9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY



NEARBY RETAILERS

Everbrook ACADEMY · CVS · AUTOBELL CAR WASH · Wawa · Valvoline · planet fitness · SAFEWAY

PAD SITE FOR LEASE

- 3.25 Acres (Divisible) Available for Lease with Direct Access and Visibility to Belair Rd (25,802 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:

Hill Management

MASON BERNSTEIN
mbernstein@klnb.com | 443-632-2089

JEFF BACH
jbach@klnb.com | 410-357-6944

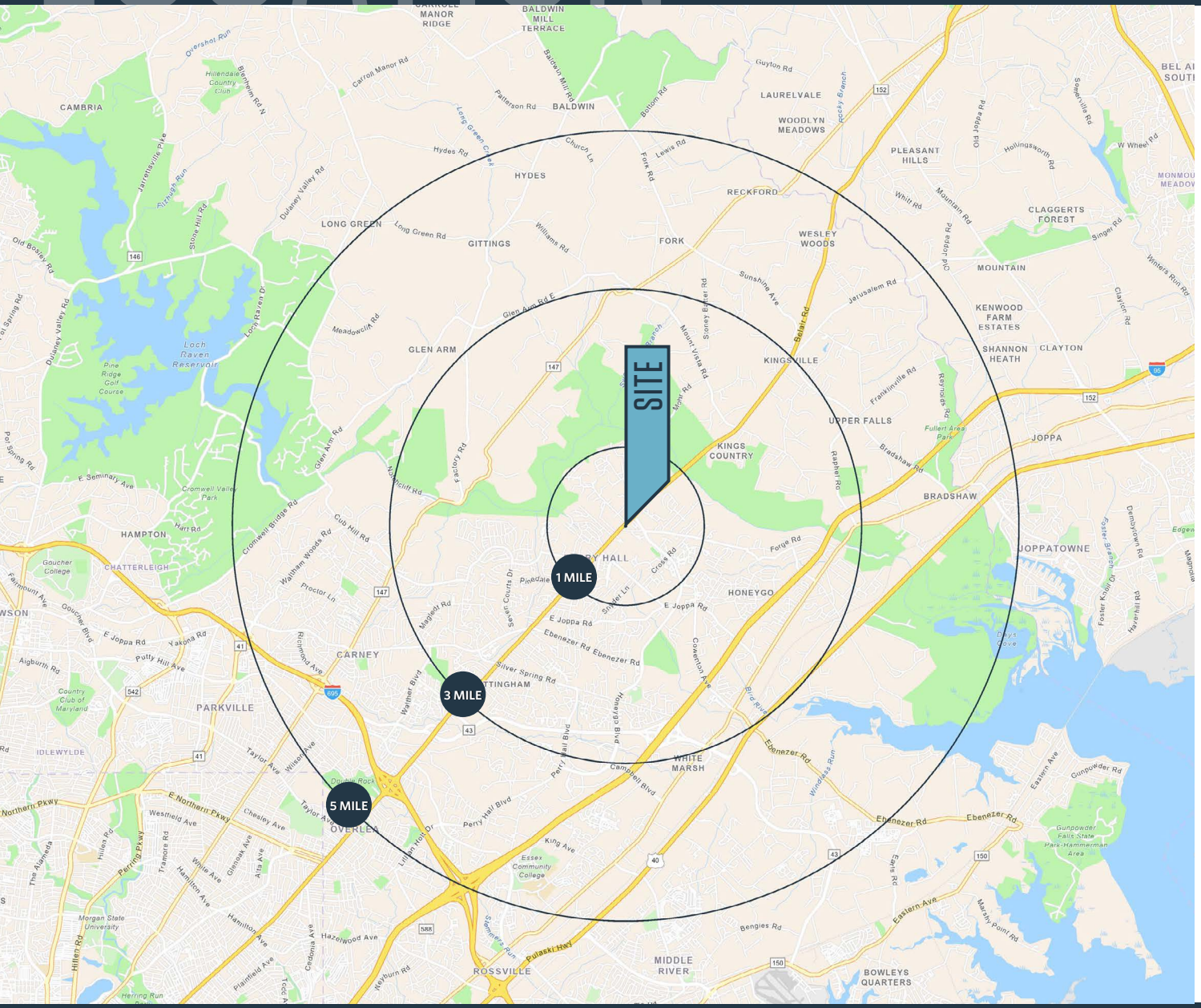
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LOCATION

9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY



PROPERTY HIGHLIGHTS:

3.25 Acres (Divisible)

Pad Site with excellent visibility to Belair Rd.

DEMOGRAPHICS | 2026:

	1-MILE	3-MILE	5-MILE
Population	8,276	57,212	131,899
Daytime Population	6,400	43,990	121,509
Households	3,369	21,488	52,236
Average HH Income	$141,486	$146,989	$132,116

CLICK TO DOWNLOAD DEMOGRAPHIC REPORT

TRAFFIC COUNTS | 2025:

Belair Road	25,802 ADT
Honeygo Blvd	20,762 ADT

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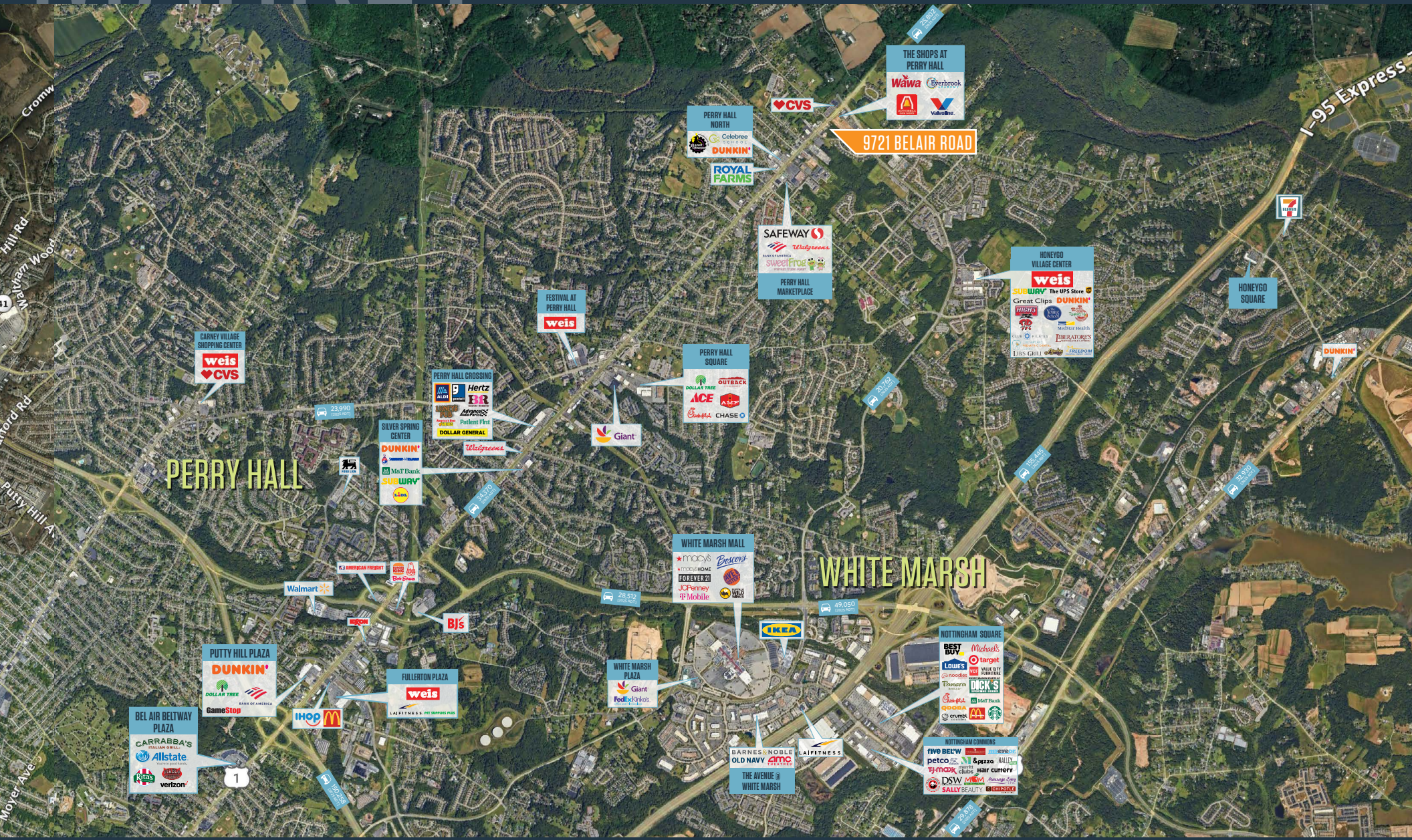
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MARKET

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CLOSE UP

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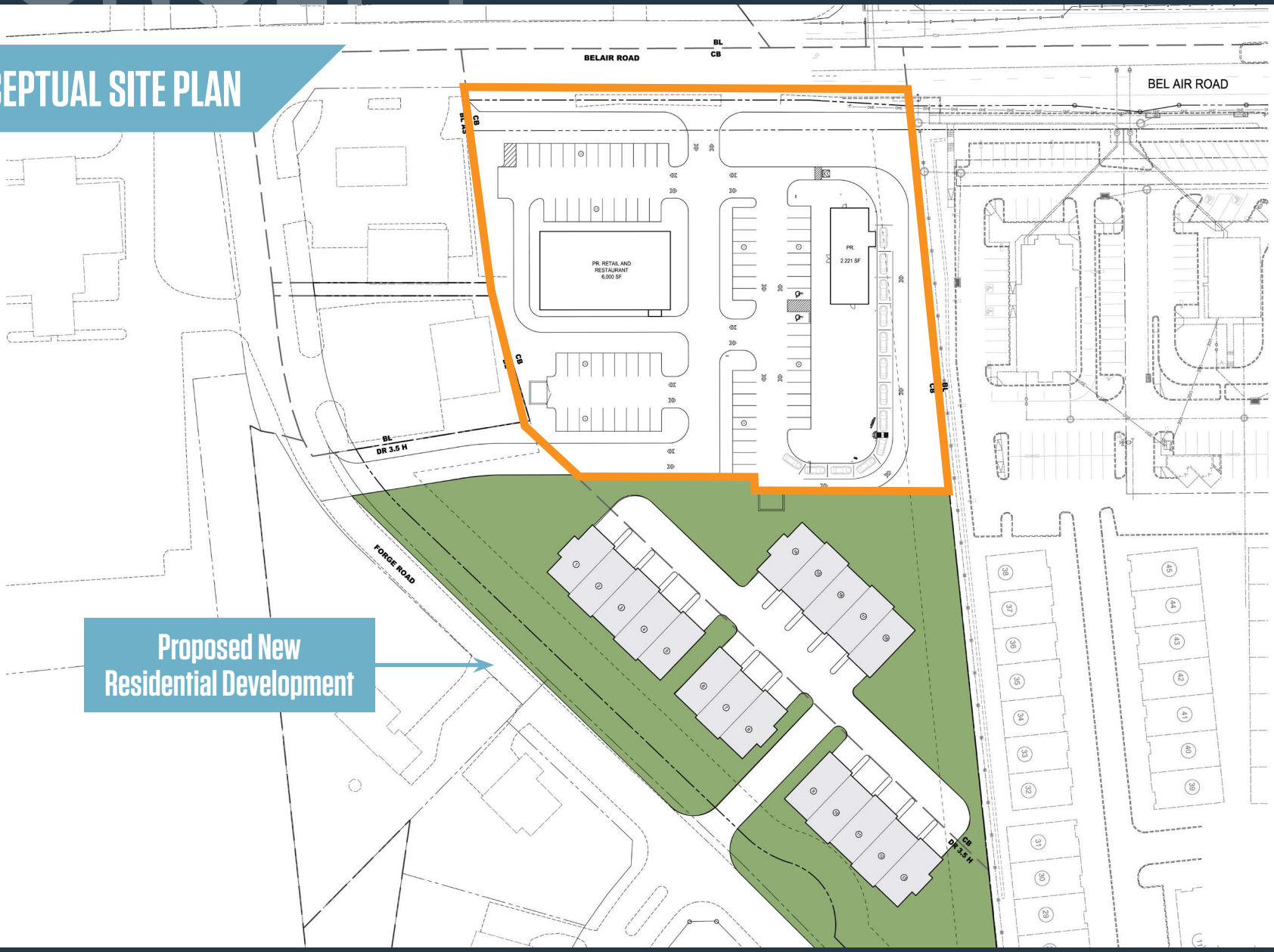
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CONCEPT

9721 BELAIR ROAD

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CONCEPTUAL SITE PLAN



Proposed New Residential Development

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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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