



FOR **LEASE**

2.96 AC OF **COMMERCIALLY ZONED LAND**

2401 PLEASANTVILLE ROAD | FALLSTON, MARYLAND 21047



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2.96 acres $\pm$ of commercially zoned land
- Multi-tenant building with drive-thru option
- Multiple conceptals - see page 4
- Outdoor patio seating available
- New construction in affluent market
- Access to Fallston Road (Route 152) via a signalized intersection or by easement across adjacent Walgreens
- Potential pylon signage along Fallston Road
- Ideal for user or developer seeking to serve affluent and growing Fallston submarket

LOT SIZE:

2.962 ACRES $\pm$

ZONING:

B1 (NEIGHBORHOOD BUSINESS DIST.)

RENTAL RATE:

NEGOTIABLE

CONCEPTUAL



GOOGLE STREET VIEW

MD. ROUTE 152

EX. PAVING

EX. PAVING

PLEASANTVILLE ROAD

#2101 FALLSTON ROAD

LOT 4A

3.038 Ac. +/-

40' COMMON ACCESS ESM'T

15' DR. & UTIL. ESM'T

STORMWATER MANAGEMENT EASEMENT

Zoning: B-1

#2401 PLEASANTVILLE ROAD

LOT 4B

2.962 Ac. +/-

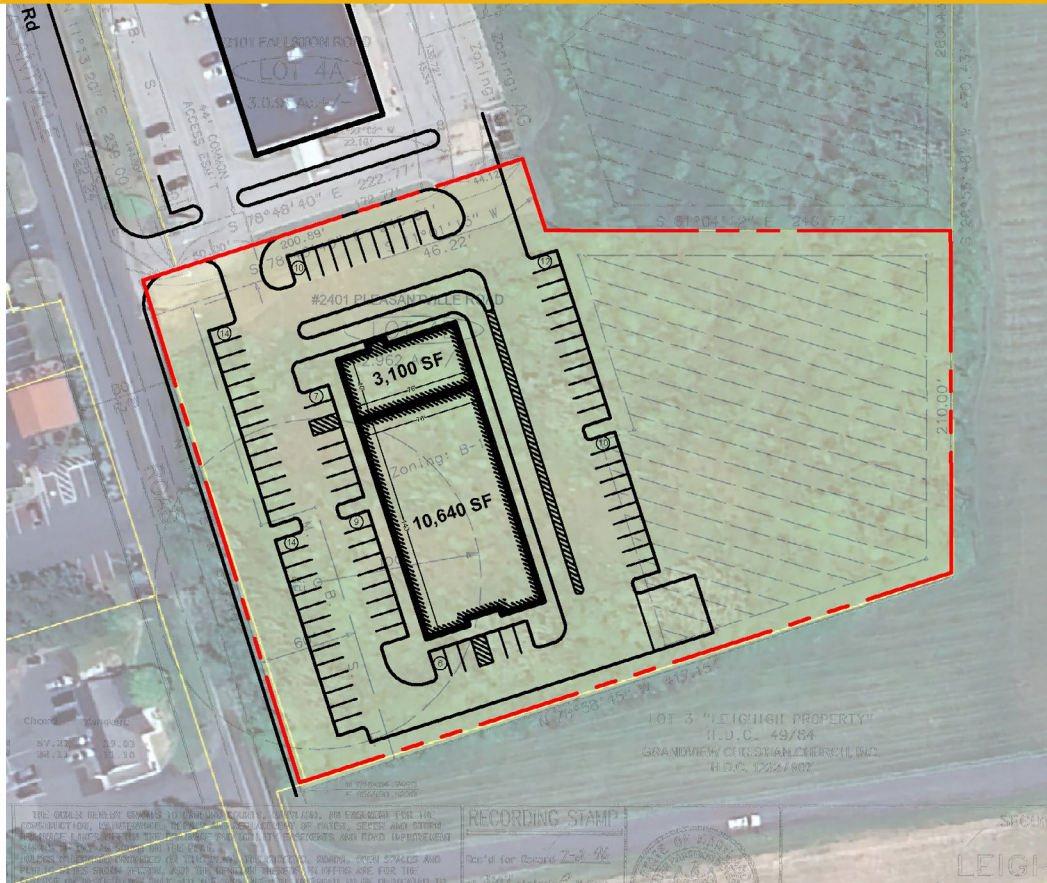
Zoning: B-1

LOT 3 "LEIGHIGH PROPERTY"

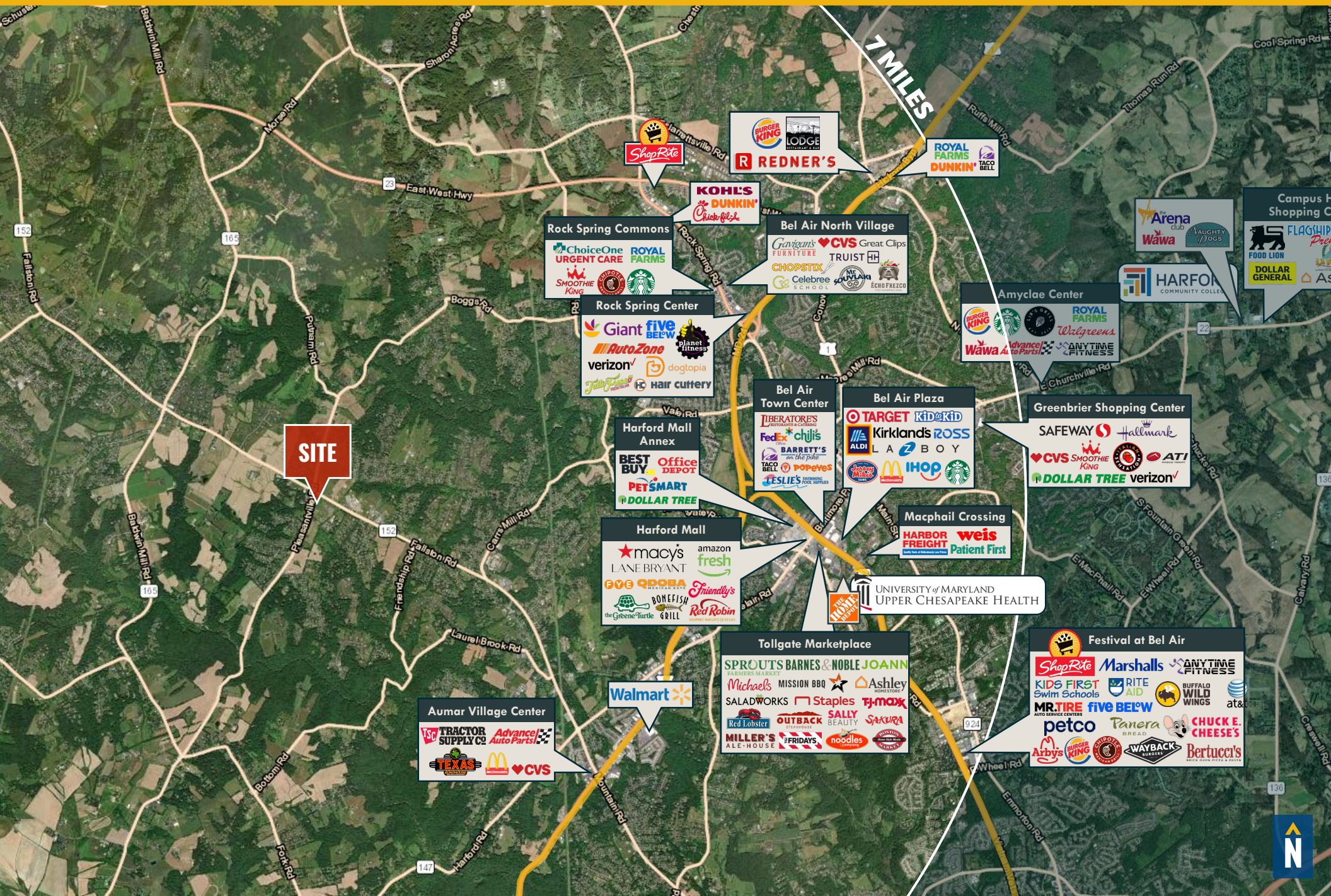
H.D.C. 49/84

GRANDVIEW CHRISTIAN CHURCH, INC.

H.D.C. 1222 / 907

[illegible]

MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,809

12,918

48,221

DAYTIME POPULATION



1,564

9,095

42,246

AVERAGE HOUSEHOLD INCOME



\$207,986

\$195,845

\$164,402

NUMBER OF HOUSEHOLDS



678

4,526

17,922

MEDIAN AGE

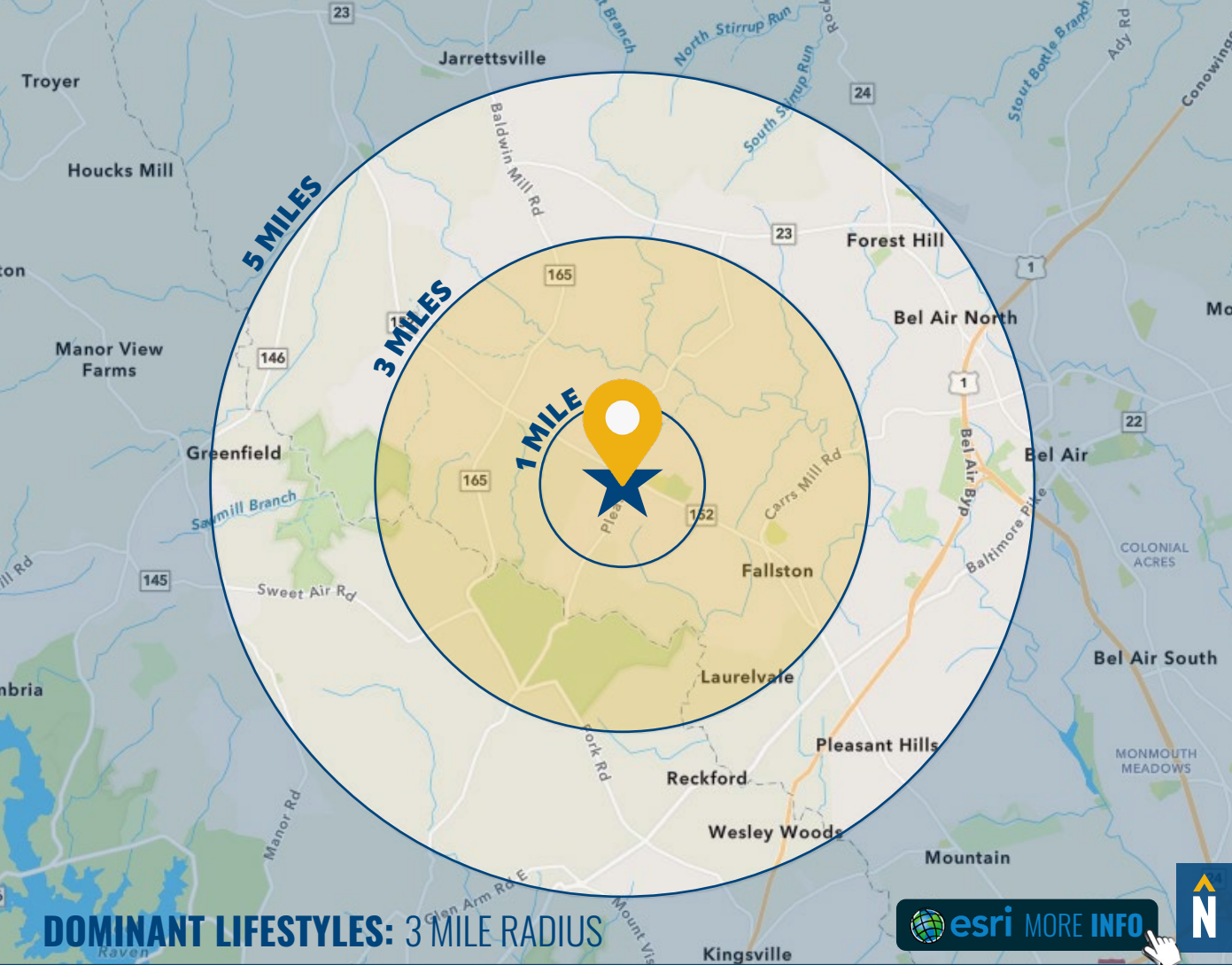


46.6

45.3

44.9

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 3 MILE RADIUS

73%
SAVVY
SUBURBANITES



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.

Median Age: **45.1**

Median Household Income: **\$108,700**

13%
EXURBANITES



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.

Median Age: **51.0**

Median Household Income: **\$103,400**

10%
PROFESSIONAL
PRIDE



These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: **40.8**

Median Household Income: **\$138,100**

FOR MORE INFO
CONTACT:



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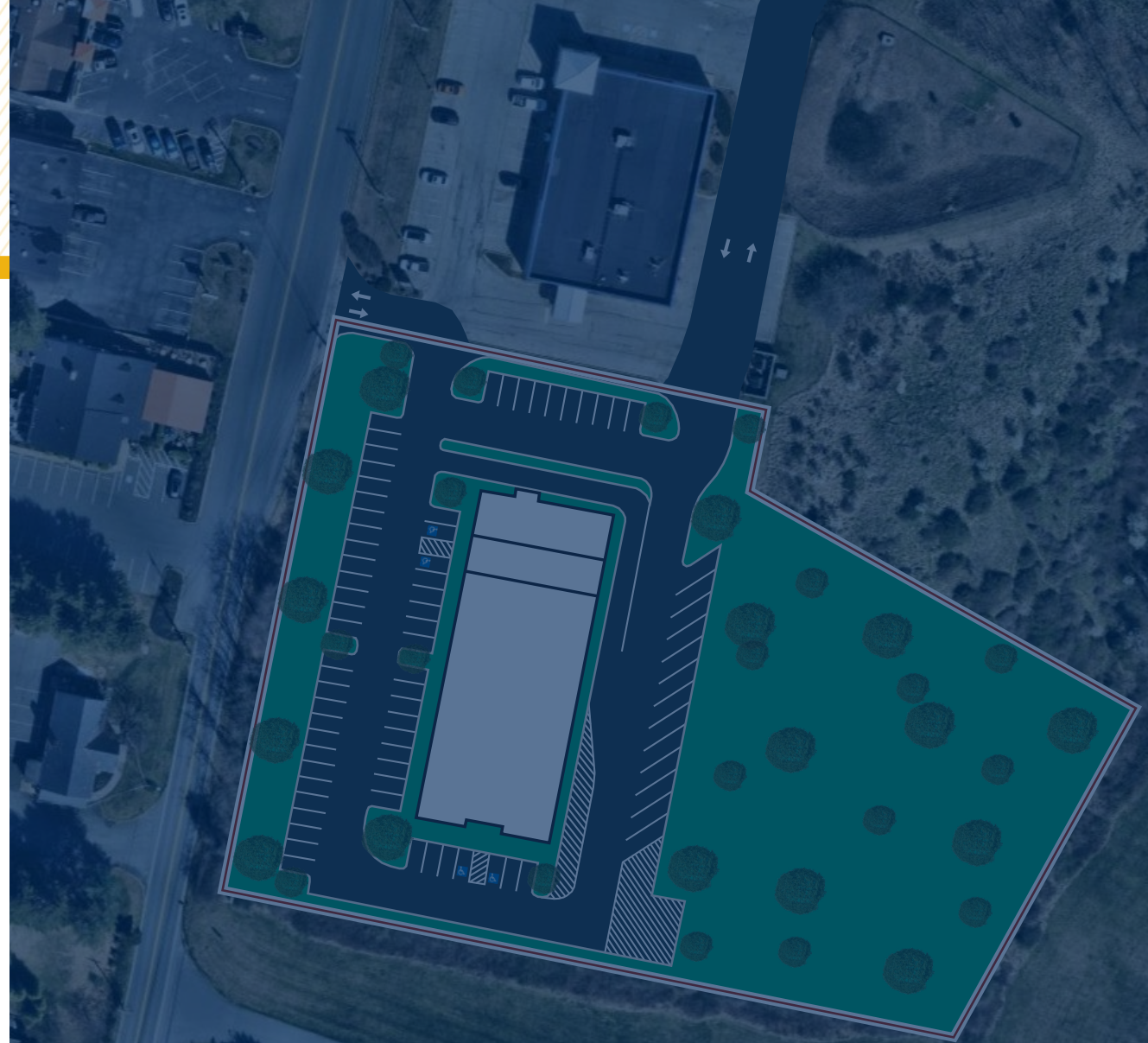
SENIOR VICE PRESIDENT

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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