

3425 BELAIR ROAD, BALTIMORE, MD 21213

DOLLAR TREE STORE WITH DEVELOPABLE LAND



Executive Summary

### PROPERTY SUMMARY

Sale Price:	\$1,800,000
Cap Rate:	9.35%
NOI:	\$168,300
Lot Size:	1.55 Acres
Building Size:	12,240 SF
Year Built:	1995
Renovated:	2015
Zoning:	C1
Market:	Baltimore City
Sub Market:	Belair-Edison
Cross Streets:	Belair Road & Brendan Avenue



### PROPERTY HIGHLIGHTS

- Dollar Tree
- NNN
- On-Site Parking Corner Location
- 26,000 + Cars Per Day
- 41,000 People Reside Within A 5 Minute Drive
- Potential For Development Of Rear Lot

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TROUT DANIEL & ASSOCIATES

## Additional Photos



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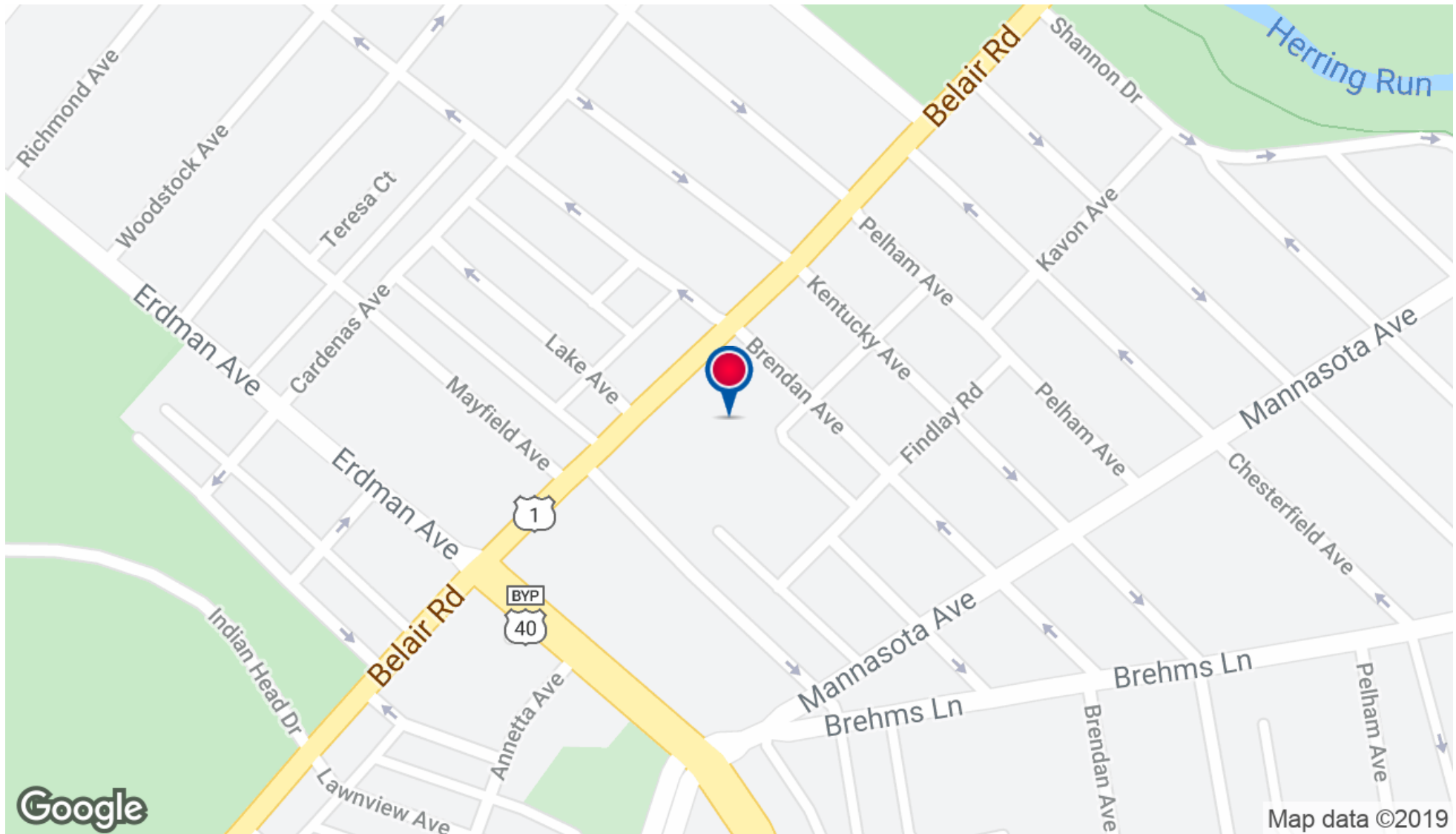
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Location Maps



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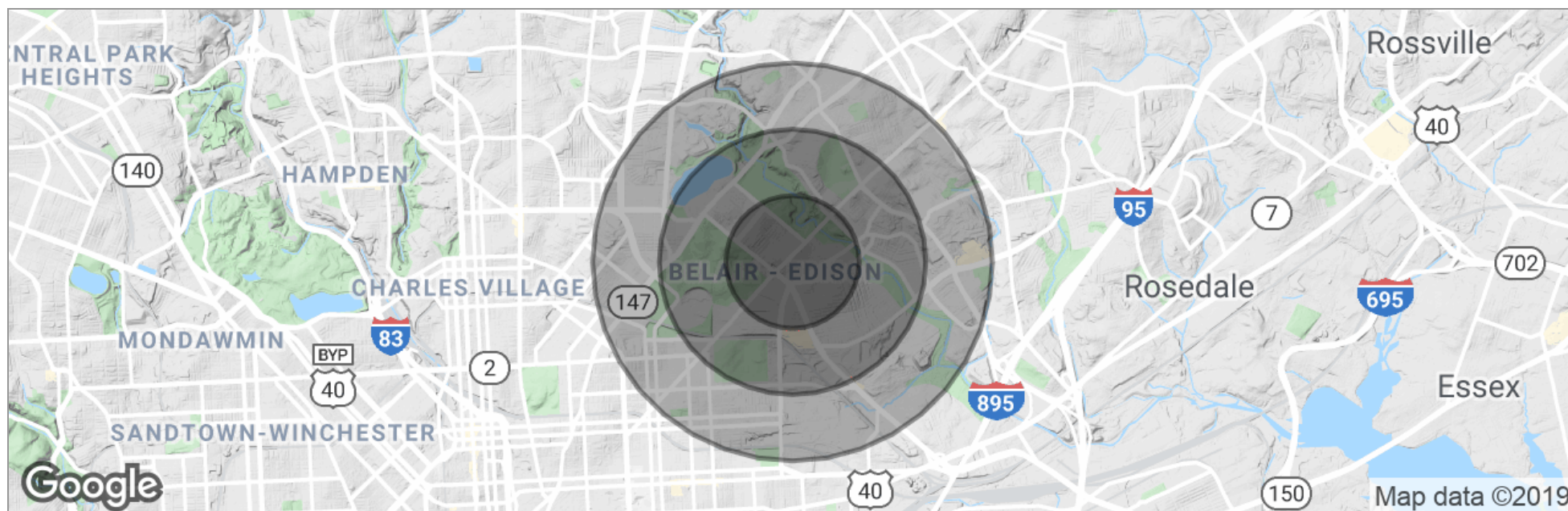
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Demographics Map



	0.5 Miles	1 Mile	1.5 Miles
Total Population	9,612	28,707	59,533
Population Density (Pop/Sq.Mi.)	12,238	9,138	8,422
Median Age	34.4	36.2	37.0
Median Age (Male)	30.3	31.4	32.4
Median Age (Female)	35.8	37.8	39.5
Total Households	3,247	10,309	21,923
# of Persons Per HH	3.0	2.8	2.7
Average HH Income	\$49,776	\$50,450	\$48,771
Average House Value		\$192,440	\$161,121

\* Demographic data derived from 2010 US Census

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