

# BELAIR-EDISON CROSSING

2401 Belair Road, Baltimore, MD  
Baltimore City



## RETAIL FOR LEASE

JOIN:

**FORMAN  
MILLS**  
DESIGNER FASHIONS • KILLER PRICES

**SHOPPERSWORLD**

**WirelessWorld**

**SUPER BEAUTY**  
BEAUTY • SPA • MASSAGE • NAIL

**SOCIAL SECURITY  
ADMINISTRATION**

**DENTAL  
dreams**  
dentistry for KIDS AND ADULTS

**CITITRENDS**

- 49,833 SF Anchor Opportunity Available
- This 208,780 square foot shopping center is located between Belair Road and Edison Highway at the corner of Belair Road and Cliftmont Avenue. The property is directly across the street from the Clifton Park Municipal Golf Course just south of Erdman Avenue
- Anchored by Shoppers World, Forman Mills, Citi Trends, and the Social Security Administration
- Two highly visible pylon signs serve the property; sign panels available on both the Belair Road and Edison Highway pylons

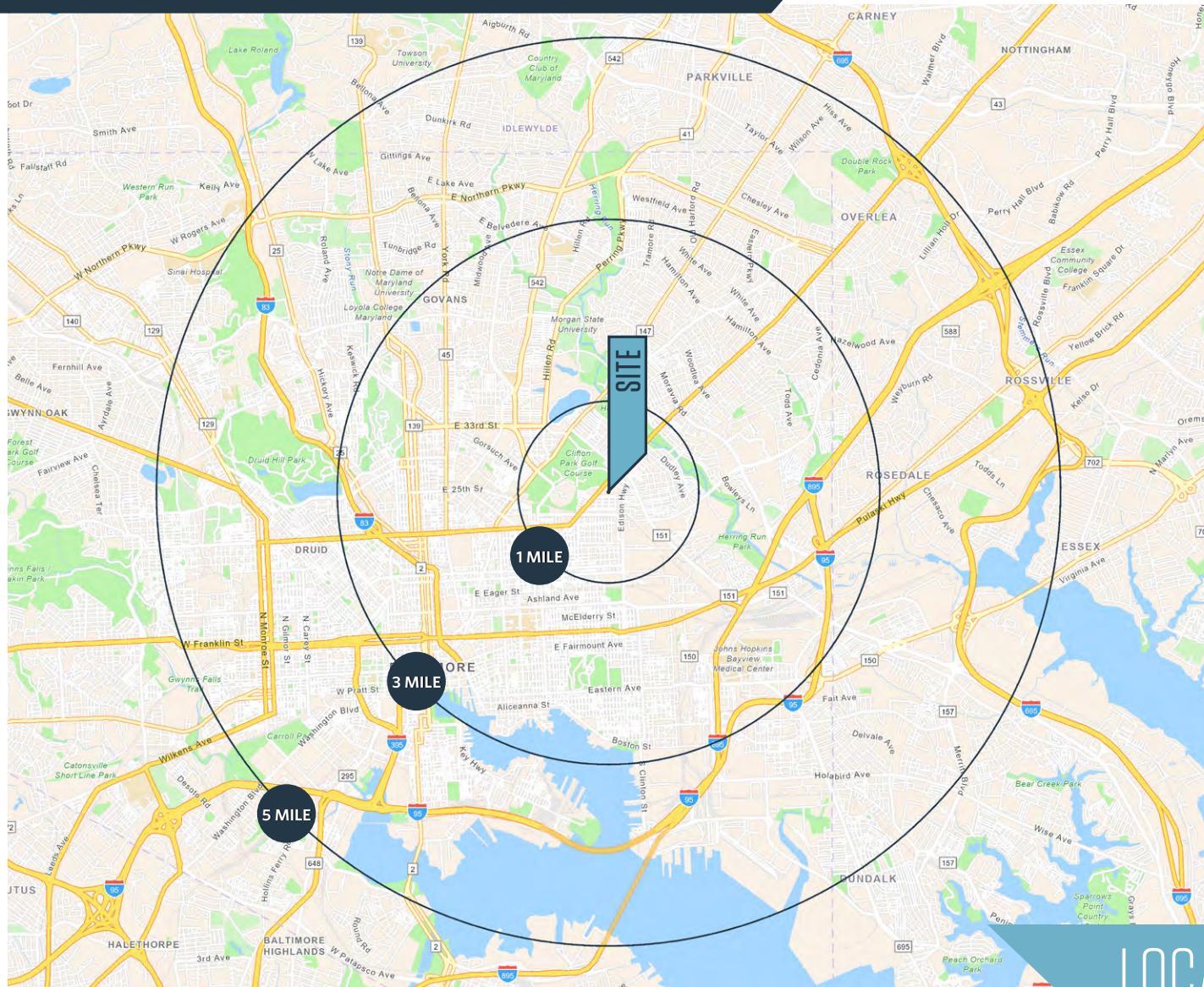
Keith Barnett  
kbarnett@klnb.com  
443-632-2047

100 West Road, Suite 505  
Towson, MD 21204  
[klnb.com](http://klnb.com)

**klnb**

# BELAIR-EDISON CROSSING

2401 Belair Road, Baltimore, MD  
Baltimore City



## DEMOGRAPHICS | 2025:

1-MILE	3-MILE	5-MILE	
Population	24,543	254,403	517,094
Daytime Population	19,386	319,241	593,222
Households	10,079	116,689	230,258
Average HH Income	\$65,611	\$91,303	\$95,977

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Belair Road 21,423 ADT  
Erdman Avenue 17,323 ADT

## LOCATION & DEMOGRAPHICS

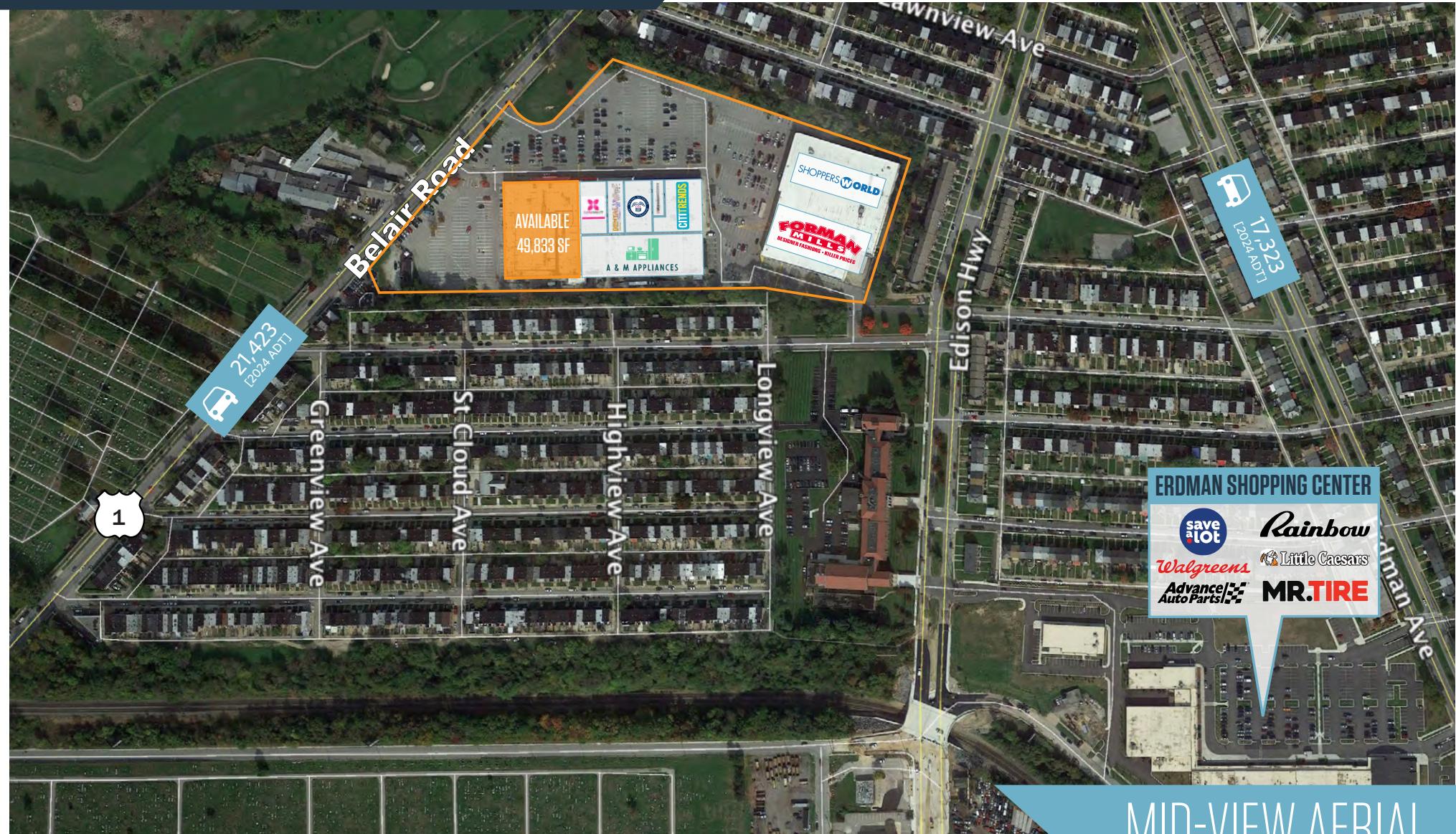
Keith Barnett  
kbarnett@klnb.com  
443-632-2047

100 West Road, Suite 505  
Towson, MD 21204  
[klnb.com](http://klnb.com)

klnb

# BELAIR-EDISON CROSSING

2401 Belair Road, Baltimore, MD  
Baltimore City



MID-VIEW AERIAL

Keith Barnett  
kbarnett@klnb.com  
443-632-2047

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com

klnb

# BELAIR-EDISON CROSSING

2401 Belair Road, Baltimore, MD  
Baltimore City



CLOSE-UP AERIAL

Keith Barnett  
kbarnett@klnb.com  
443-632-2047

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com

klnb

# BELAIR-EDISON CROSSING

2401 Belair Road, Baltimore, MD  
Baltimore City



Keith Barnett  
kbarnett@klnb.com  
443-632-2047

100 West Road, Suite 505  
Towson, MD 21204  
klnb.com

klnb

# BELAIR-EDISON CROSSING

2401 Belair Road, Baltimore, MD  
Baltimore City

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

**Keith Barnett**

[kbarnett@klnb.com](mailto:kbarnett@klnb.com)

443-632-2047

100 West Road, Suite 505  
Towson, MD 21204

[klnb.com](http://klnb.com)



[instagram.com/klnbcrc](https://www.instagram.com/klnbcrc)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

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.

klnb