

BELAIR BELTWAY PLAZA

SHOPPES AND OFFICES

7600-7700 Belair Road, Fullerton, Maryland 21236

DAVID S. BROWN
ENTERPRISES, LTD.



JOIN CURRENT TENANTS:



PROPERTY FEATURES:

- 154,000 SF of retail space and office space
- Located 0.25 miles from I-695 at the intersection of Route 1
- Free, on-site, abundant parking
- Digital pylon signage with tremendous visibility on Belair Road

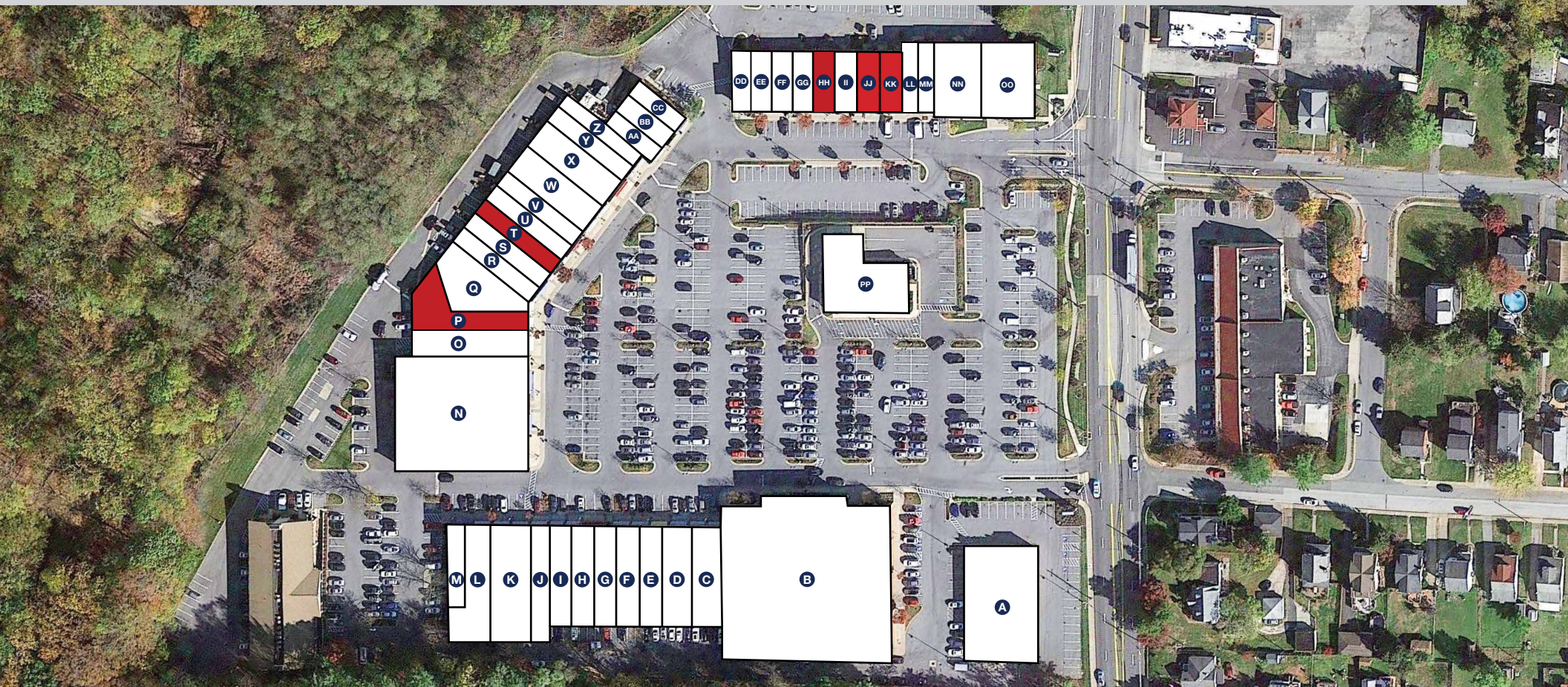
1,017 - 3,550 SQ.FT. OF RETAIL SPACE AVAILABLE

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AVAILABLE SPACES

- | | | | | | |
|---------------------------------------|---|--|---------------------------------------|---|--------------------|
| A Carrabba's Italian Grill | I Queen's Nails | Q Mady & Mules PT | Y Connect Hearing | GG Arigato Sushi | OO Verizon |
| B Mercy Medical Center | J Martins Hairport | R Milan Laser Corporation | Z Founders CBD | HH AVAILABLE: 1,369 sq. ft. | PP M&T Bank |
| C Mercy Personal Physicians | K A-Experience (Avail. w/ Notice) | S OneMain Financial | AA Waterman's Seafood | II Rita's Italian Ice | |
| D Mercy Personal Physicians | L Lauring Dermatology Doctor | T AVAILABLE: 1,961 sq. ft. | BB Buffalo Wild Wings | JJ AVAILABLE: 1,017 sq. ft. | |
| E Mercy Personal Physicians | M Offices | U Venus Pizza | CC Cell Phone Repair Store | KK AVAILABLE: 1,280 sq. ft. | |
| F Mercy Personal Physicians | N Grocery Outet | V Mariners Finance | DD Get So Jaded Salon & Suites | LL One Stop Pack & Ship | |
| G Integrity Staffing Solutions | O Beltway Plaza Liquors | W Levin Eye Care | EE Diablo Doughnuts | MM Spa | |
| H ATI Physical Therapy | P AVAIL. 2/1/26: 3,550 sq. ft. | X Cosmoprof | FF Anchor Staffing | NN Express Care | |



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DEMOGRAPHIC PROFILE

	1 Mile	3 Miles	5 Miles
Population	11,456	151,315	351,394
No. Households	4,754	61,149	139,329
Median Age	40.4	39.0	38.2
Avg. HH Income	\$74,520	\$70,466	\$70,165
Employees	5,974	56,944	125,498



Belair Beltway Plaza

Digital Signage Opportunity

ROYAL FARMS

7 ELEVEN

AVERAGE DAILY TRAFFIC:

Route 1: 38,802

I-695: 130,380

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TRADE AREA

Putty Hill Plaza

Giant
Bank of America
Dollar Tree

Fullerton Plaza

Weis
McDonald's
IHOP

Perry Hall Square Shopping Center

Outback
Rite Aid
Chick-fil-A

130,380 ADT
2021



Walmart

38,802 ADT
2021



BJ's
Live Generously!



BELAIR BELTWAY PLAZA



DISTANCE TO:

Downtown Baltimore: 15 Miles

BWI: 22 Miles