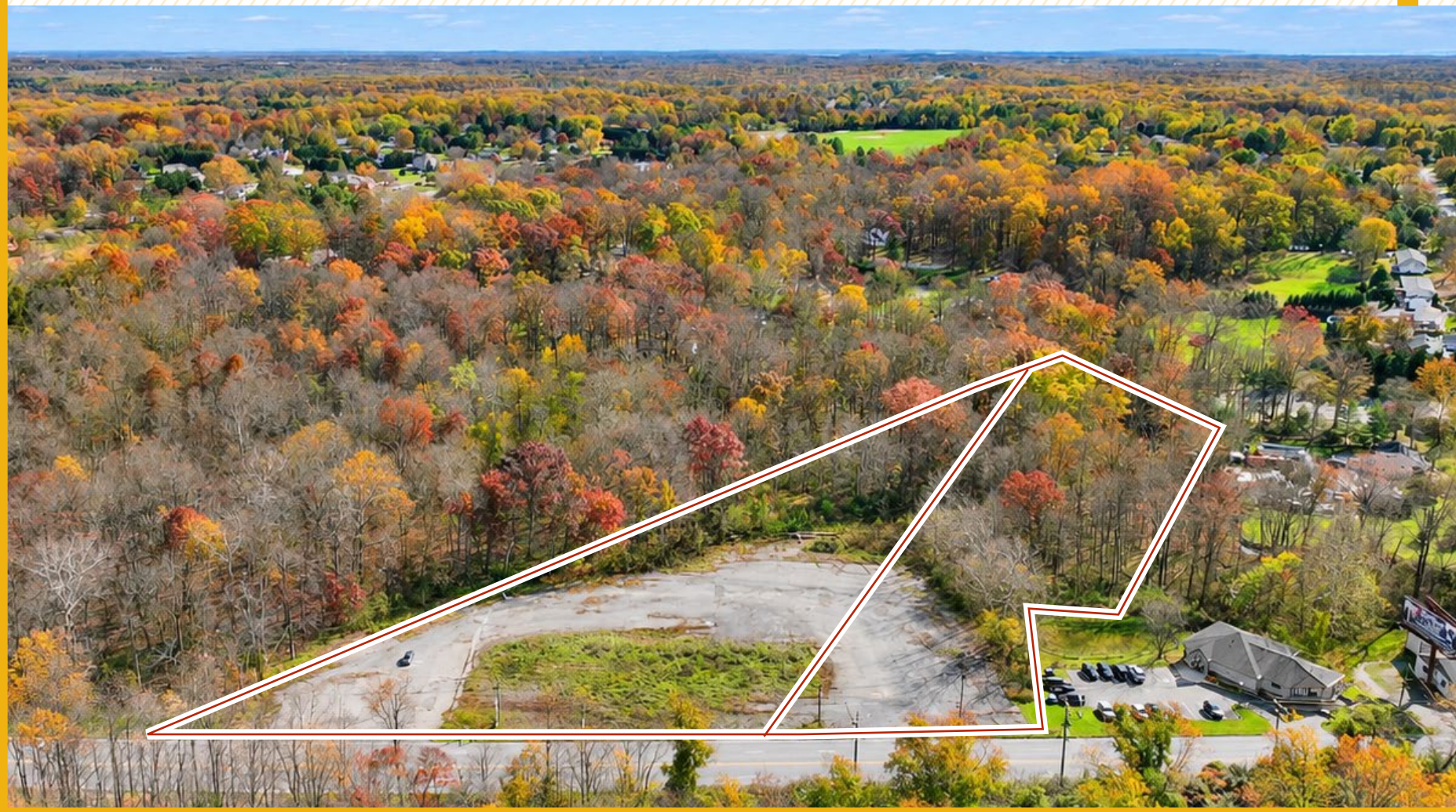
FOR **SALE**

6.97 ACRES ± INDUSTRIAL LAND

2607 BELAIR ROAD | FALLSTON, MARYLAND, 21047



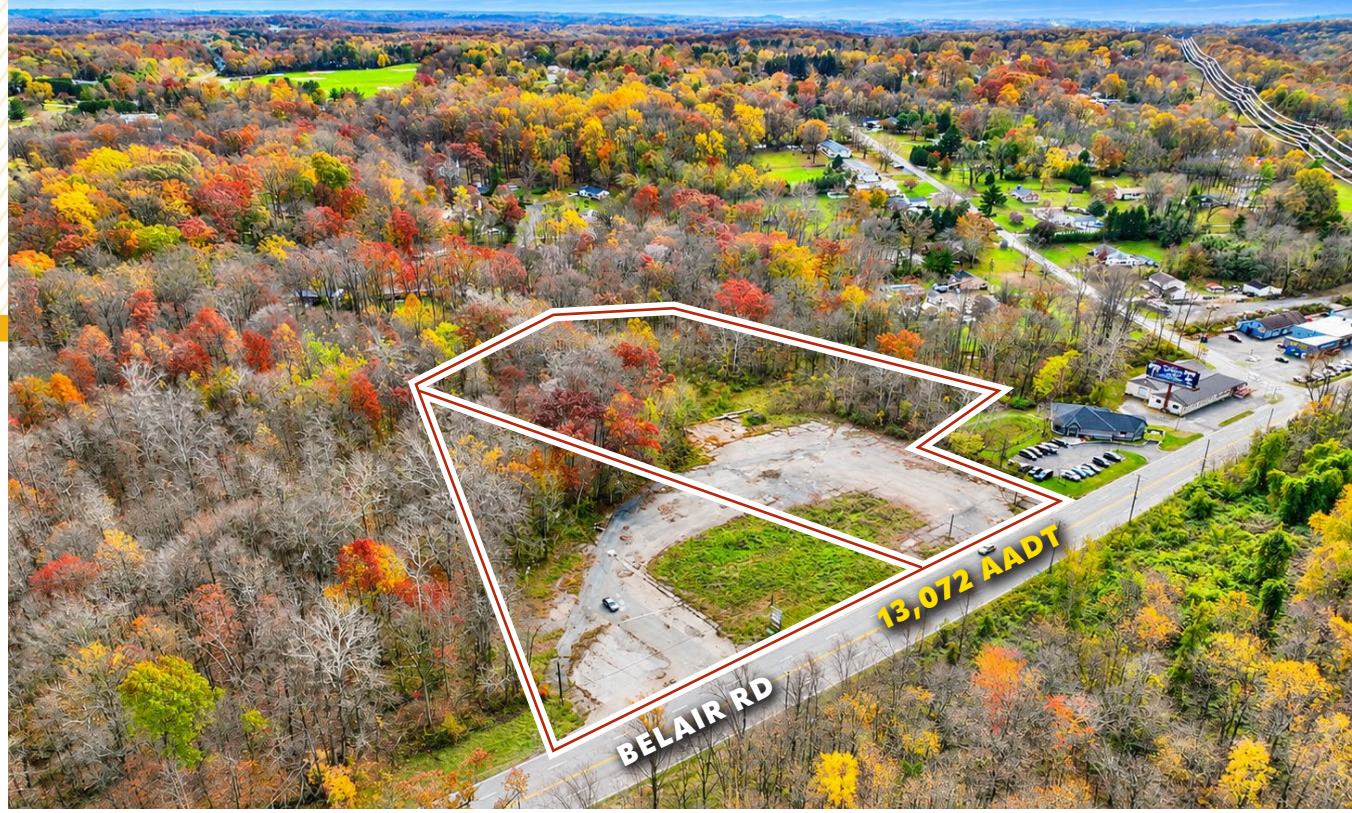
MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

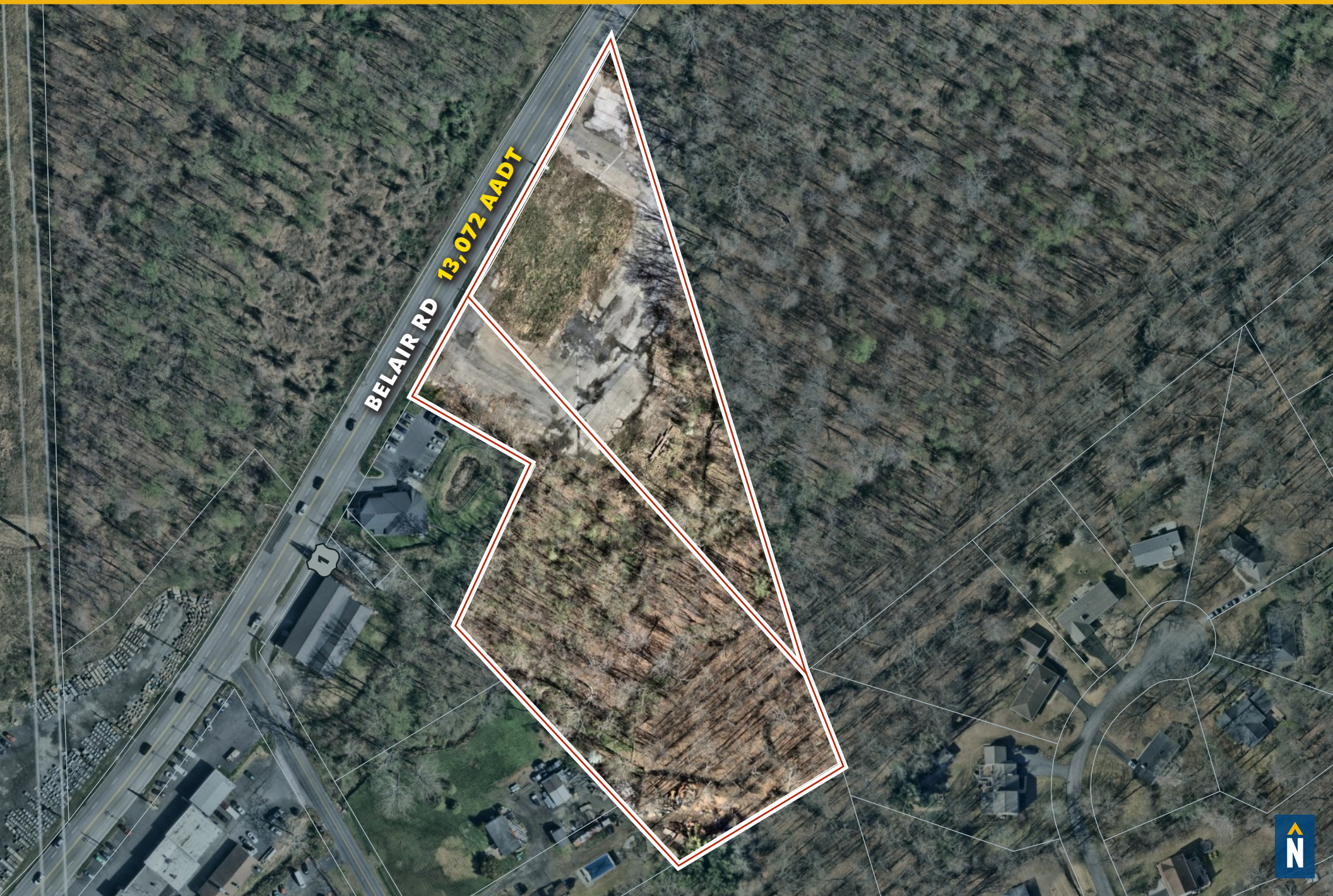
- Rare B3 land development opportunity
- Perfect lot for contractor yard
- Great visibility on Belair Road
- Direct access to Route 10
- Excellent access to Route 152, Route 1 and I-95
- Close proximity to multiple amenities

LOT SIZE:	6.97 ACRES ± (2 PARCELS)
TRAFFIC COUNT	19,935 AADT (BELAIR RD)
ZONING:	B3/AG
SALE PRICE:	**$950,000**

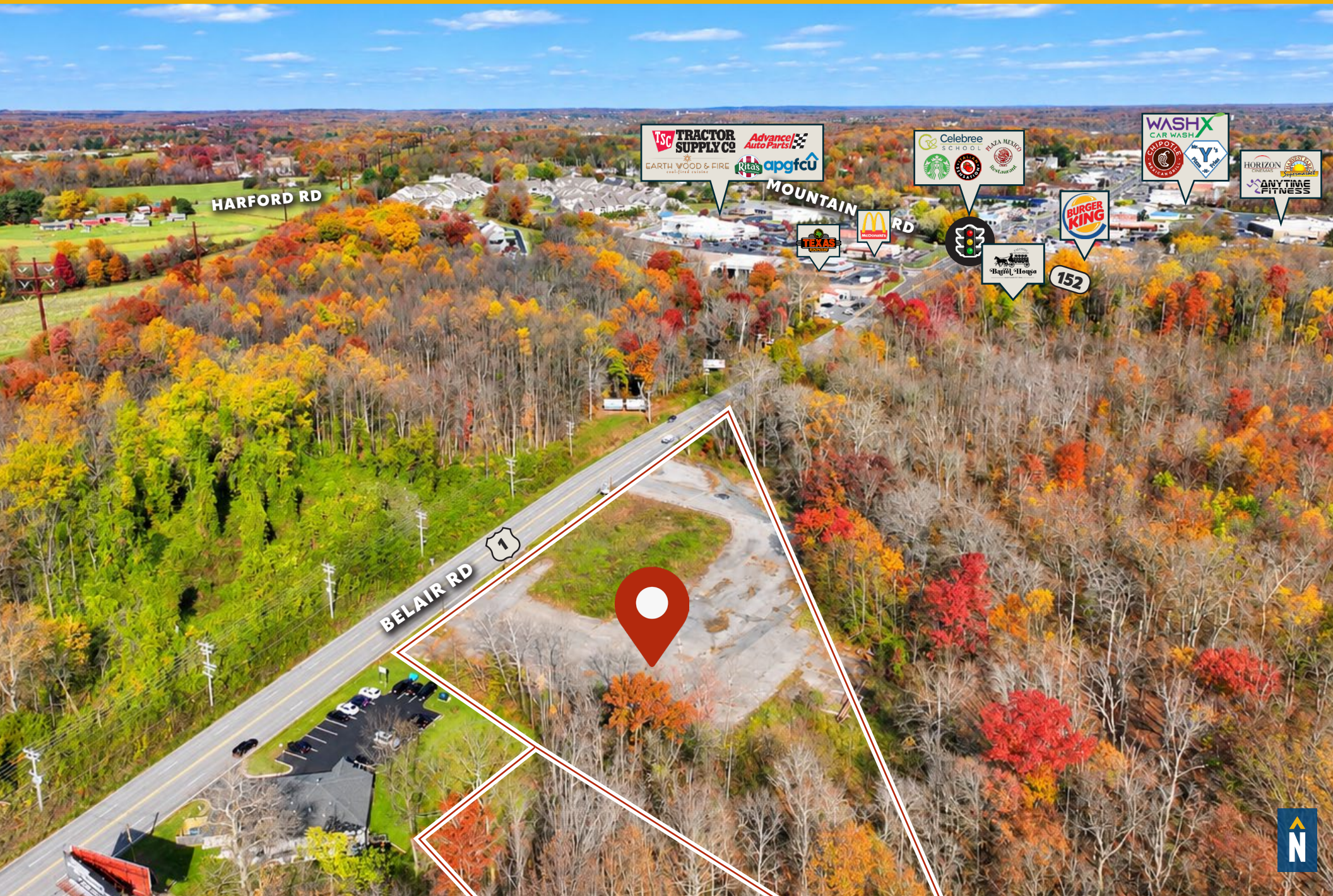


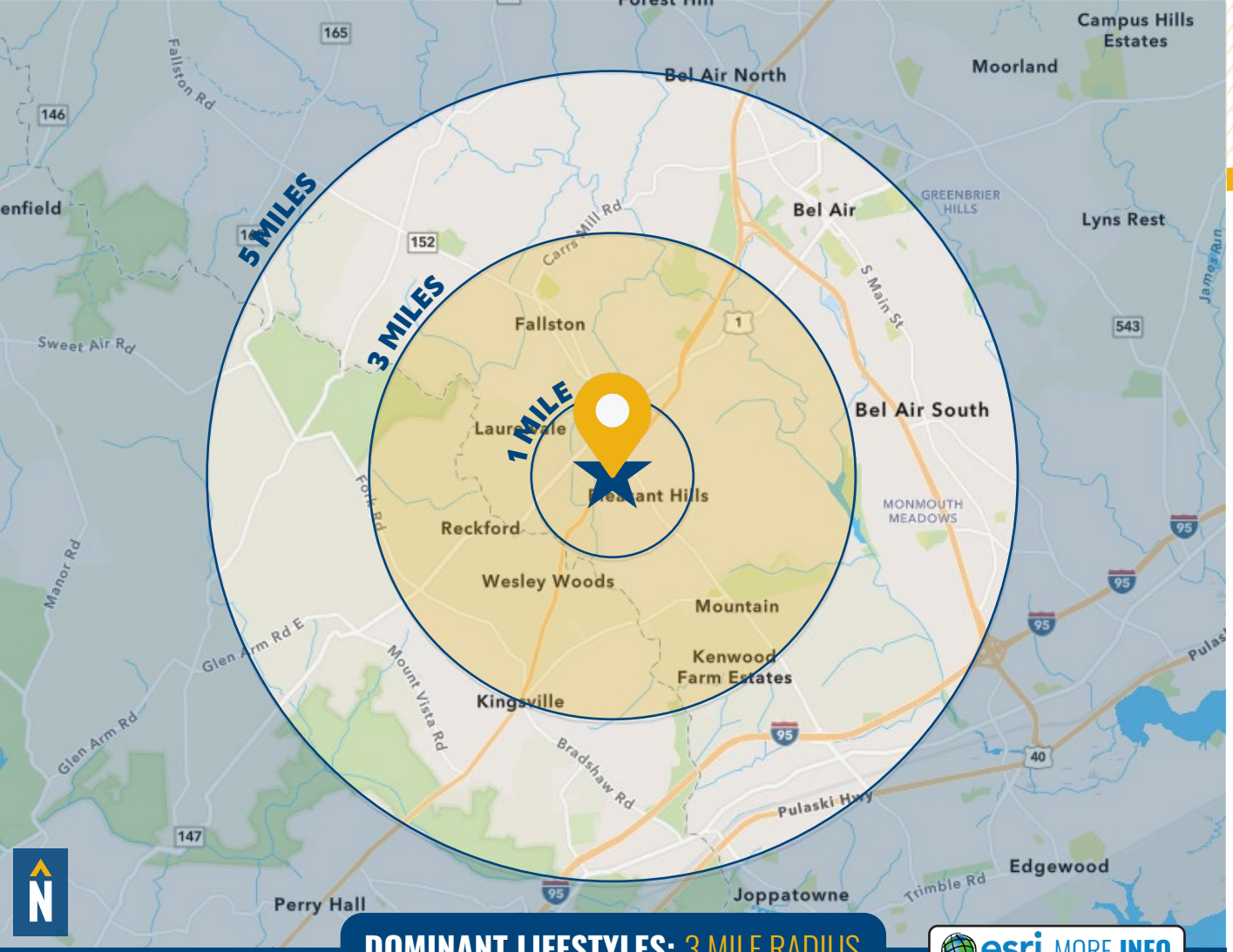


AERIAL



LOCAL **BIRDSEYE**





DOMINANT LIFESTYLES: 3 MILE RADIUS

esri MORE INFO

64% SAVVY SUBURBANITES



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.

17% BURBS AND BEYOND



Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

9% CITY GREENS



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.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	3 MILES	5 MILES
RESIDENTIAL POPULATION	2,722	15,502	84,805
DAYTIME POPULATION	3,583	16,281	86,819
AVERAGE HOUSEHOLD INCOME	$171,949	$169,805	$146,751
NUMBER OF HOUSEHOLDS	1,044	5,819	32,661
MEDIAN AGE	47.6	46.1	42.2

FULL DEMOS REPORT

FOR MORE INFO
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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