

FOR SALE

Harford County, Maryland

2607 BELAIR ROAD

FALLSTON, MARYLAND 21047

SITE SIZE

6.29 Acres

ZONING

B3 (General Business District)

AG (Agriculture)

TRAFFIC COUNT

19,950 AADT (Belair Rd / Route 1)

SALE PRICE

\$1,200,000

HIGHLIGHTS

- ▶ Public water and sewer available
- ▶ Close proximity to Route 152 and Interstate 95
- ▶ 1/2 mile from the redeveloped Fallston Mall
- ▶ 500 feet of frontage on busy Route 1
- ▶ Neighboring retailers are McDonalds, Texas Roadhouse, CVS and Burger King

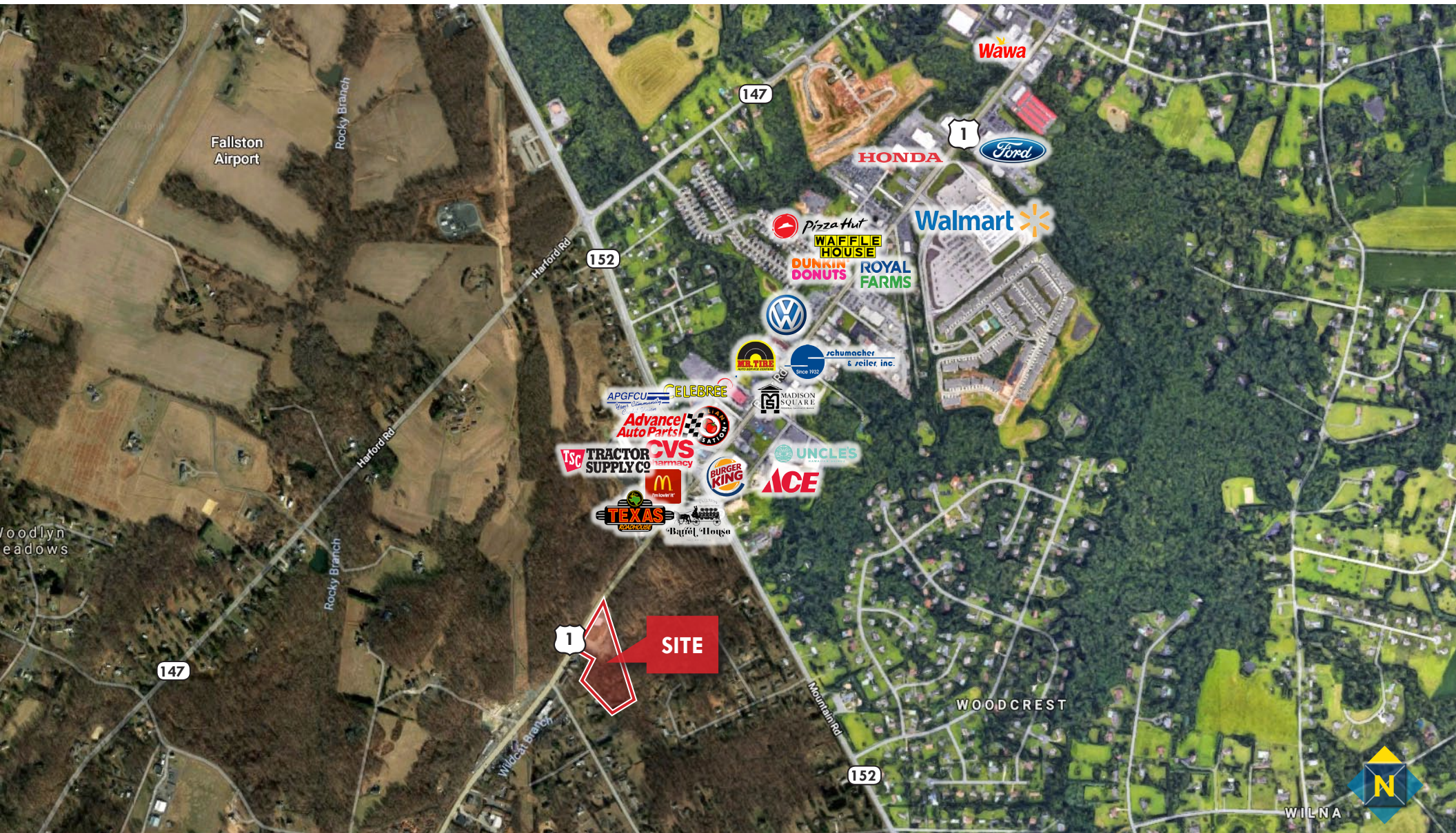


FOR SALE

Harford County, Maryland

LOCAL TRADE AREA

2607 BELAIR ROAD | FALLSTON, MARYLAND 21047

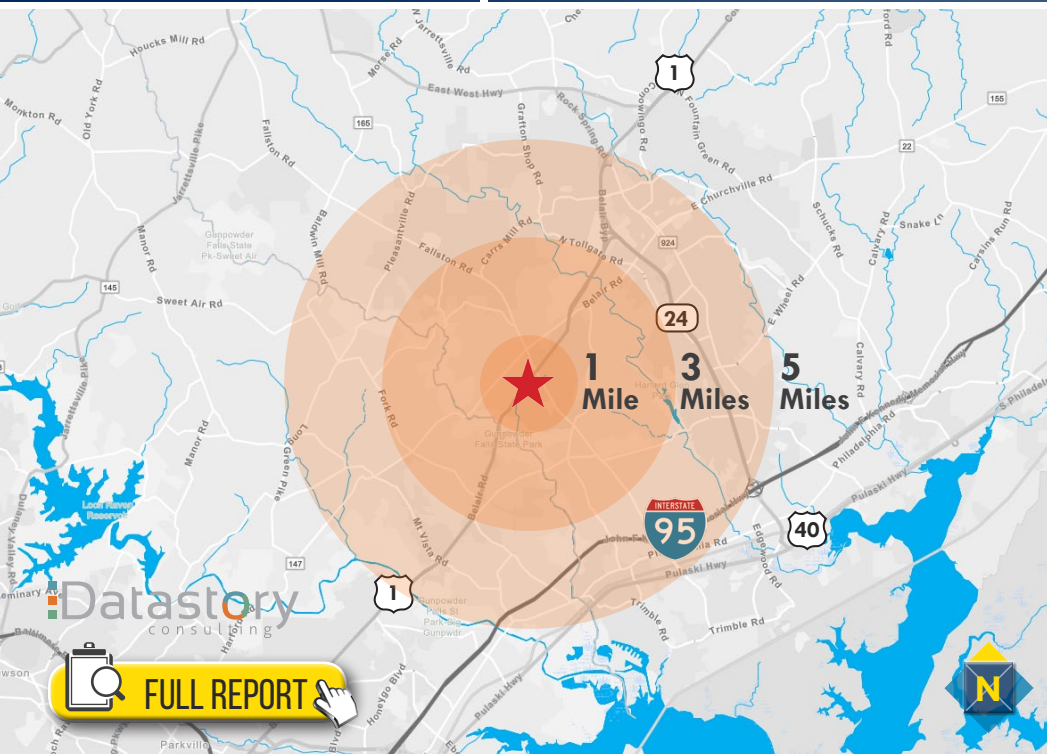


FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS

2607 BELAIR ROAD | FALLSTON, MARYLAND 21047



Datastory consulting

[FULL REPORT](#)

| RESIDENTIAL POPULATION | NUMBER OF HOUSEHOLDS | AVERAGE HH SIZE | MEDIAN AGE |
|------------------------|----------------------|-------------------------------------|--------------------|
| 2,770 1 MILE | 951 1 MILE | 2.91 1 MILE | 47.1 1 MILE |
| 13,268 3 MILES | 4,898 3 MILES | 2.71 3 MILES | 49.8 3 MILES |
| 79,951 5 MILES | 29,778 5 MILES | 2.65 5 MILES | 42.5 5 MILES |
| AVERAGE HH INCOME | EDUCATION (COLLEGE+) | EMPLOYMENT (AGE 16+ IN LABOR FORCE) | DAYTIME POPULATION |
| \$123,410 1 MILE | 73.2% 1 MILE | 96.6% 1 MILE | 4,319 1 MILE |
| \$121,053 3 MILES | 69.1% 3 MILES | 97.3% 3 MILES | 12,189 3 MILES |
| \$107,849 5 MILES | 70.9% 5 MILES | 96.3% 5 MILES | 76,499 5 MILES |

50%
SAVVY SUBURBANITES
2 MILES

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

2.83
AVERAGE HH SIZE

44.1
MEDIAN AGE

\$104,000
MEDIAN HH INCOME

[LEARN MORE](#)

25%
COMFORTABLE EMPTY NESTERS
2 MILES

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

2.50
AVERAGE HH SIZE

46.8
MEDIAN AGE

\$68,000
MEDIAN HH INCOME

[LEARN MORE](#)

22%
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.

2.48
AVERAGE HH SIZE

49.6
MEDIAN AGE

\$98,000
MEDIAN HH INCOME

[LEARN MORE](#)

4%
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.

2.86
AVERAGE HH SIZE

41.9
MEDIAN AGE

\$85,000
MEDIAN HH INCOME

[LEARN MORE](#)