

# SALE/LEASE

Harford County, Maryland

# 1807 Harford Road

Fallston, Maryland 21047

### Available:

1,300 sf (1st floor)

1,300 sf (2nd floor)

600 sf (Outside Building)

### Zoning:

B2 (Community Business District)

### Parking Ratio:

4 : 1,000 sf

### Rental Rate:

\$9.30 psf, Modified Gross

### Sale Price:

\$309,999

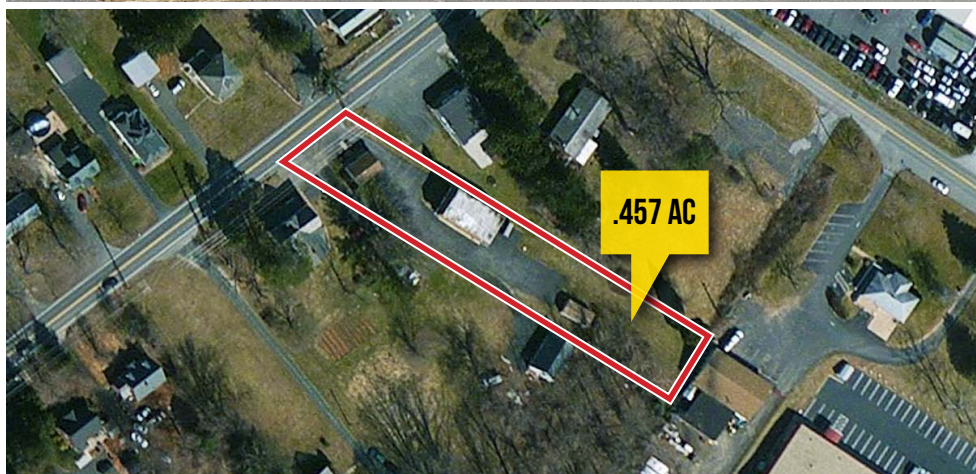
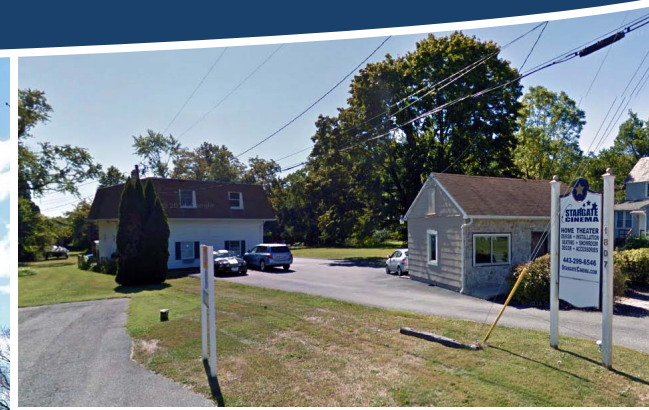
### Highlights:

Great visibility/frontage on Harford Road (13,690 cars per day)

Adjacent to very busy Jones Junction

Good for small company who wants to own

Near Bel Air's Route 1 retail corridor



NEARBY RETAILERS:



Tom Mottley  
410.879.1900 | tmottley@mackenziecommercial.com

Beetle Smith  
410.879.1900 | bsmith@mackenziecommercial.com



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# Birdseye

1807 Harford Road | Fallston, Maryland 21047



**Drive-By Visibility**   
13,690 vehicles per day

 **MACKENZIE**  
COMMERCIAL REAL ESTATE SERVICES, LLC

**Tom Mottley**  
☎ 410.879.1900 ✉ [tmottley@mackenziecommercial.com](mailto:tmottley@mackenziecommercial.com)

**Beetle Smith**  
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# Trade Area

1807 Harford Road | Fallston, Maryland 21047

## Dominant Lifestyles

2 mile radius



### 38% Exurbanites



Average HH Size: 2.48  
Median Age: 49.6  
Median HH Income: \$98,000

These residents are approaching retirement but show few signs of slowing down. They have cultivated a lifestyle that is both affluent and urbane. Consumers prefer quality to cost, take pride in their homes and are well connected.

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### 28% Savvy Suburbanites



Average HH Size: 2.83  
Median Age: 44.1  
Median HH Income: \$104,000

These residents are well educated, well read, and well capitalized. They enjoy good food and wine, as well as the cultural amenities of a city. Informed and well connected, they research before purchasing and focus on quality.

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### 13% Golden Years



Average HH Size: 2.05  
Median Age: 51.0  
Median HH Income: \$61,000

These are independent, active seniors nearing the end of their careers or already in retirement. They pursue interests such as travel, sports, dining out, museums and concerts. They are also focused on physical fitness.

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# Location / Demographics

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## Demographics

1 mile	3 miles	5 miles
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Population

1,563	27,352	106,286
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No. Households

528	10,214	39,518
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Avg. HH Income

\$142,037	\$112,360	\$110,836
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Daytime Employees

2,761	20,050	38,152
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## Retail Expenditures

1 mile	3 miles	5 miles
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Furniture + Home

\$1.1M	\$16.6M	\$63.9M
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Entertainment + Recreation

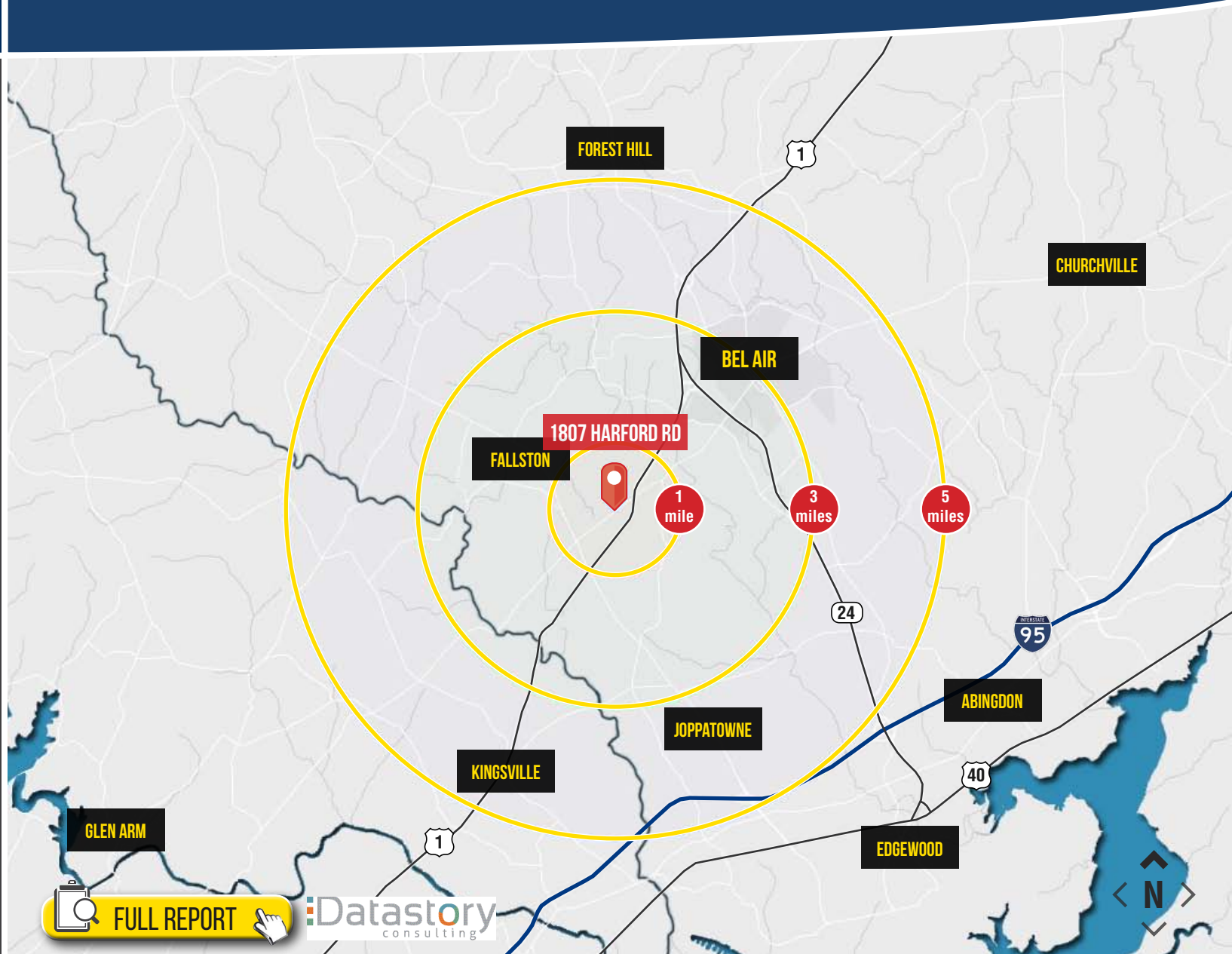
\$3.3M	\$50.9M	\$194.1M
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Fashion + Clothing

\$2.2M	\$34.4M	\$133.1M
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Food + Drink

\$3.2M	\$49.2M	\$190.4M
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FULL REPORT

Datastory consulting