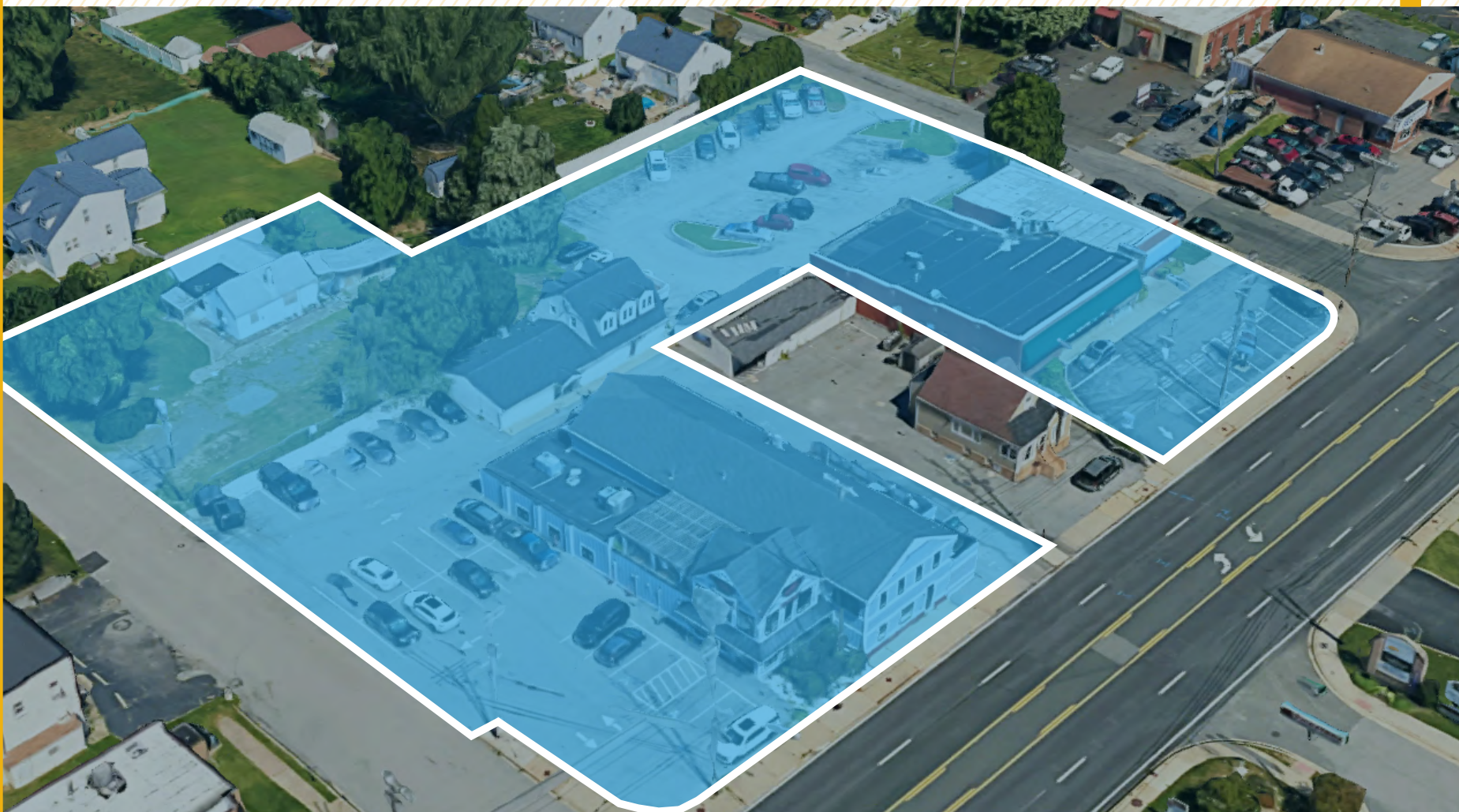




FOR **SALE**

SUBURBAN MIXED USE DEVELOPMENT

9654/9660 BELAIR ROAD & 4128 KAHLSTON ROAD | NOTTINGHAM, MARYLAND 21236



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Prime opportunity to purchase an income-generating asset or lot for redevelopment
- Includes 8,800 SF vacant 2nd-generation restaurant with rooftop patio
- BWL Liquor License to convey
- Restaurant building renovated in 2015
- Along highly trafficked Belair Road (28,061 AAWDT)
- Multi-tenant retail strip with income-producing tenants in place (NDA required)
- Newly acquired parcel to develop expanded parking lot with approvals in hand



BUILDING SIZE:

9654: 8,862 SF ±
9660: 6,536 SF ±

LOT SIZE:

1.65 ACRES ±

TRAFFIC:

28,061 AAWDT (BELAIR RD)

PARKING:

104 SPACES ±

ZONING:

BL (BUSINESS LOCAL)



GOOGLE STREET VIEW

SITE PLAN



AERIAL OVERVIEW



Map Labels and Callouts:

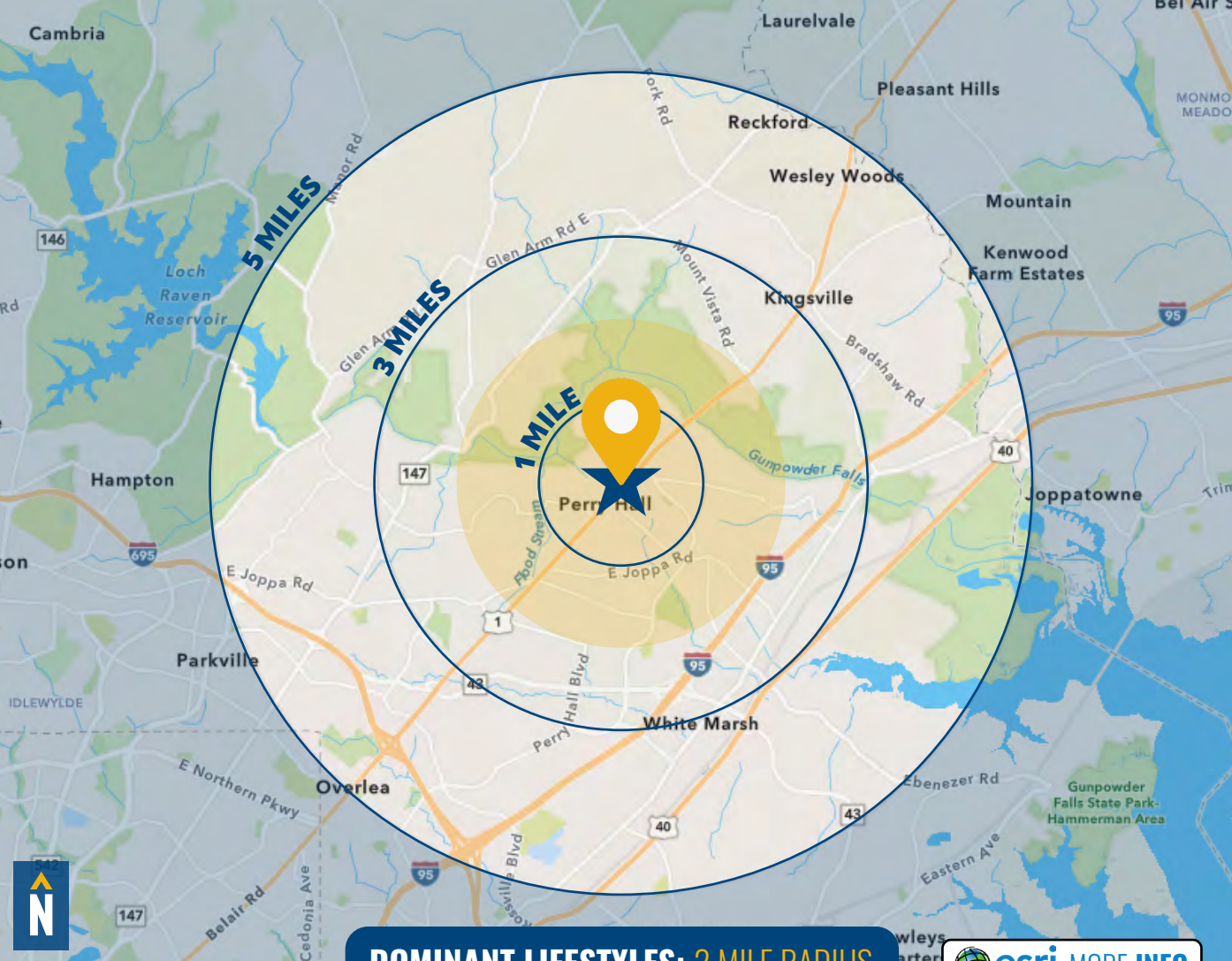
- Top Right:** Joppatown Plaza, REDNE, Wendy's, DOLLAR TREE
- Top Center:** SITE (red pin), BALTIMORE COUNTY PUBLIC LIBRARY
- Top Left:** Perry Hall North (planet fitness, DUNKIN', ROYAL FARMS, Celebree SCHOOL, KIDS FIRST Swim Schools)
- Center Right:** Honeygo Village Center (weis, DUNKIN', CHOPSTIX, LIBERATORS, LIB'S GRILL)
- Center:** Perry Hall Marketplace (SAFEWAY, Walgreens, SUBWAY, Bank of America), Perry Hall Square (Giant, ACE Hardware, KidZone, RITE AID, OUTBACK, BOARDWALK, Chick-fil-de, El Sabor)
- Center Left:** Festival at Perry Hall (weis, MISSION BBQ, Double Diner, CVS, Chick-fil-de, Starbucks, 7-Eleven)
- Left:** Carney Village (Walgreens, weis), Perry Hall Crossing (ALDI, Advance Auto Parts, Goodwill, Wendy's, LANE'S PUB, SUNTRUST, DOLLAR GENERAL)
- Bottom Left:** Putty Hill Plaza (Giant, DUNKIN', PLAY IT AGAIN SPORTS, LAR TREE), Fullerton Plaza (weis, SALLY BEAUTY, SALVO, IHOP, McDonald's)
- Bottom Center:** The Avenue at White Marsh (amc, BARNES & NOBLE, ULTA, STAPLES, Starbucks, LOFT, Maywood, CURIOUS OYSTER, chilis, Red Brick Station, BANDITOS, carter's, OLD NAVY, Brown Rice)
- Bottom Right:** Nottingham Commons (MOM, Applebees, merriitt clubs, SALLY BEAUTY, petco, TJ-maxx, THE NALLEY, CAVA), Nottingham Square (LOWE'S, TARGET, VCF, VALUE CITY FURNITURE, QDOBA, BEST BUY, DICK'S, Chick-fil-de, Panera, DUCK & DONUTS, Michaels, Party City, McDonald's), Costco Plaza (COSTCO WHOLESALE, BIG LOTS!, BURGER KING, Pop Boys, PET SMART)
- Other:** White Marsh Mall (JCPenney, sears, macy's, Boscon's, the Greene Turtle, Red Robin, H&M, DTLR, Olive Garden, JARED, PF. CHANG'S, FOREVER 21, EXPRESS, D&B, BUFFALO WILD WINGS, claire's), Walmart, BJ's, Giant, IKEA, CARMAX

Scale: 5 MILES

North Arrow: N

5 MILES





DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

43% SAVVY SUBURBANITES



MEDIAN

AGE: 44.0

HH INCOME: \$139,696

These residents work in professional fields such as management and finance, where couples' combined wages position them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

11% RETIREMENT COMMUNITIES



MEDIAN

AGE: 55.0

HH INCOME: \$80,402

A quarter of this population consists of people aged 75 and above, and nearly half of households are single individuals. They typically earn middle-tier incomes and tend to choose domestic products.

8% DREAMBELT



MEDIAN

AGE: 41.5

HH INCOME: \$94,802

About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,546

59,136

135,800

DAYTIME POPULATION



6,505

46,453

122,330

AVERAGE HOUSEHOLD INCOME



\$130,643

\$135,892

\$123,778

NUMBER OF HOUSEHOLDS



3,545

22,928

53,795

MEDIAN AGE



47.3

42.9

41.0

FULL DEMOS REPORT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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