

Liquor License
Available!



9654 BELAIR ROAD

PERRY HALL, MD 21236



6,570 - 8,900 SF Available

WWW.HRRETAIL.COM

Tremendous second-generation restaurant opportunity including multiple dining rooms, bars, kitchens, and patio, all in outstanding condition at a location that has been serving the community for years.



KAHLSTON RD

CLIFFVALE RD

 BELAIR RD 28,061 AAWDT

Zoning: BL - Business Local
Parcel Size: .56 acre
Parking: Additional parking lot being developed in 2025.
Total 104 parking spaces



9654 BELAIR ROAD

CVS

NORTHVIEW SHOPPING CENTER

planet fitness
ROYAL FARMS
DUNKIN'

PERRY HALL MARKETPLACE

SAFeway
Walgreens

HONEYGO VILLAGE CENTER

weis DUNKIN'

FESTIVAL AT PERRY HALL

weis

CVS

MAIN STREET AT JOPPA RD

ALL AMERICAN STEAKHOUSE & SPORTS THEATER

PERRY HALL CROSSING

ALDI
goodwill
DOLLAR GENERAL
ADVANCE AUTO PARTS

PERRY HALL CENTRE

Giant

10,000 AAWDT EBENEZER RD

PERRY HALL SQUARE

ACE AMF
DOLLAR TREE
OUTBACK STEAKHOUSE

WALTHER CENTER

FOOD LION

SILVER SPRING CENTER

LIDL NAPA

Walmart

BJS

161,565 AAWDT



43

43

35,473 AAWDT

27,133 AAWDT

BELAIR RD

WHITE MARSH BLVD

PERRY HALL BLVD

HONEYGO BLVD 22,571 AAWDT

33,435 AAWDT

SILVER SPRING RD

JOPPA RD

E JOPPA RD

BELAIR RD

28,061 AAWDT



5 MILES

3 MILES

9654 BELAIR ROAD



GUNPOWDER LODGE

HONEYGO V/C
 CHOPSTIX GOURMET & SUSHI BAR
LIBERATORE'S

PERRING PLAZA
Denny's

PERRY HALL CROSSING
LOONEY'S PUB

SILVER SPRING
SHIRAZ CO.

THE BIERHALLE

the bowman

WHITE MARSH MALL
BUFFALO WILD WINGS

Olive Garden

WHITEMARSH

P.F. CHANG'S

FRIDAYS

PIZZERIA 081

PARKVILLE

CARRABBA'S
ITALIAN GRILL

OVERLEA

THE AVENUE AT WHITE MARSH

TEXAS

NOTTINGHAM COMMONS
Applebee's GRILL & BAR

NOTTINGHAM

HYDES

PLEASANTHILLS

GLEN ARM

KINGSVILLE

UPPER FALLS

MOUNTAIN RD

JOPPATOWNE

PARKVILLE

CHASE



PERRY HALL, MD
 DEMOGRAPHIC PROFILE (2024)
 9654 Belair Road
 5 mile ring

KEY FACTS

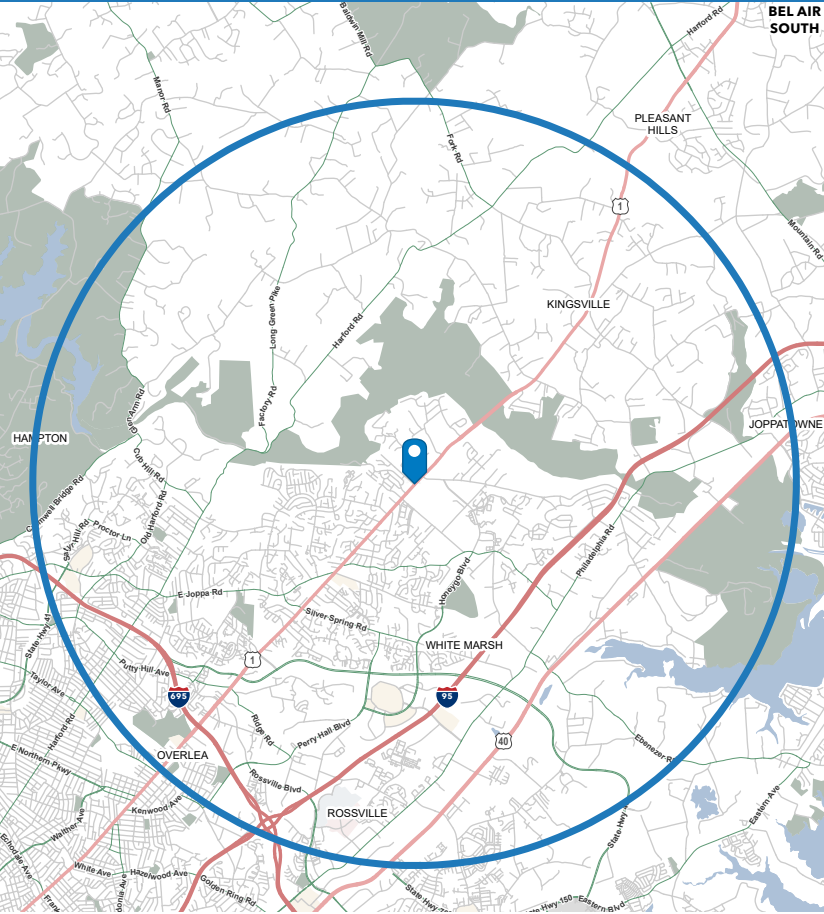
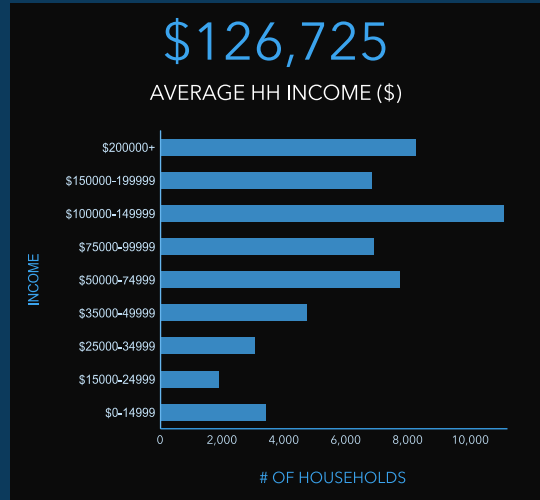
135,913 Population	40.5 Median Age	53,830 Households
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EDUCATION

 22% High School Diploma	 27% Bachelor's Degree	 18% Graduate/Professional Degree
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INCOME

 \$96,520 Median Household Income
 \$50,040 Per Capita Income



BUSINESS

 4,560 Total Businesses	 121,113 Daytime Population	 306 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

8C Bright Young Professionals
 9,917 (18.4%) of households

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.

2B Pleasantville
 9,481 (17.6%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).

2D Enterprising Professionals
 7,296 (13.6%) of households

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.



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