

FOR SALE

Harford County, Maryland



ROYAL
FARMS

DUNKIN'

WAFLE
HOUSE

THE
LOCAL

AVIS

AUTOWERKES

SITE

31,360 AADT

FALLSTON BLVD

BELAIR RD

COMMERCIAL PAD SITE

1813 BELAIR ROAD | FALLSTON, MD 21047

Walmart

FOR SALE

Harford County, Maryland

LOT SIZE

.83 Acres ±

ZONING

CI (Commercial Industrial)

TRAFFIC COUNT

31,360 AADT (Belair Rd/Rt. 1)

SALE PRICE

\$295,000

HIGHLIGHTS

- ▶ CI Zoning permits a range of retail and service uses
- ▶ Public water and sewer on site
- ▶ Pre-developed land with mass grading and access road (Fallston Blvd)
- ▶ Ideal for end user to build their own improvements
- ▶ Early conceptual design shows 2,800 sf single level retail building with 18 spaces
- ▶ Adjacent to Walmart Supercenter and Royal Farms gas/convenience store



COMMERCIAL PAD SITE

1813 BELAIR ROAD | FALLSTON, MARYLAND 21047



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FOR SALE



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AERIAL

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FOR SALE



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LOCAL BIRDSEYE

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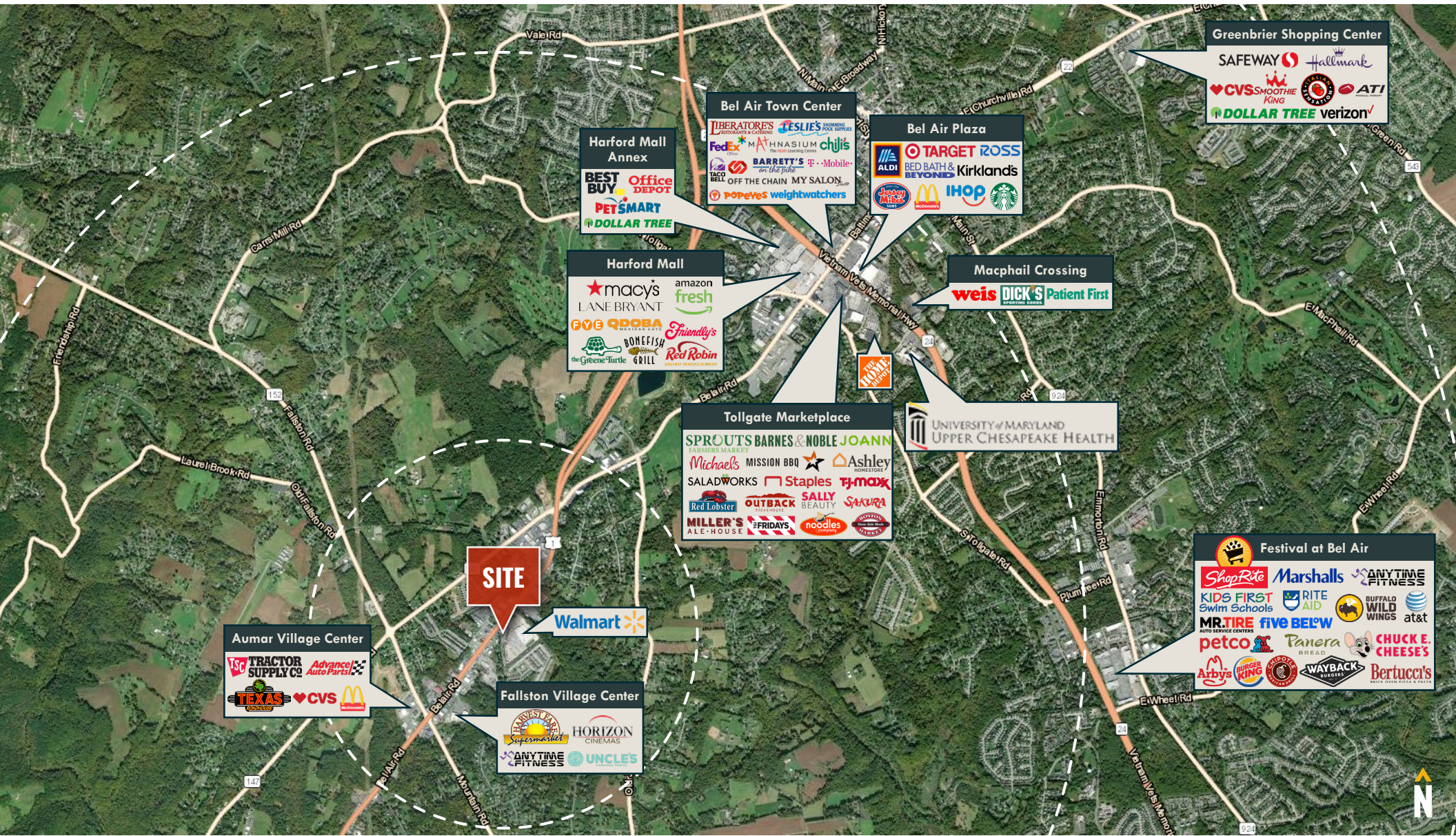
FOR SALE



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TRADE AREA

1813 BELAIR ROAD | FALLSTON, MARYLAND 21047

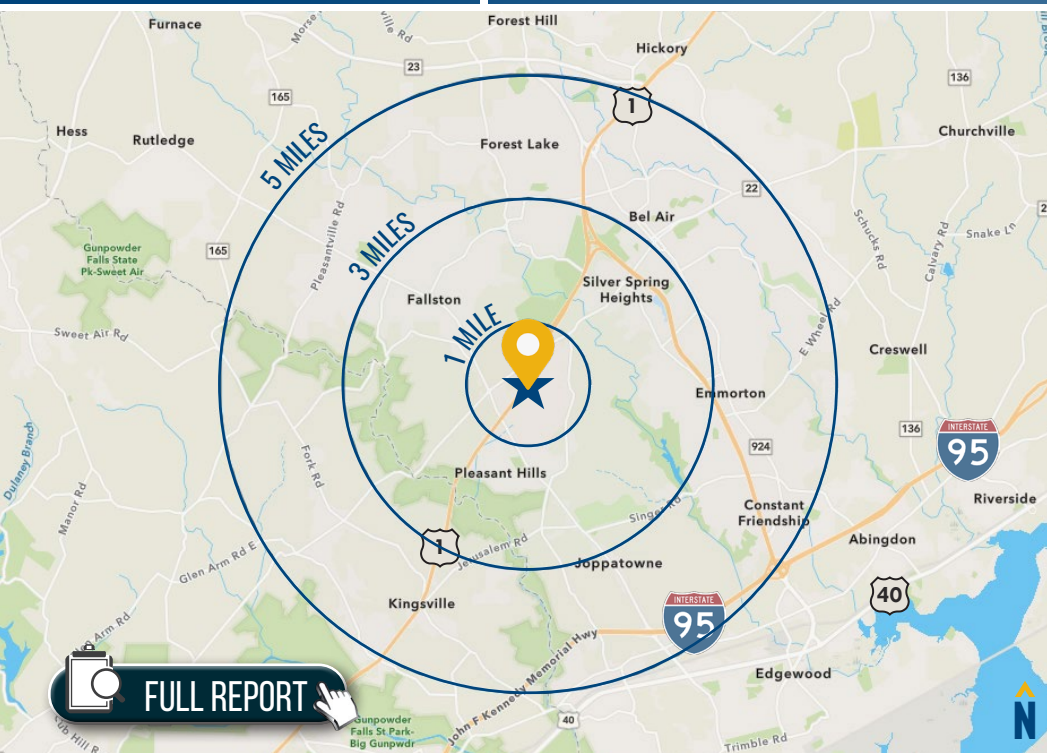


FOR SALE

Harford County, Maryland

LOCATION / DEMOGRAPHICS (2023)

1813 BELAIR ROAD | FALLSTON, MARYLAND 21047



RESIDENTIAL POPULATION

2,833
1 MILE
26,789
3 MILES
110,343
5 MILES

NUMBER OF HOUSEHOLDS

1,017
1 MILE
10,364
3 MILES
42,282
5 MILES

AVERAGE HH SIZE

2.79
1 MILE
2.56
3 MILES
2.58
5 MILES

MEDIAN AGE

46.0
1 MILE
47.1
3 MILES
42.4
5 MILES

AVERAGE HH INCOME

\$153,142
1 MILE
\$141,324
3 MILES
\$138,773
5 MILES

EDUCATION (COLLEGE+)

81.2%
1 MILE
69.8%
3 MILES
72.1%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

98.5%
1 MILE
97.0%
3 MILES
97.1%
5 MILES

DAYTIME POPULATION

5,634
1 MILE
32,643
3 MILES
103,485
5 MILES

49%

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

27%

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

13%

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

10%

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



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