



FREESTANDING RETAIL

1010 MAIN STREET | FALLSTON, MARYLAND 21047

FOR
SALE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Located in historic Fallston with access to Route 1 and Mountain Rd
- Oversized freight elevator
- 1 dock door
- Large rear lot providing ample on-site parking and loading space
- Fully finished 2nd floor event or office space
- Recent improvements include new well and two (2) 2,000 gallon holding tanks



BUILDING SIZE:

8,528 SF ±

LOT SIZE:

0.50 ACRES ±

YEAR BUILT:

1920

STORIES:

2

ZONING:

B2 (COMMUNITY BUSINESS DISTRICT)

2026 RE TAXES

\$3,638.15 (PAID IN FULL)

SALE PRICE:

\$949,999



GOOGLE STREET VIEW

AERIAL



LOCAL BIRDSEYE



FALLSTON HIGH SCHOOL

FALLSTON MIDDLE SCHOOL

MOUNTAIN RD

152

8,702 AADT

23,473 AADT

SITE

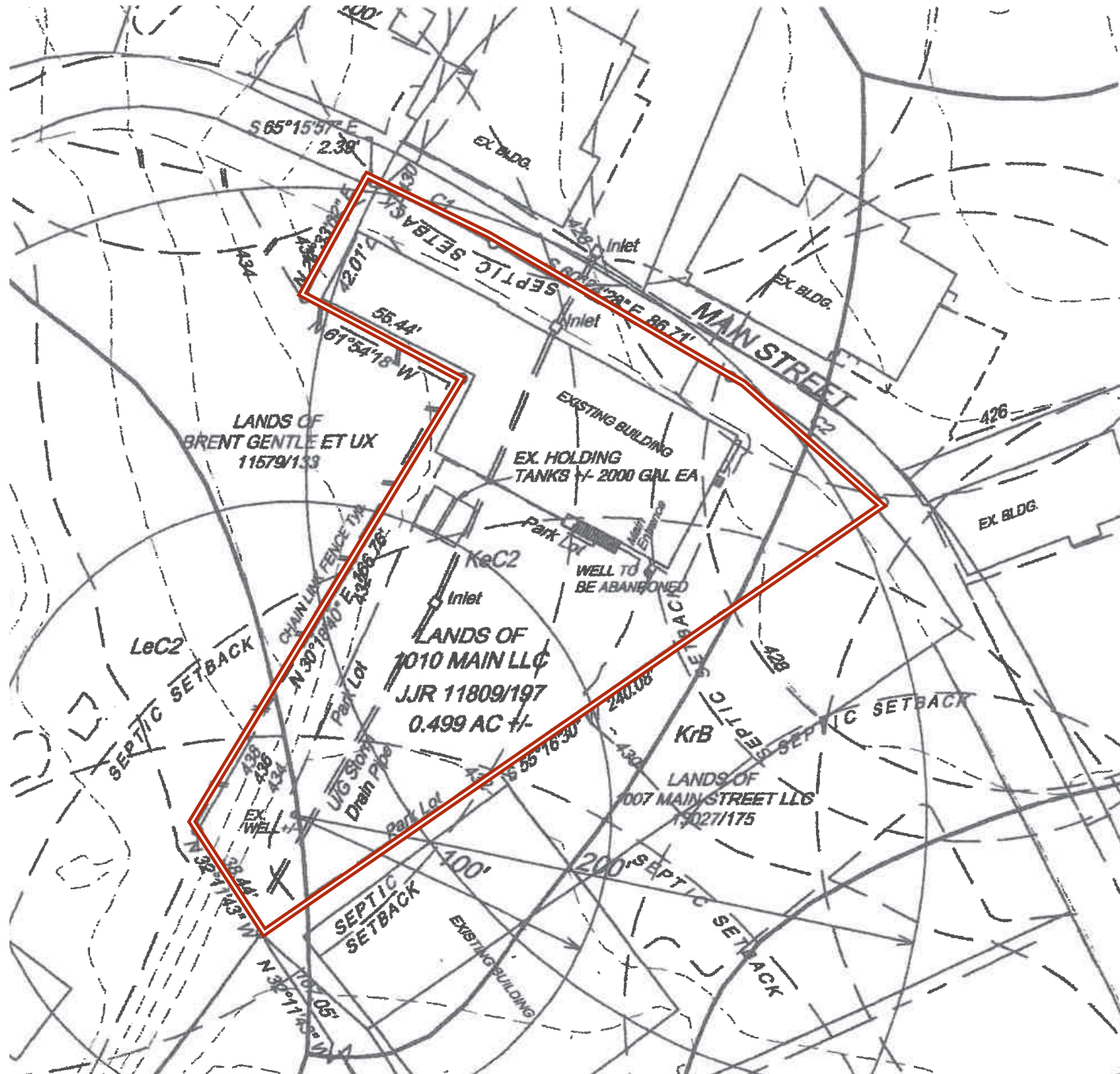
OLD FALLSTON RD



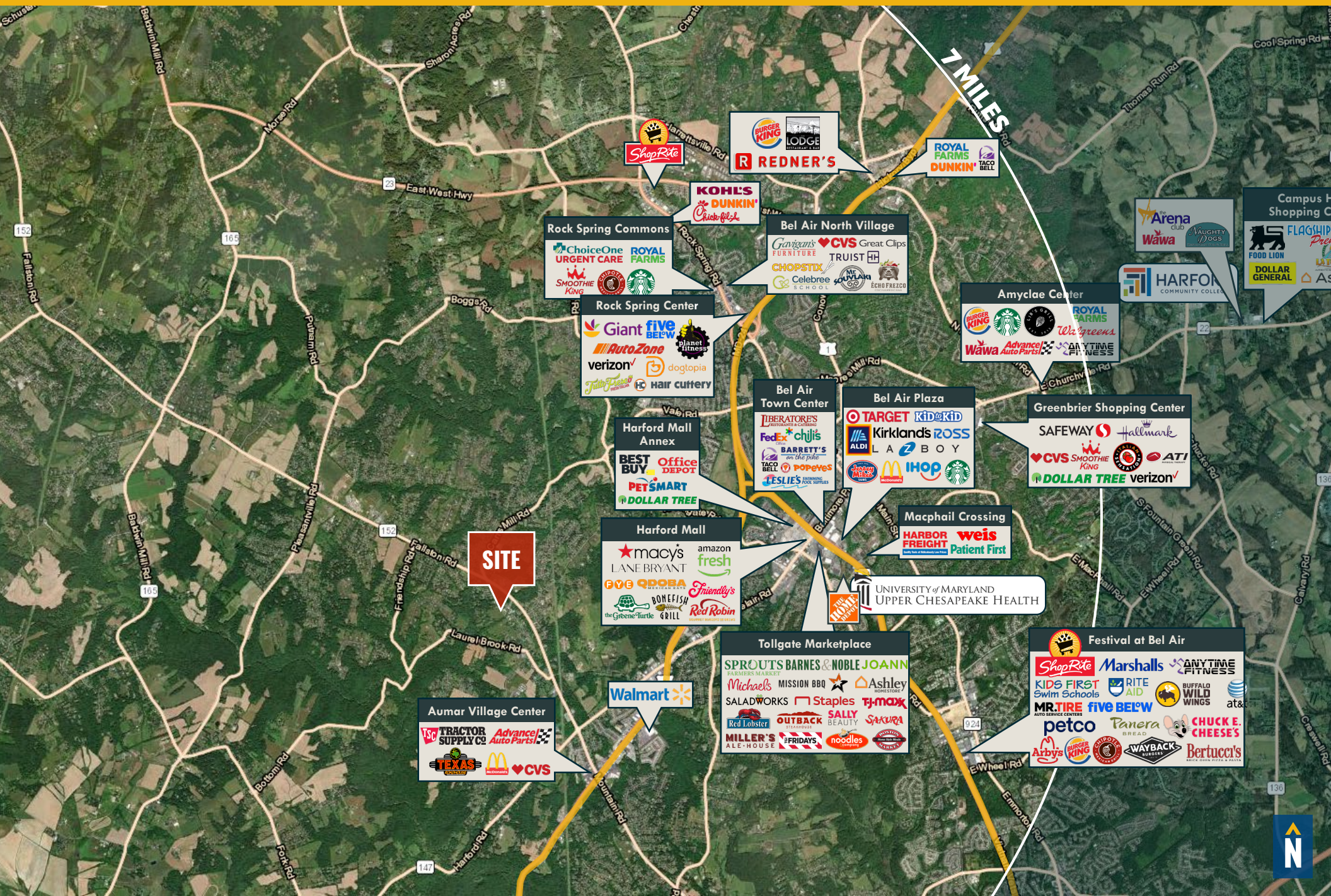
ADDITIONAL PHOTOS



SITE PLAN



MARKET AERIAL



DEMOGRAPHICS

2026

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



2,218

22,470

79,805

DAYTIME POPULATION



1,846

22,717

85,817

AVERAGE HOUSEHOLD INCOME



\$179,968

\$169,235

\$155,172

NUMBER OF HOUSEHOLDS



778

8,470

30,449

MEDIAN AGE

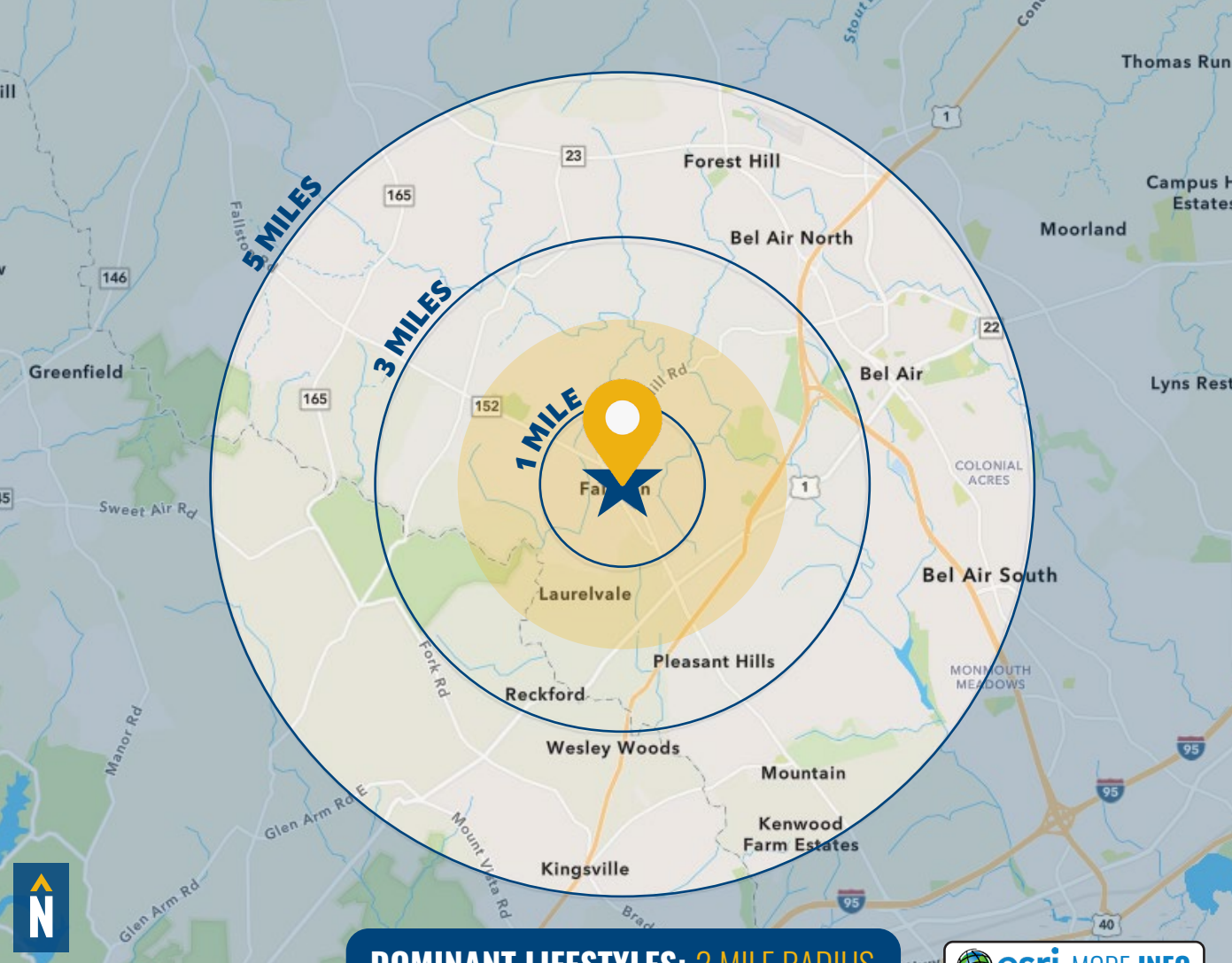


43.9

44.4

43.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

62%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696



These residents work in professional fields such as management and finance, where couples' combined wages positions them in the middle to upper income tiers. They like to invest in home improvement/landscaping.

20%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

17%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516



These residents are mostly married couples with dual incomes, with more than half of those 25 and older holding a bachelor's or graduate degree. They like to spend time outside, and bank and shop online.

FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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