

FOR LEASE

Harford County, Maryland

2107 BELAIR ROAD

FALLSTON, MARYLAND 21047

BUILDING SIZE

2,451 sf ±

LOT SIZE

1.37 Acres

ZONING

CI (Commercial Industrial District)

TRAFFIC COUNT

30,382 AADT (Belair Rd/Rt. 1)

PARKING

25+ spaces

RENTAL RATE

\$120,000/yr.

HIGHLIGHTS

- ▶ Commercial building with 155 feet ± of Route 1 frontage (30,382 vehicles per day)
- ▶ Fenced-in yard with ample parking (25+ surface spaces)
- ▶ Close proximity to various shopping and dining amenities
- ▶ Easy access to MD Routes 1, 152, 24, 7, 40 and I-95



FOR LEASE

Harford County, Maryland

TRADE AREA

2107 BELAIR ROAD | FALLSTON, MARYLAND 21047

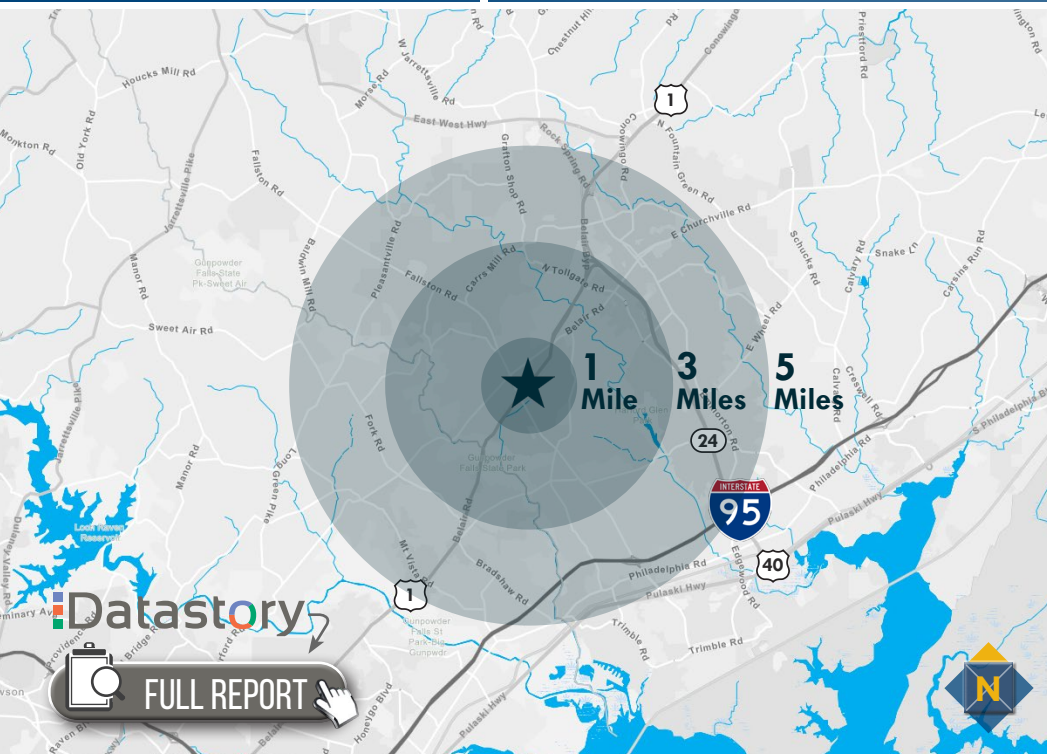


FOR LEASE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

2107 BELAIR ROAD | FALLSTON, MARYLAND 21047



RESIDENTIAL POPULATION 2,770 1 MILE 20,994 3 MILES 96,297 5 MILES	NUMBER OF HOUSEHOLDS 927 1 MILE 7,722 3 MILES 36,149 5 MILES	AVERAGE HH SIZE 2.99 1 MILE 2.70 3 MILES 2.63 5 MILES	MEDIAN AGE 46.2 1 MILE 47.6 3 MILES 42.3 5 MILES
AVERAGE HH INCOME \$134,133 1 MILE \$123,256 3 MILES \$114,952 5 MILES	EDUCATION (COLLEGE+) 69.4% 1 MILE 68.4% 3 MILES 72.1% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 98.4% 1 MILE 97.3% 3 MILES 97.0% 5 MILES	DAYTIME POPULATION 4,118 1 MILE 25,323 3 MILES 88,811 5 MILES

38%
SAVVY SUBURBANITES
2 MILES

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.

2.85
AVERAGE HH SIZE

45.1
MEDIAN AGE

\$108,700
MEDIAN HH INCOME

[LEARN MORE](#)

23%
EXURBANITES
2 MILES

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.

2.50
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$103,400
MEDIAN HH INCOME

[LEARN MORE](#)

21%
COMFORTABLE EMPTY NESTERS
2 MILES

These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average, and they value their health and financial well-being.

2.52
AVERAGE HH SIZE

48.0
MEDIAN AGE

\$75,000
MEDIAN HH INCOME

[LEARN MORE](#)

18%
PLEASANTVILLE
2 MILES

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.

2.88
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$92,900
MEDIAN HH INCOME

[LEARN MORE](#)