



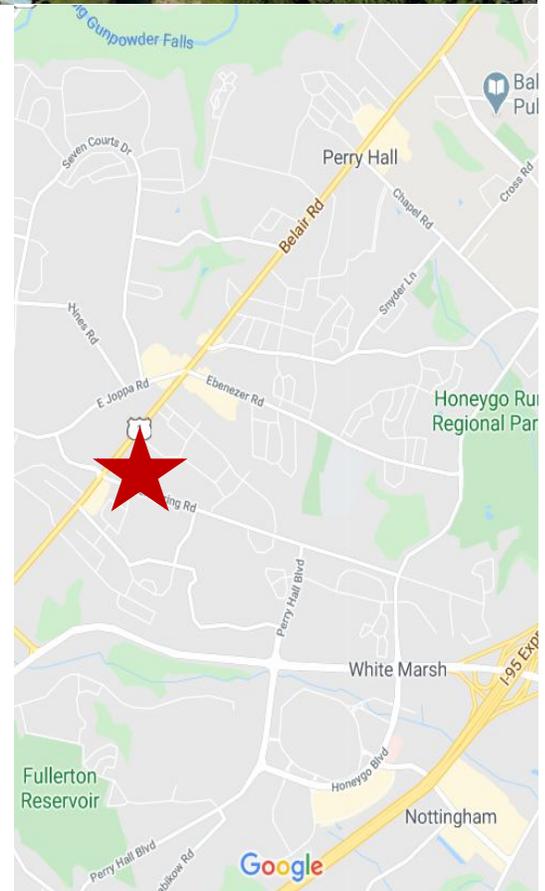
## 8713 Belair Road

Perry Hall, Baltimore County, Maryland 21236

### Property Features:

- Space available for a developer to establish multiple restaurant pad sites (or other uses with BLR/RO zoning).
- BLR (Business Local Restricted):
  - Restaurant pad sites; fast food w/ drive-thru; tavern.
  - Community businesses, retail & service, offices, health/athletic clubs, banks.
  - Senior/assisted living/skilled nursing care.
- County redevelopment zone: tax credits available.
- Convenient access from Belair Rd and Silver Spring Rd.
- Great Perry Hall demographics.
- Traffic count in the 30,000 range.

View this property on [MarylandLand.com](https://www.MarylandLand.com)



Offered at

**\$1,500,000**

### CONTACT AGENT:

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MARYLAND LAND ADVISORS

5771 Waterloo Rd, Ellicott City, MD, 21043

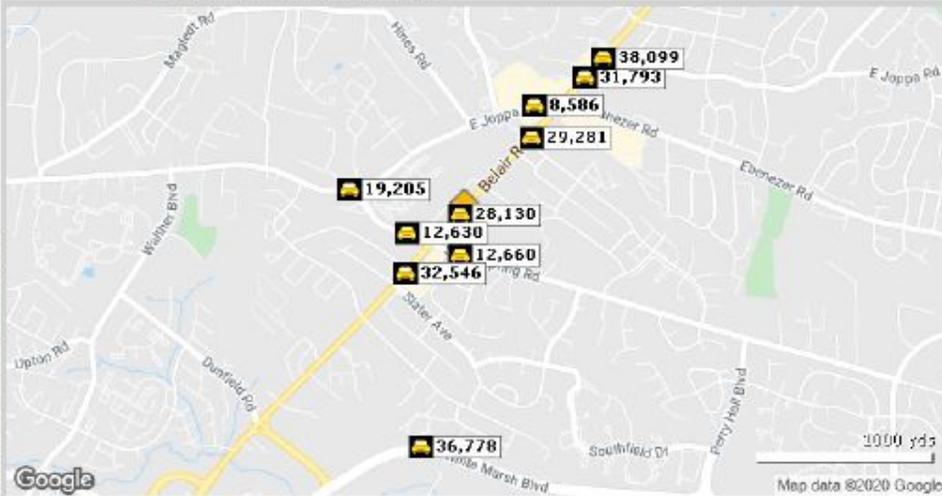
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Traffic Count Report

±3.14-acre Restaurant Pad Site Opportunity

8713 Belair Rd, Perry Hall, MD 21236

Building Type: Land  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: 0 SF  
 % Leased: 0%  
 Rent/SF/Yr: -



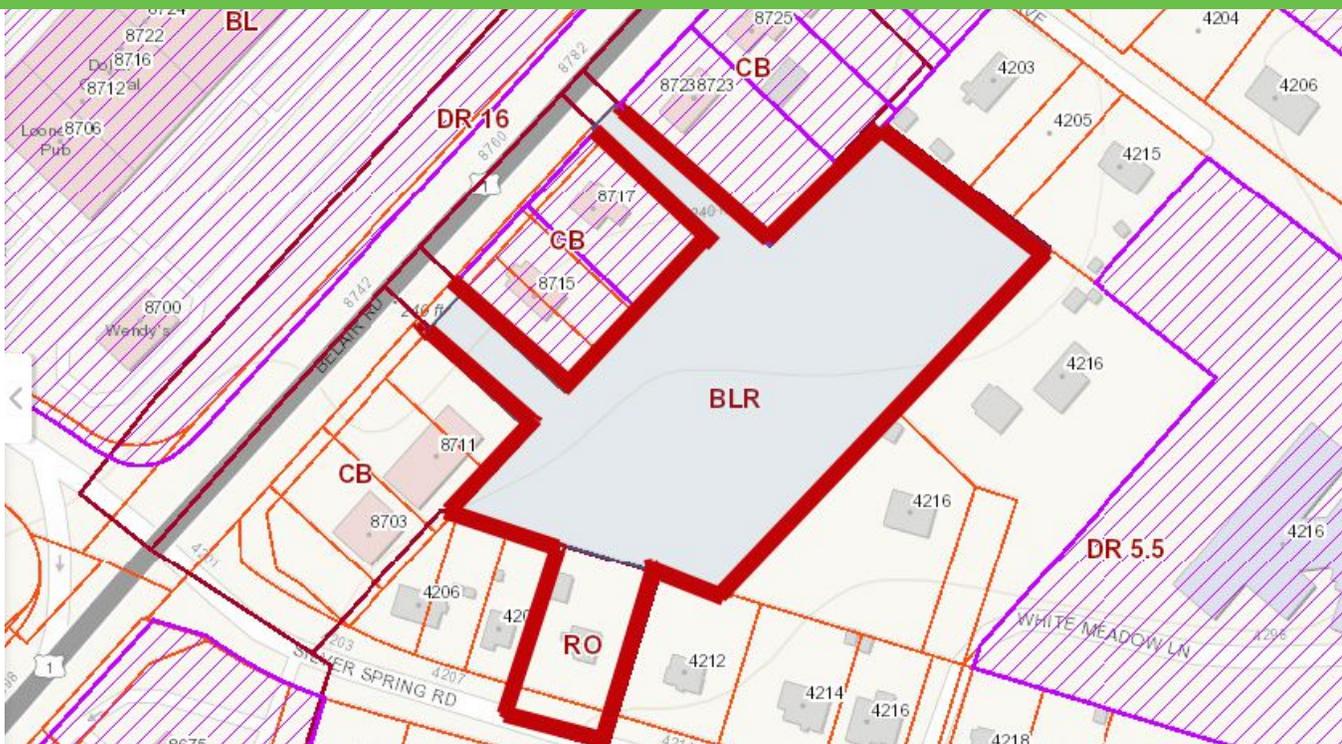
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Silver Spring Rd	Silver Meadow Ln	0.06 E	2012	12,660	AADT	.06
2 Belair Rd	Raab Ave	0.04 NE	2018	28,130	MPSI	.07
3 Silver Spring Rd	Whiffletree Rd	0.05 E	2012	12,630	AADT	.18
4 Belair Rd	Link Ave	0.01 NE	2018	32,546	MPSI	.22
5 Belair Rd	Verdel Rd	0.07 SW	2018	29,281	MPSI	.40
6 E Joppa Rd	Springtowne Cir	0.04 E	2018	19,205	MPSI	.40
7 E Joppa Rd	Ebenezer Rd	0.10 E	2018	8,586	MPSI	.49
8 Belair Rd	Brookfield Ave	0.03 SW	2018	31,793	MPSI	.66
9 Whitemarsh Blvd	Dunfield Rd	0.32 SW	2018	36,778	MPSI	.70
10 Belair Rd	India Ave	0.04 SW	2012	38,099	MPSI	.75

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3/16/2020

Traffic Counts

Zoning Map



Source: Baltimore County Zoning