

# 8838 Belair Rd. Baltimore, MD 21236

## Beauty Salon Business/Property for Lease



**Turnkey Business - \$99,000.00**



### Salon Facts

- Excellent Location
- Fully Equipped Beauty Salon Business
- Monthly Lease Rate: \$3,500.00 NNN
- Approx. 1,622 sf (upstairs office and storage)
- 5 Separate Cutting Stations
- 4 Equipped Wash Stations
- Separate Room for Nails, Med Spa, Color, etc.
- Equipment Included
- Over 25 years continuous service
- Ample Parking in Rear - 15 Spaces
- Approx 30,000+ Cars Daily
- Available Immediately

### DEMOGRAPHICS:

Population	2 MILE	5 MILE
2024 Total Population:	52,362	211,153
Pop. Growth 2024-2029:	-0.3%	-0.4%
Average Age:	42.2	40.6

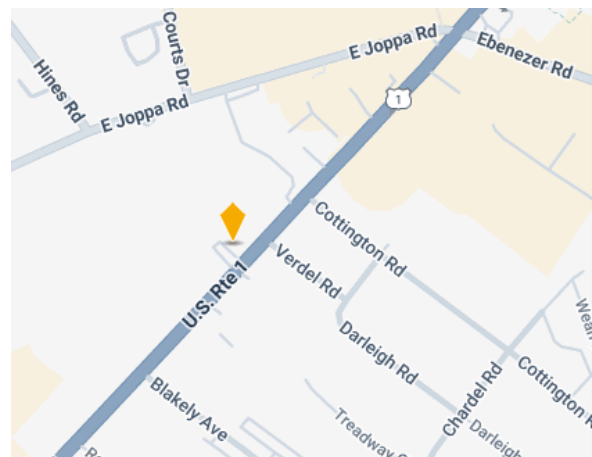
  

Households	2 MILE	5 MILE
2024 Total Households:	20,680	82,844
Median Household Income:	\$90,448	\$80,858
Avg. Household Size:	2.5	2.5

### CONTACT(s):

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**DISCLAIMER:** The information provided herein was furnished by Seller indicated above & evidenced by the Exclusive Agreement. Broker makes no representations as to the accuracy or reliability of said information. We recommend financial & legal counsel be available to assist you throughout the transaction due to the significance of this data.

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