

FOR LEASE

Harford County, Maryland

OFFICE & AUTOMOTIVE/GARAGE SHOP SPACE

1708 HARFORD ROAD | FALLSTON, MARYLAND 21047

AVAILABLE

- ▶ Office Building: 1,800 sf ±
- ▶ Detail Shop: 1,050 sf ±
- ▶ Garage/Shop: 6,400 sf ±

ZONING

B3 (General Business District)

TRAFFIC COUNT

14,110 AADT (Harford Rd/Rt. 147)

HIGHLIGHTS

- ▶ 37,000 ± sf property located on busy Harford Rd in Fallston, MD
- ▶ 138 ± feet of road frontage
- ▶ Near intersection of Harford Rd and Belair Rd (Rt. 1) - 40,000+ vehicles per day
- ▶ Serviced by private well and public sewer
- ▶ Ideal for automotive user
- ▶ *Tenant is responsible for all taxes, sewer, water, insurance, utilities, landscaping, trash, parking areas, mechanicals, walls, flooring and electrical repairs and maintenance*



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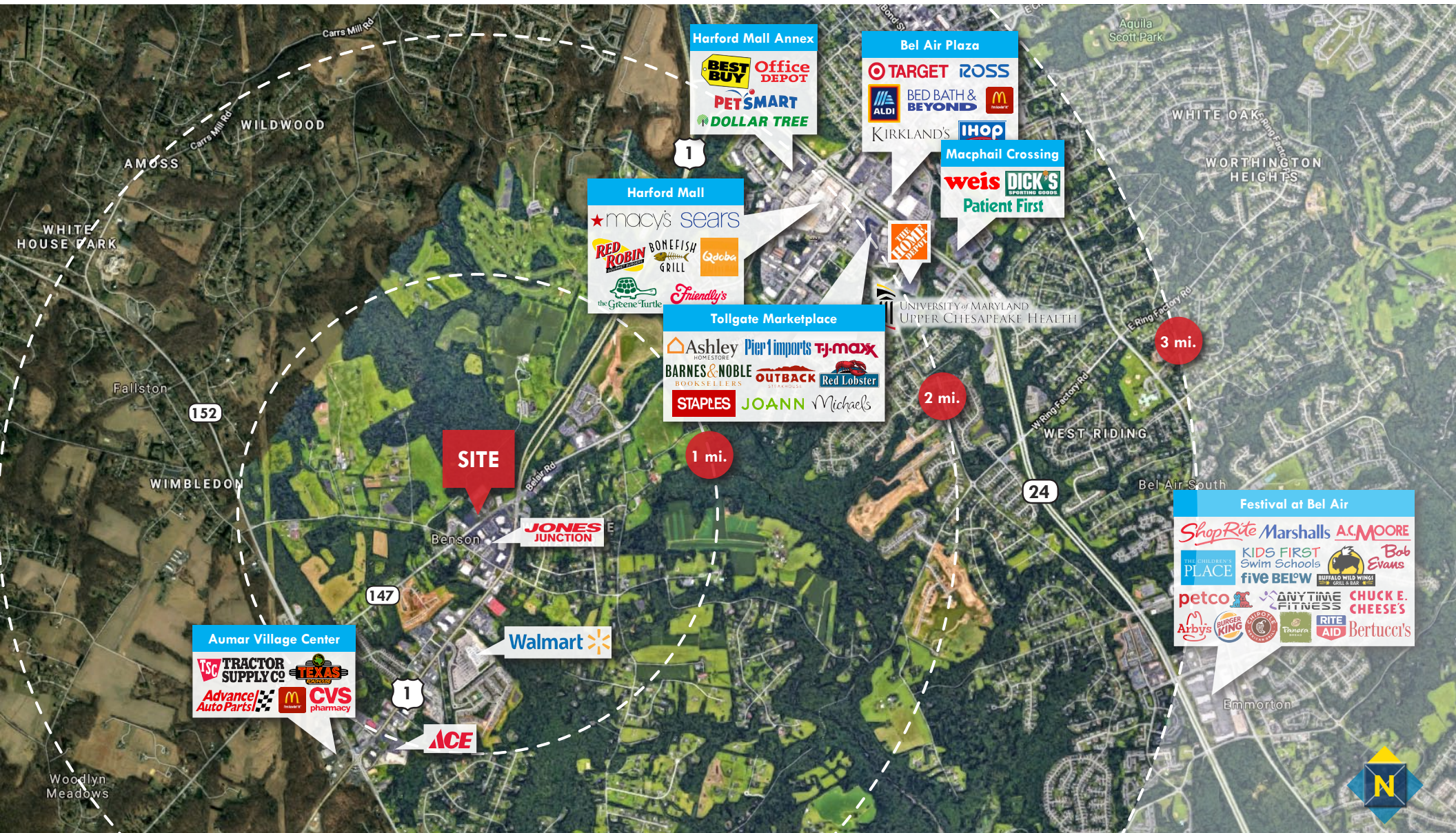
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Harford County, Maryland

TRADE AREA

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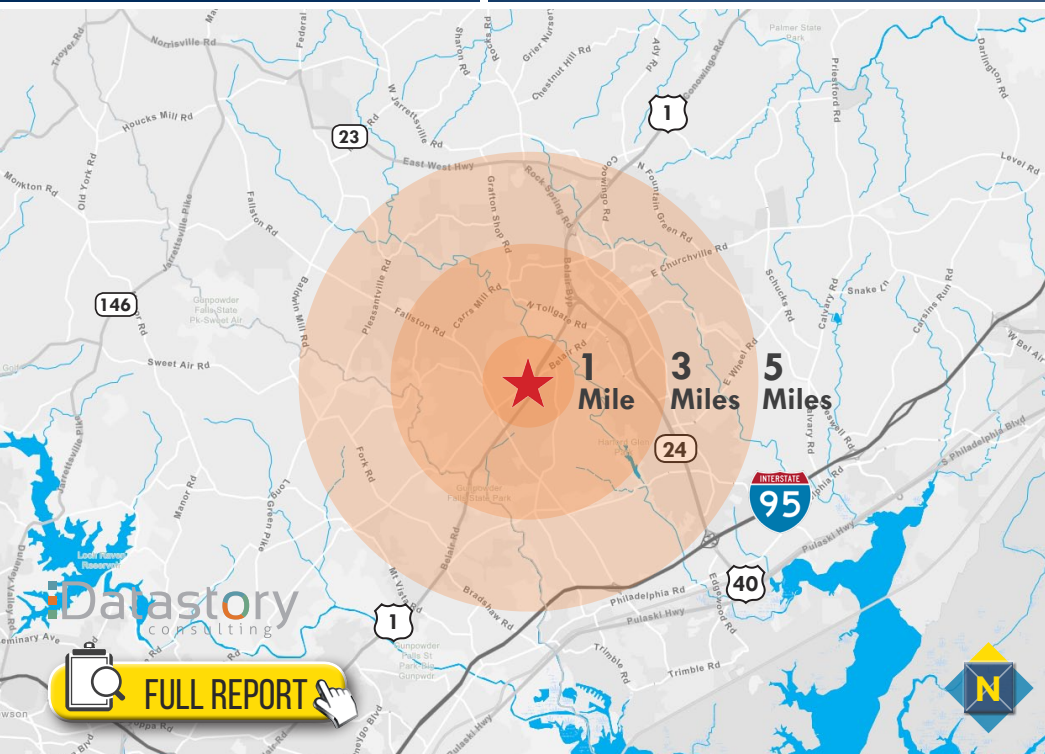


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LOCATION / DEMOGRAPHICS

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| RESIDENTIAL POPULATION | NUMBER OF HOUSEHOLDS | AVERAGE HH SIZE | MEDIAN AGE |
|------------------------|----------------------|-------------------------------------|--------------------|
| 1,870 1 MILE | 626 1 MILE | 2.99 1 MILE | 45.5 1 MILE |
| 30,357 3 MILES | 11,393 3 MILES | 2.63 3 MILES | 45.9 3 MILES |
| 109,055 5 MILES | 40,105 5 MILES | 2.69 5 MILES | 41.4 5 MILES |
| AVERAGE HH INCOME | EDUCATION (COLLEGE+) | EMPLOYMENT (AGE 16+ IN LABOR FORCE) | DAYTIME POPULATION |
| \$131,212 1 MILE | 76.7% 1 MILE | 97.1% 1 MILE | 4,182 1 MILE |
| \$112,575 3 MILES | 70.9% 3 MILES | 96.8% 3 MILES | 40,032 3 MILES |
| \$110,781 5 MILES | 72.5% 5 MILES | 96.5% 5 MILES | 97,070 5 MILES |

41%
EXURBANITES
2 MILES

2.48
AVERAGE HH SIZE

49.6
MEDIAN AGE

\$98,000
MEDIAN HH INCOME

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These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

30%
SAVVY SUBURBANITES
2 MILES

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

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These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

12%
GOLDEN YEARS
2 MILES

2.05
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$61,000
MEDIAN HH INCOME

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

8%
PLEASANTVILLE
2 MILES

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

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Prosperous domesticity best describes these settled denizens. They maintain their higher incomes and standard of living with dual incomes, and shop online and in a variety of stores, from upscale to discount.