



## NEARBY RETAILERS



**MASON BERNSTEIN**

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## PAD SITE FOR LEASE

- 3.25 Acres Available for Lease with Direct Access and Visibility to Belair Rd (25,981 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.

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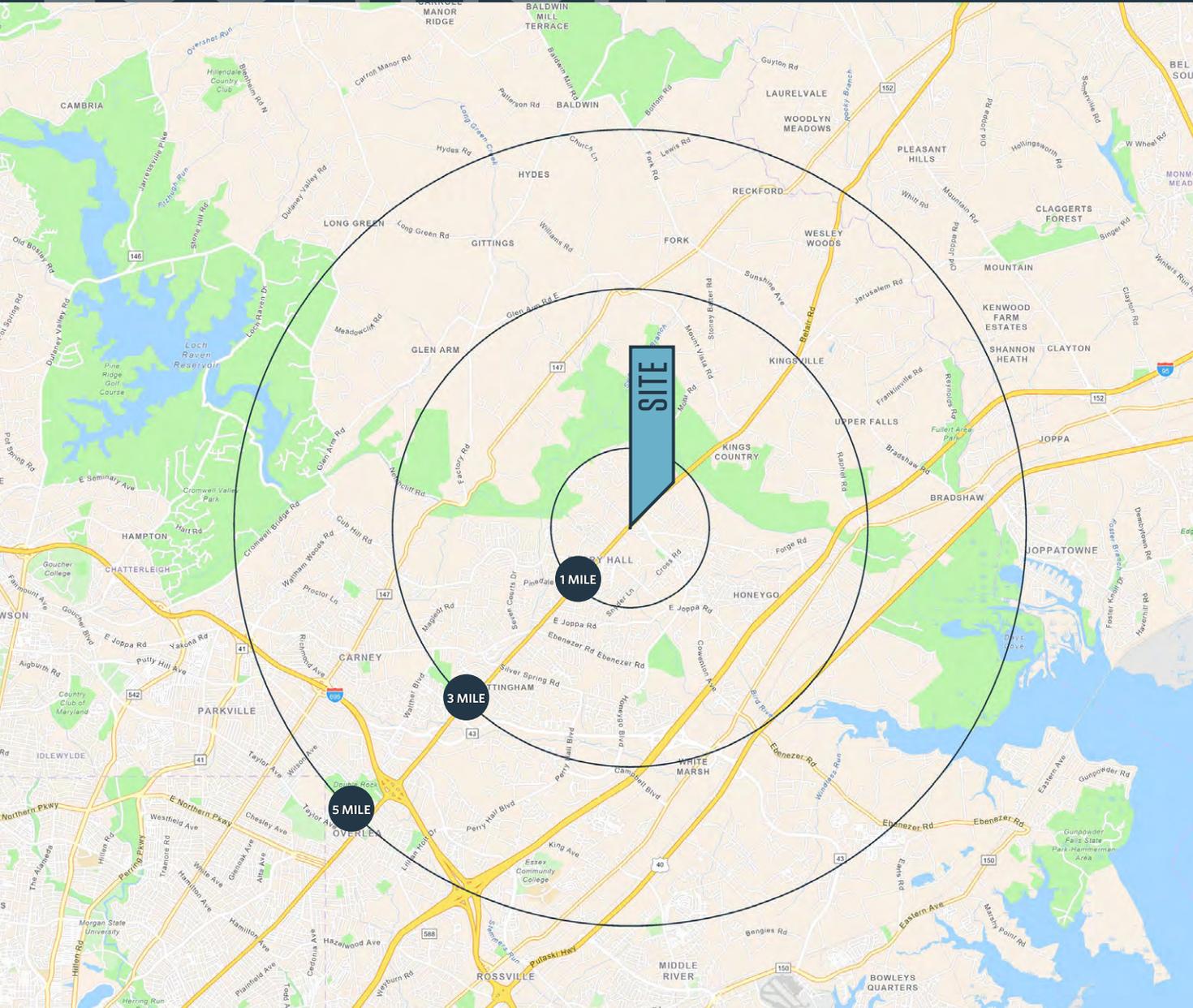
## OWNED & MANAGED BY:



# LOCATION

# 9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY



## PROPERTY HIGHLIGHTS:

Pad Site with excellent visibility to Belair Rd.

## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE
Population		
8,147	55,964	132,360
Daytime Population		
6,089	43,323	119,550
Households		
3,409	21,068	52,368
Average HH Income		
\$134,226	\$138,966	\$125,392

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Belair Road	25,981 ADT
Honeygo Blvd	20,901 ADT

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# CLOSE UP

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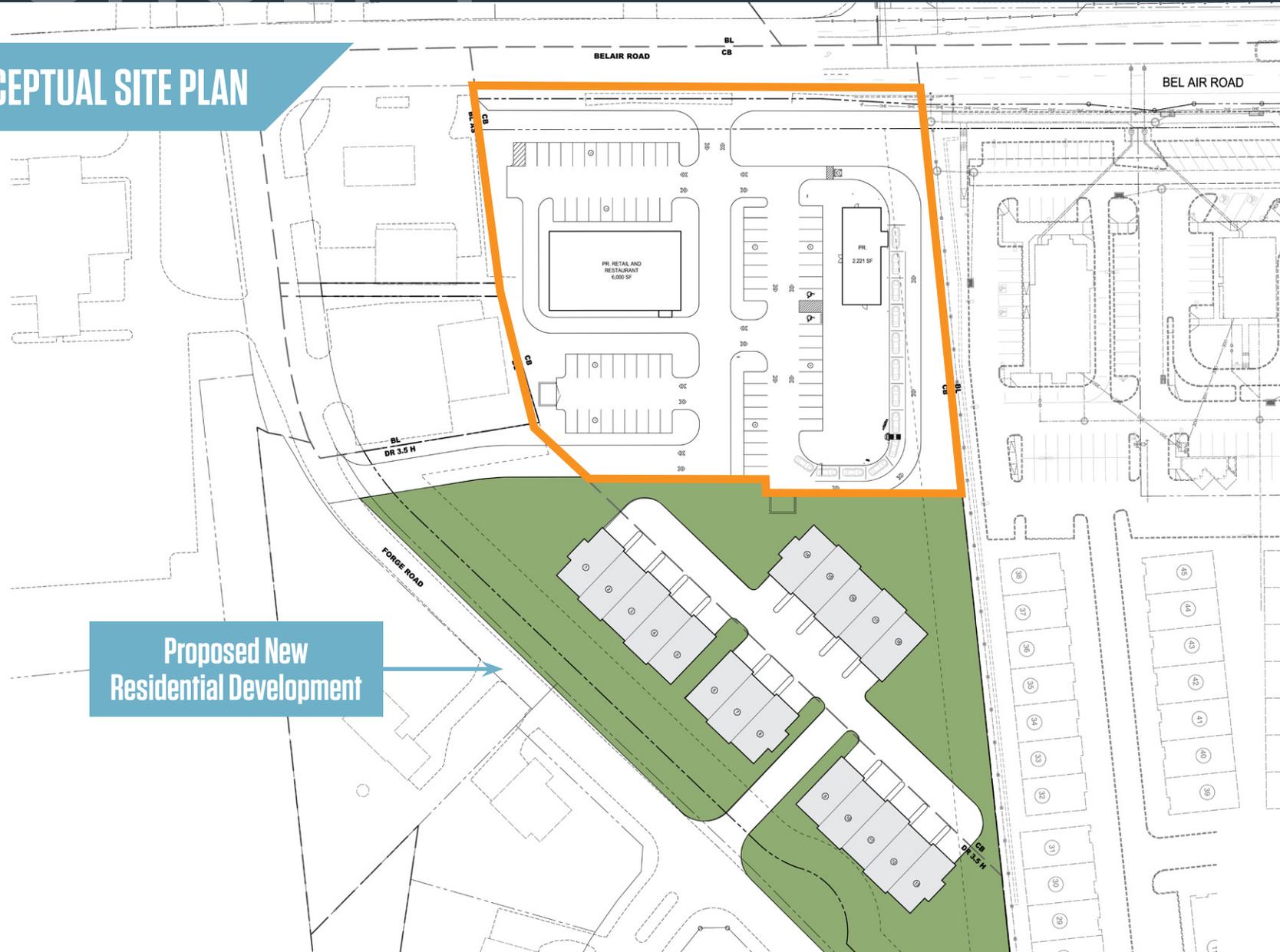


# CONCEPT

# 9721 BELAIR ROAD

NOTTINGHAM, MD 21236, BALTIMORE COUNTY

## CONCEPTUAL SITE PLAN



Proposed New Residential Development

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## FOR MORE INFORMATION, PLEASE CONTACT:

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