



# 9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY



## NEARBY RETAILERS



## PAD SITE FOR LEASE

- 3.25 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

mbernstein@klmb.com | 443-632-2089

JEFF BACH

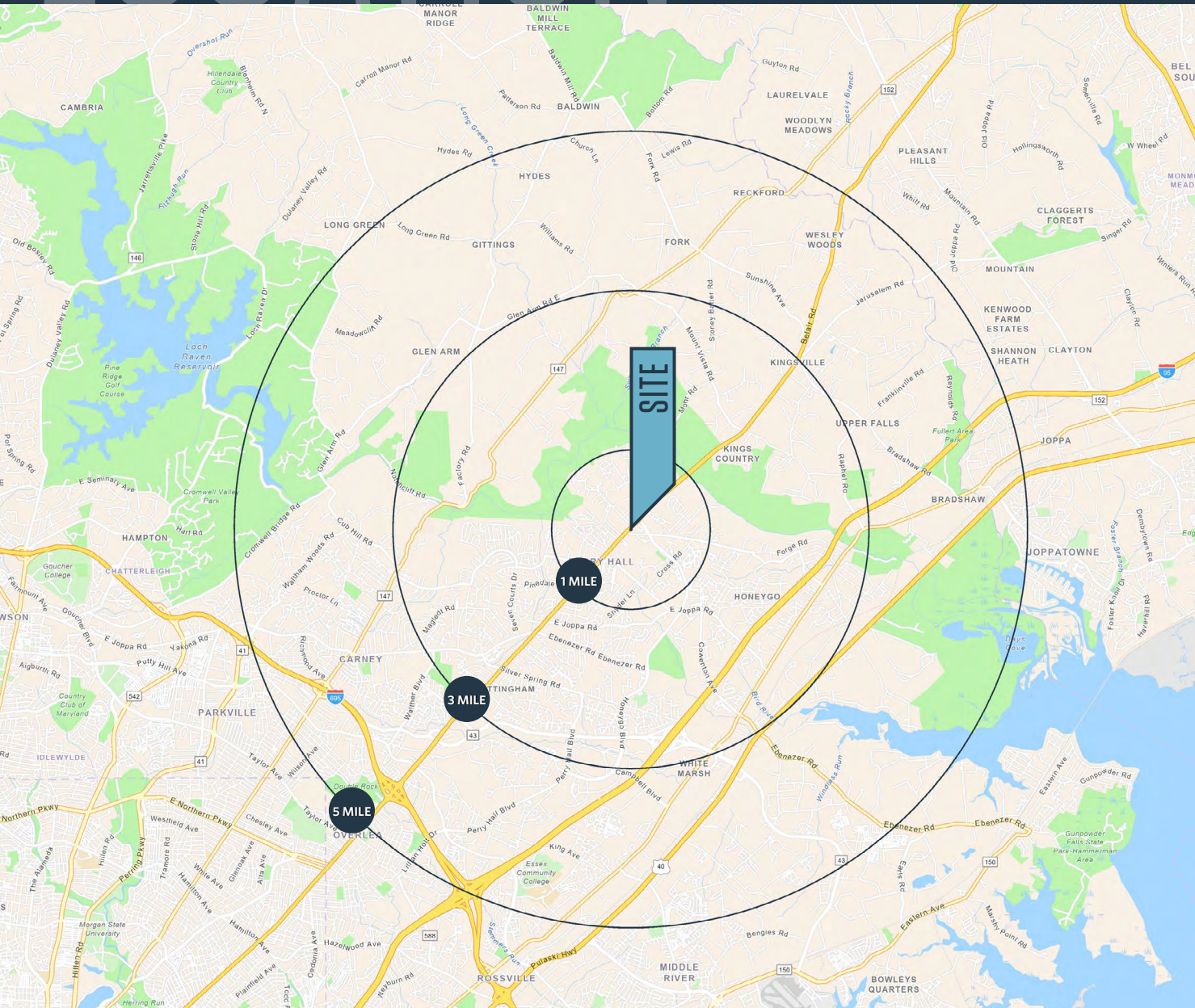
jbach@klmb.com | 410-357-6944

JOE BOTZLER

jbotzler@klmb.com | 410-266-2703

klmb.com





## 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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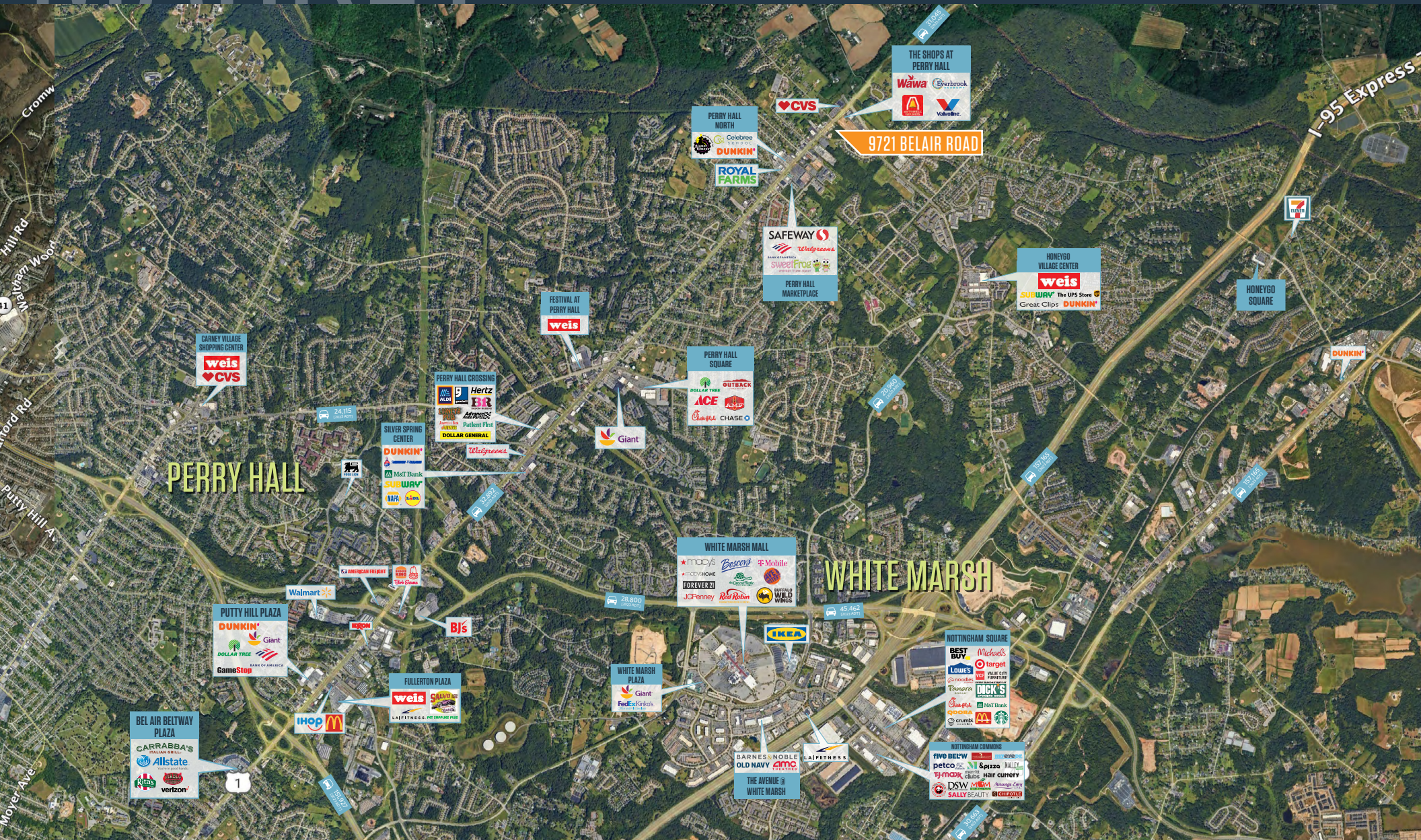
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# MARKET

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# CLOSE UP

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## FOR MORE INFORMATION, PLEASE CONTACT:

### MASON BERNSTEIN

mbernstein@klnb.com  
443-632-2089

### JEFF BACH

jbach@klnb.com  
410-357-6944

### JOE BOTZLER

jbotzler@klnb.com  
410-266-2703

100 West Road, Suite 505, Towson, MD 21204

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## klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

**CLICK TO VIEW PROPERTY WEBSITE**

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