

For real estate professionals and entrepreneurs, Belair-Edison Main Street provides:

- Value-add acquisition opportunity
- Affordable, turnkey commercial spaces
- Growing middle-income markets
- Direct access to public transportation
- Public incentives
- Recreational amenities
- Supportive business community
- Engaged residential communities

Belair-Edison is the new home of Baltimore's creative class and **ready for redevelopment.**

Desired Characteristics

- Requires ≤ 4000 sq. ft.
- Promotes increased pedestrian traffic
- Attracts patrons from beyond the neighborhood
- Serves an unmet need
- Increases quality of life

Example Businesses

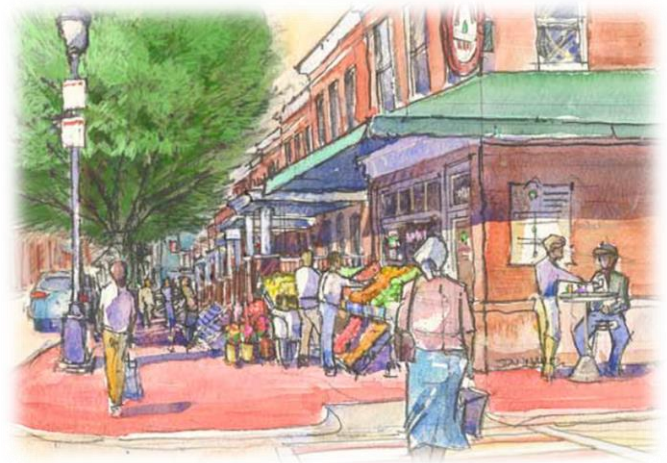
- Fast casual and casual dining
- Coffeeshops
- Mid-priced retailers
- Medical offices
- Wellness and fitness studios
- Youth-centered services
- Art galleries and studios
- Makerspaces and incubators
- Financial services providers
- Other professional and technical consulting services

Available Incentives

HUBZone; Enterprise Zone; Tax Credits; Grants; Loan Programs; Infrastructure Improvements

Amenities

Expansive parks; High-quality charter and public schools; 15 minutes to downtown and/or Towson; Located on Route 1; Easy access to I-95, 895, 695, & Route 40; Served by MTA CityLink Brown & Express BusLink 115



Community Statistics



Population	17,416
Gender	
Female	55%
Male	45%
Race	
African American/Black	85%
White	10%
Other	5%
Median Income	\$ 40,482
Vacancy	
Commercial Vacancy	3.4%
Residential Vacancy	2.9%

For more information, please contact:

- Christina Delgado, Community Development Manager, christina@belair-edison.org
- Will Smith, Community Development Manager, will@belair-edison.org



CURRENT OPPORTUNITES

<p>NO PHOTO AVAILABLE</p> <p>3301 Belair Road</p>	<p>Square Footage: 1st Floor-4,100 with drive thru</p> <p>Contact: John M. Haas 443-615-4446 jhaas@troutdaniel.com</p>
 <p>3416 Belair Road</p>	<p>Square Footage: Ground Floor – 800 2nd and 3rd Floors- 1,400</p> <p>Leasing Rates: Ground Floor - \$800, monthly 2nd and 3rd Floors - \$1,250 monthly</p> <p>Contact: Sam Darraj, Sam.darraj@gmail.com 410-627-1698</p>
 <p>3418 Belair Road</p>	<p>Square Footage: ~800</p> <p>Popup Rates: Weekly-\$275 Weekend-\$150 Monthly-\$625 Bi-weekly-\$400 Daily-Contact management</p> <p>Contact: Belair-Edison Neighborhoods, Inc. Christina Delgado, christina@belair-edison.org 410-485-8422</p>
 <p>3501 Belair Road</p>	<p>Square Footage: 786</p> <p>Leasing Rate: \$1,000</p> <p>Contact: Vicky Pigatt 443-286-8939</p>

MAIN STREET
renaissance
#BENIMAINSTREET *project*
