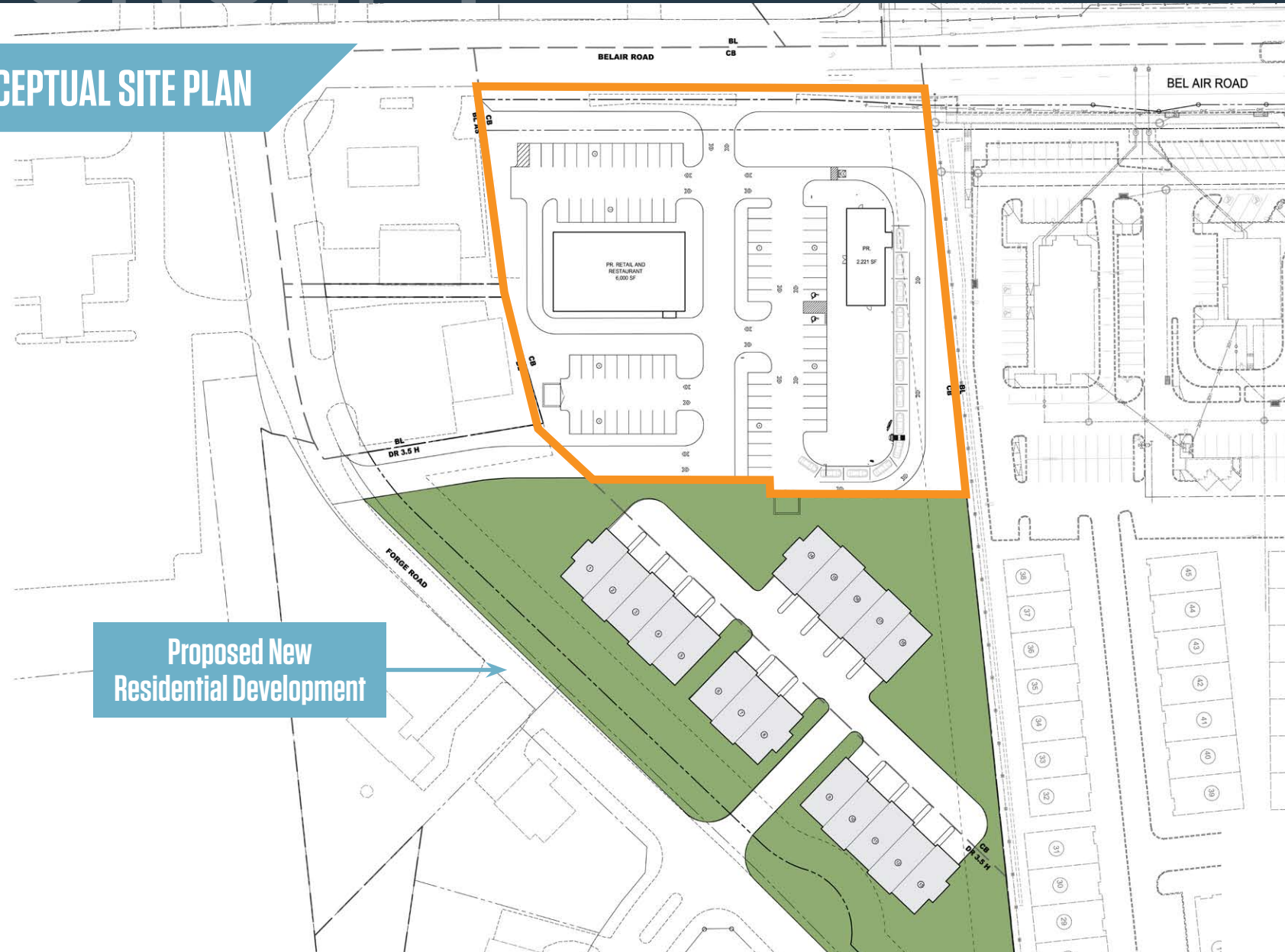
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CONCEPT

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CONCEPTUAL SITE PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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