



FREESTANDING RETAIL

2101 FALLSTON ROAD | FALLSTON, MARYLAND 21047

FOR
SALE



PROPERTY OVERVIEW

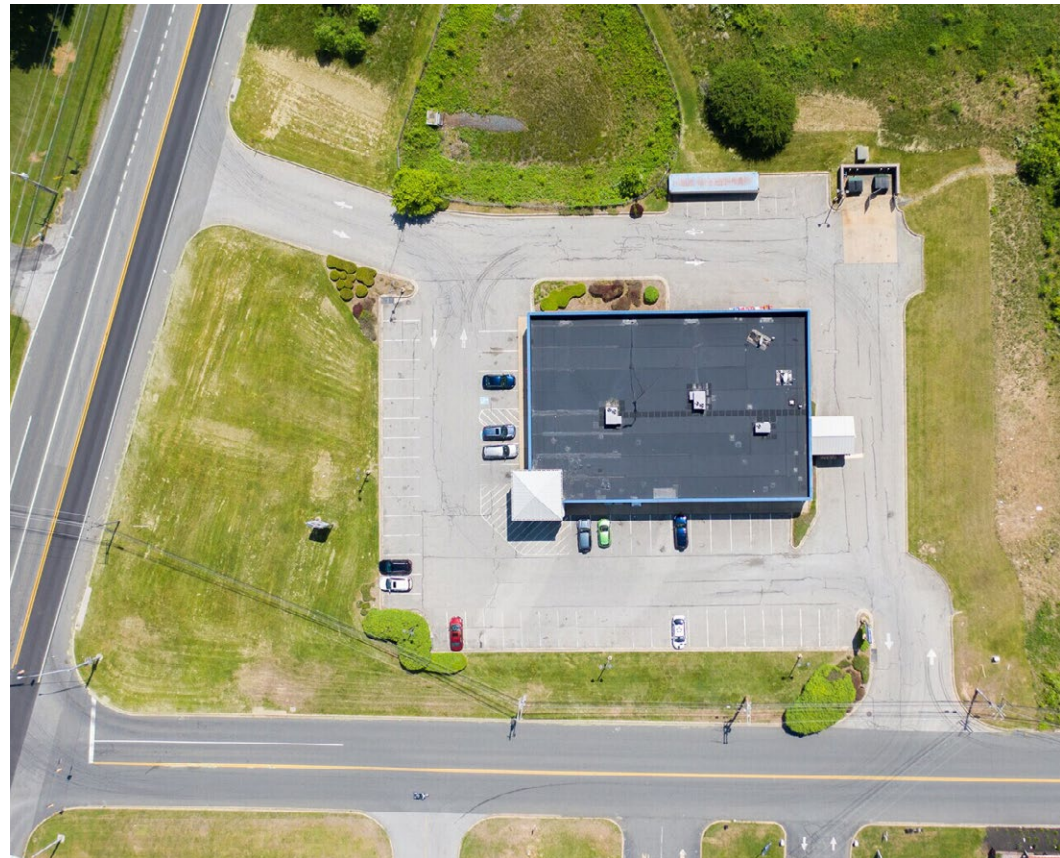
HIGHLIGHTS:

- 10,032 SF ± freestanding retail on 3.03 acres ±
- Existing Walgreens (with term left)
- Ideal corner location at a signalized intersection
- Highly visible site facing heavily trafficked Fallston Road/Route 125: 23,473 cars per day
- Existing drive-thru
- Two (2) existing pylons
- Ample on-site parking (50 spaces ±)
- Ingress/egress on both Fallston Road and Pleasantville Road
- Affluent local demographics/customer base

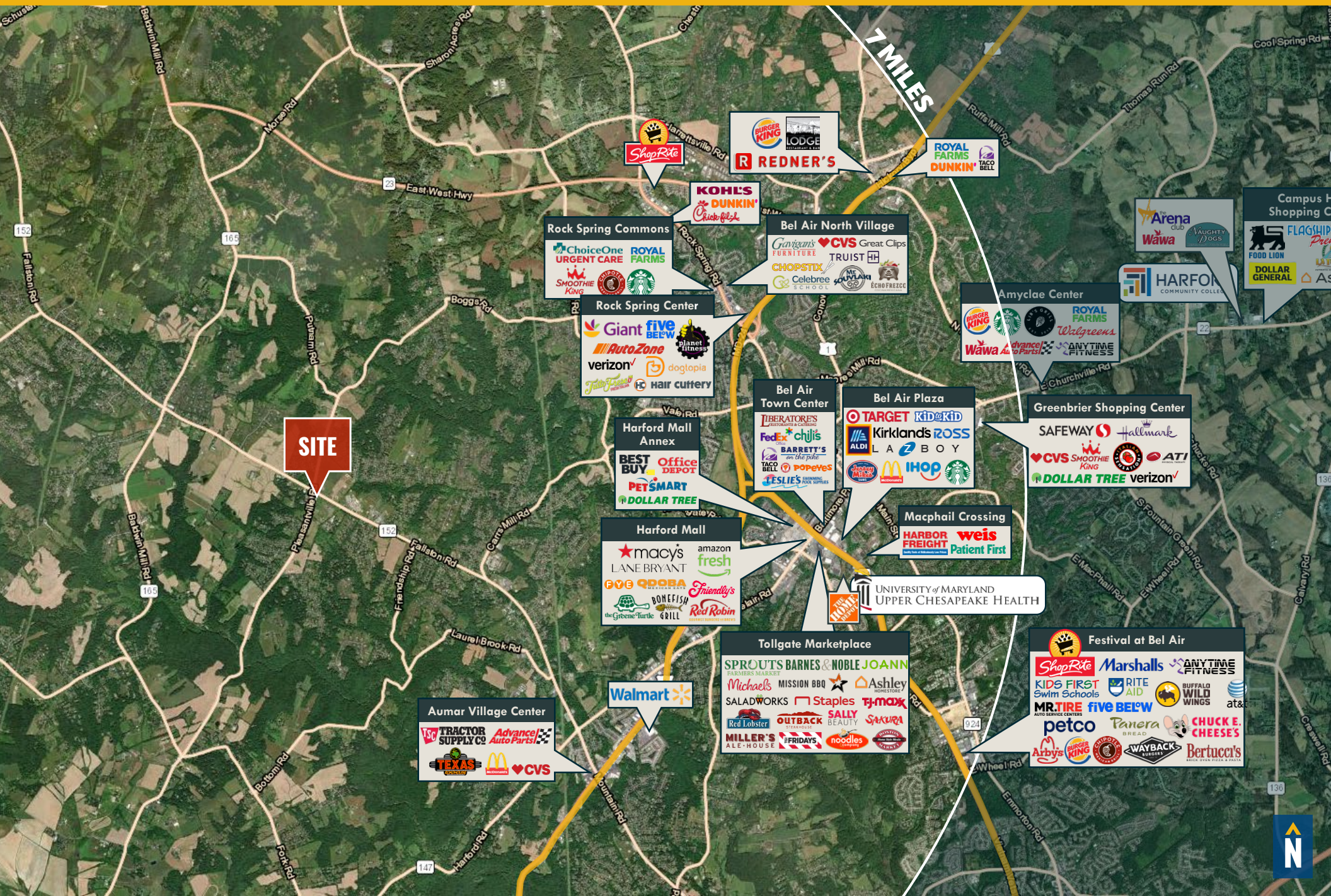
BUILDING SIZE:	10,032 SF ±
LOT SIZE:	3.03 ACRES ±
YEAR BUILT:	1996
TRAFFIC COUNT:	23,473 AADT (FALLSTON RD)
PARKING:	50 SURFACE SPACES
ZONING:	B1 (NEIGHBORHOOD BUSINESS DIST.)
SALE PRICE:	\$2,750,000



ADDITIONAL PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,759

12,871

50,369

DAYTIME POPULATION



1,544

9,189

44,616

AVERAGE HOUSEHOLD INCOME



\$191,818

\$182,302

\$155,958

NUMBER OF HOUSEHOLDS



657

4,514

18,815

MEDIAN AGE

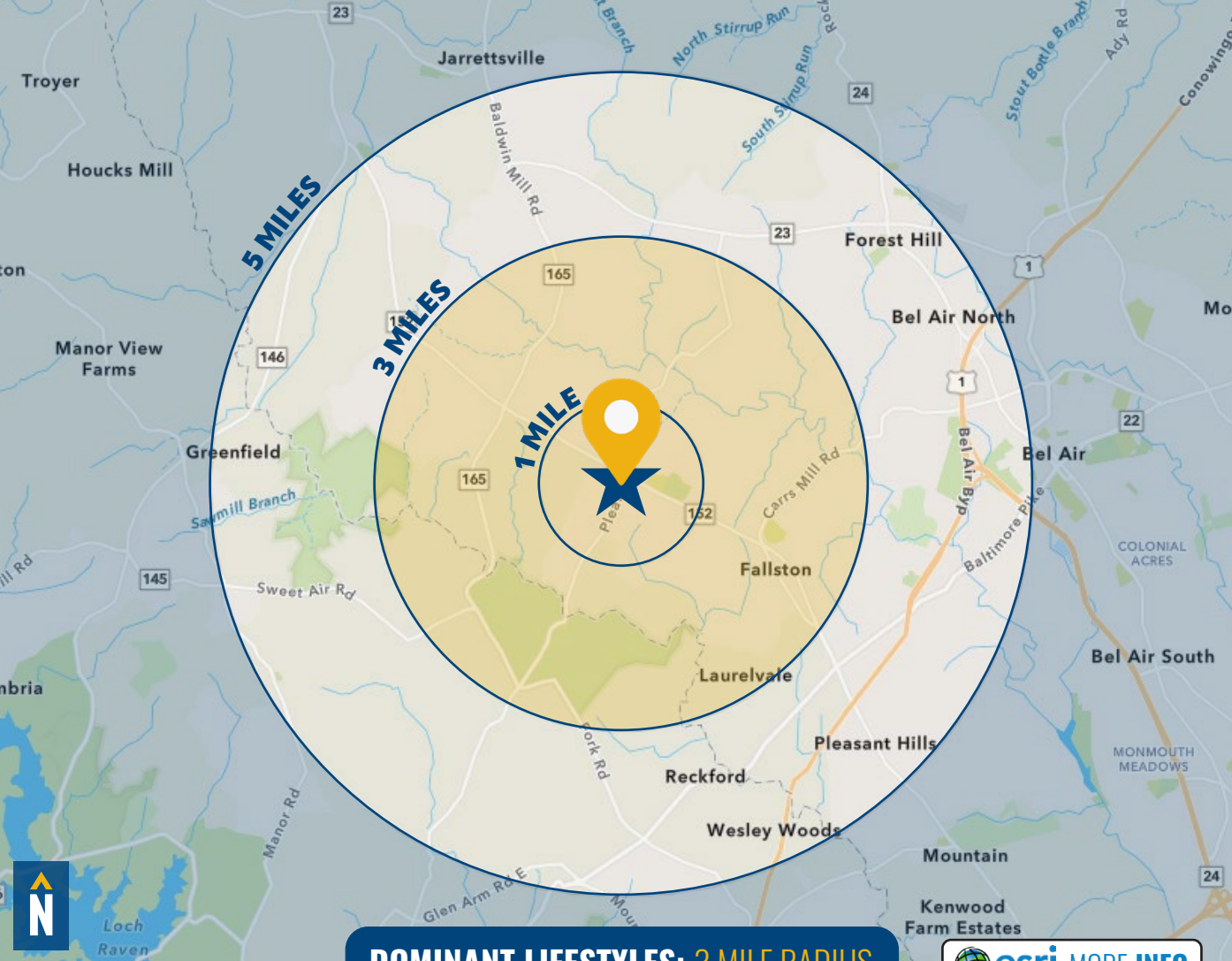


47.2

45.7

44.9

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 3 MILE RADIUS

[esri MORE INFO](#)

63%

SAVVY
SUBURBANITES

MEDIAN

AGE: 44.0

HH INCOME: \$139,696

29%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720

4%

CITY GREENS

MEDIAN

AGE: 41.4

HH INCOME: \$97,516

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.

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.

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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