



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

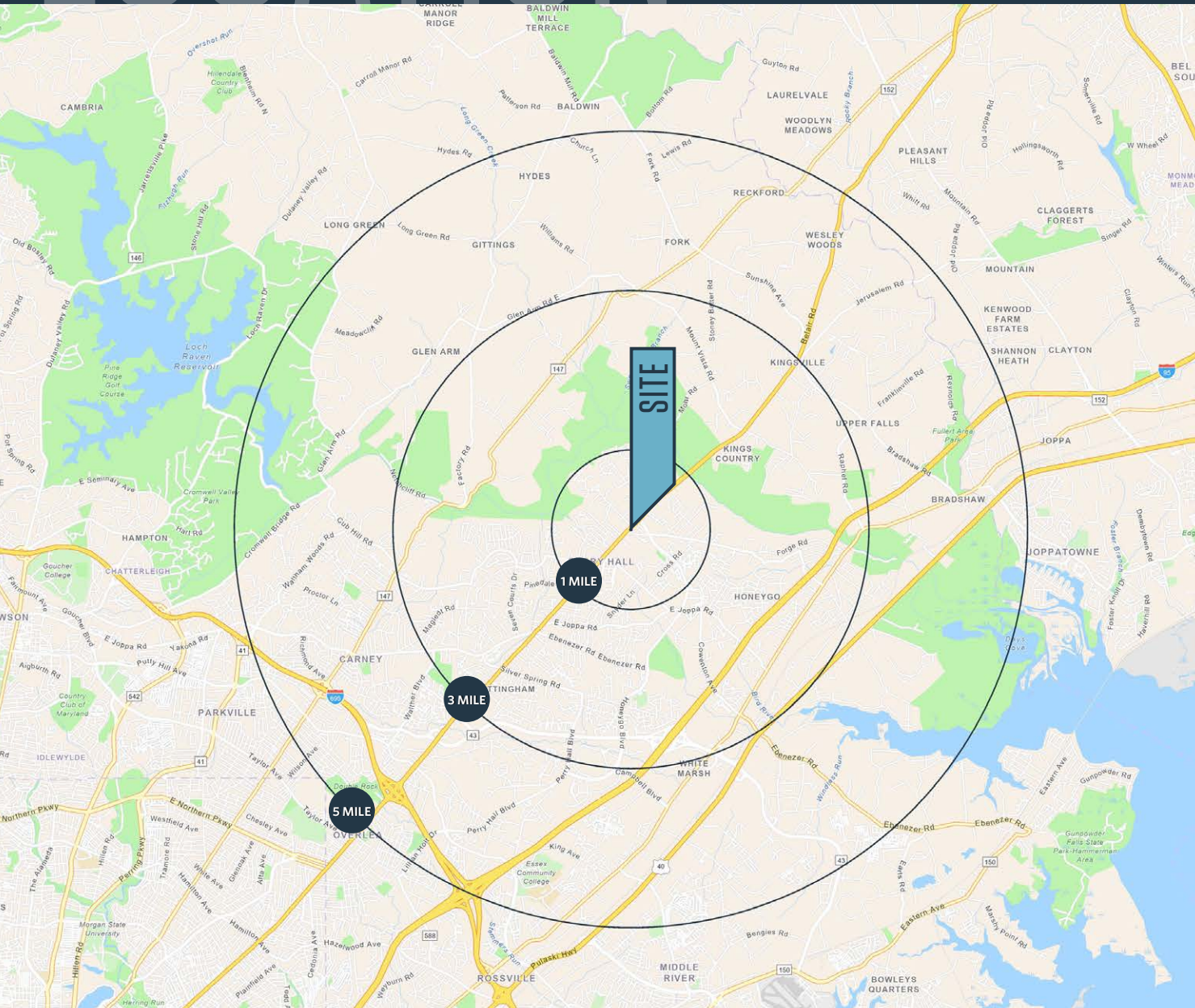
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LOCATION

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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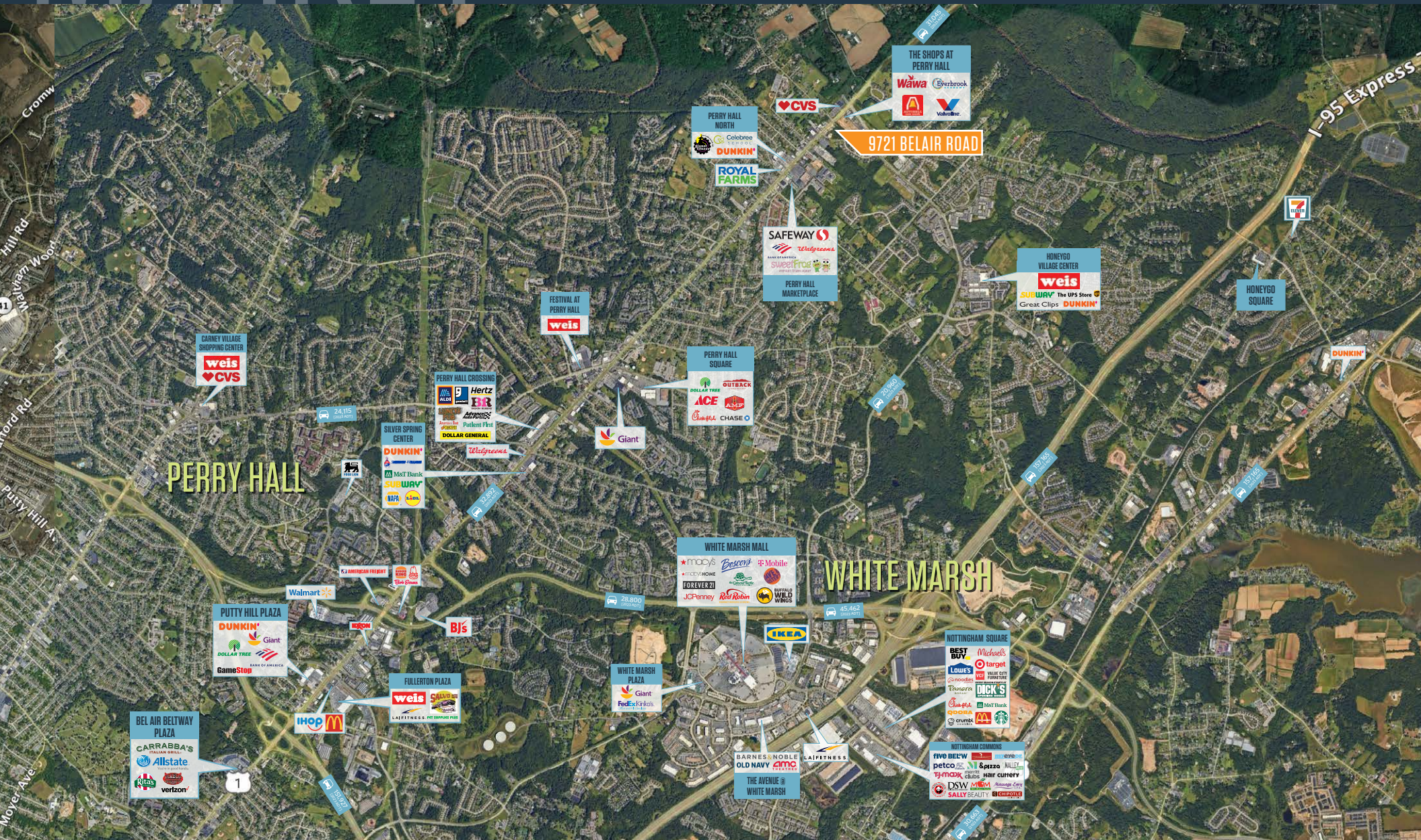
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CLOSE UP

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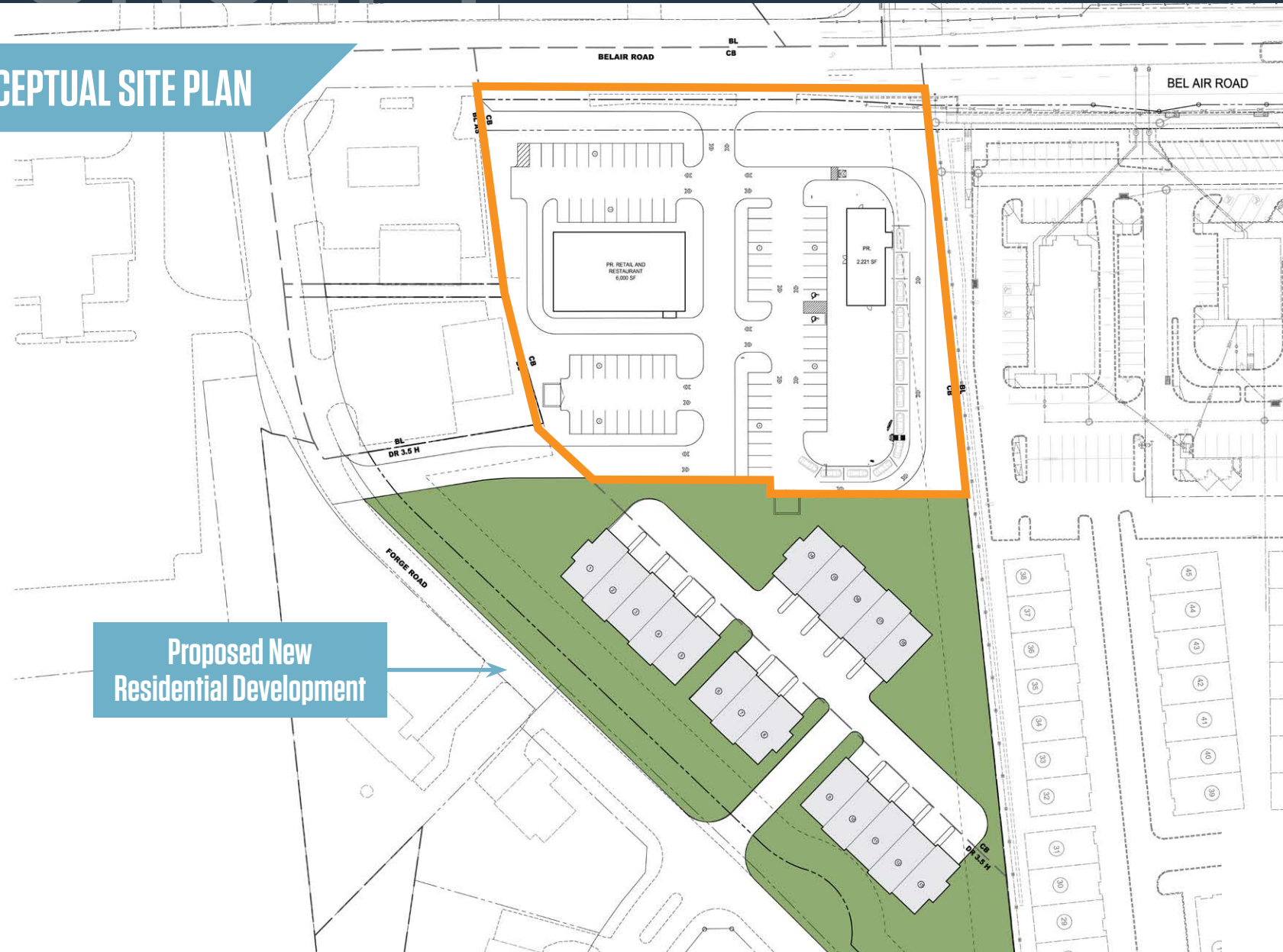
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CONCEPT

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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

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.