

FOR SALE

Harford County, Maryland

310 NILLES LANE

FALLSTON, MARYLAND 21047

**\$50K
PRICE
REDUCTION!**

LOT SIZE

2.4 Acres

BUILDING SIZE

1,358 sf

ZONING

CI (Commercial Industrial District)

SALE PRICE

~~\$500,000~~

\$549,900 (\$50K Price Reduction!)

HIGHLIGHTS

- ▶ 2.4 acres of commercially-zoned land, improved by a 1,358 sf residential/office building
- ▶ Located one block off of Belair Road (Rt. 1) in the heart of Fallston, MD
- ▶ CI zoning allows for a wide variety of uses, including but not limited to automotive uses, contractor's yard, landscaper, church facility, etc.



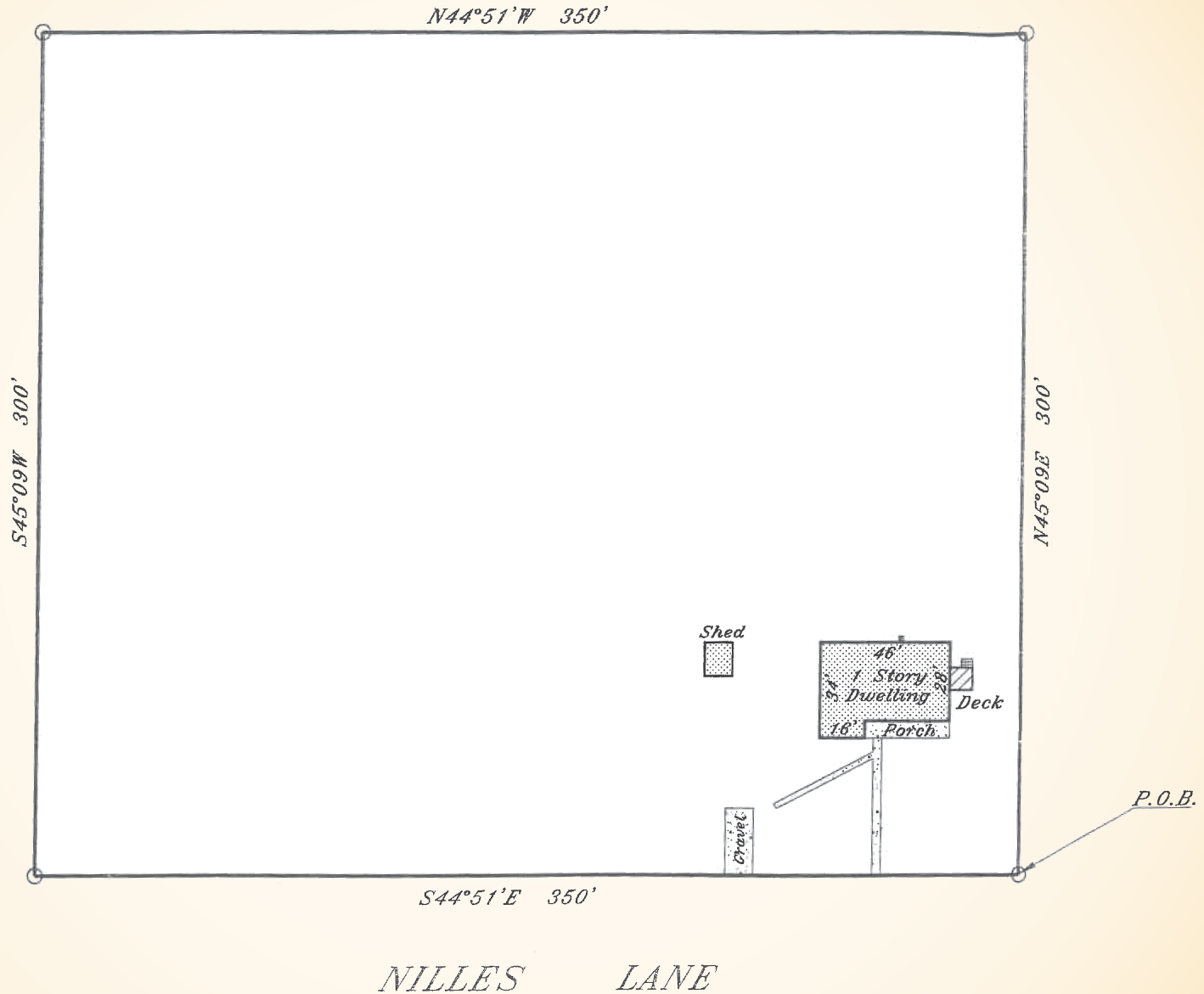
GOOGLE MAPS

FOR SALE

Harford County, Maryland

SURVEY

310 NILLES LANE | FALLSTON, MARYLAND 21047



FOR SALE

Harford County, Maryland

BIRDSEYE

310 NILLES LANE | FALLSTON, MARYLAND 21047



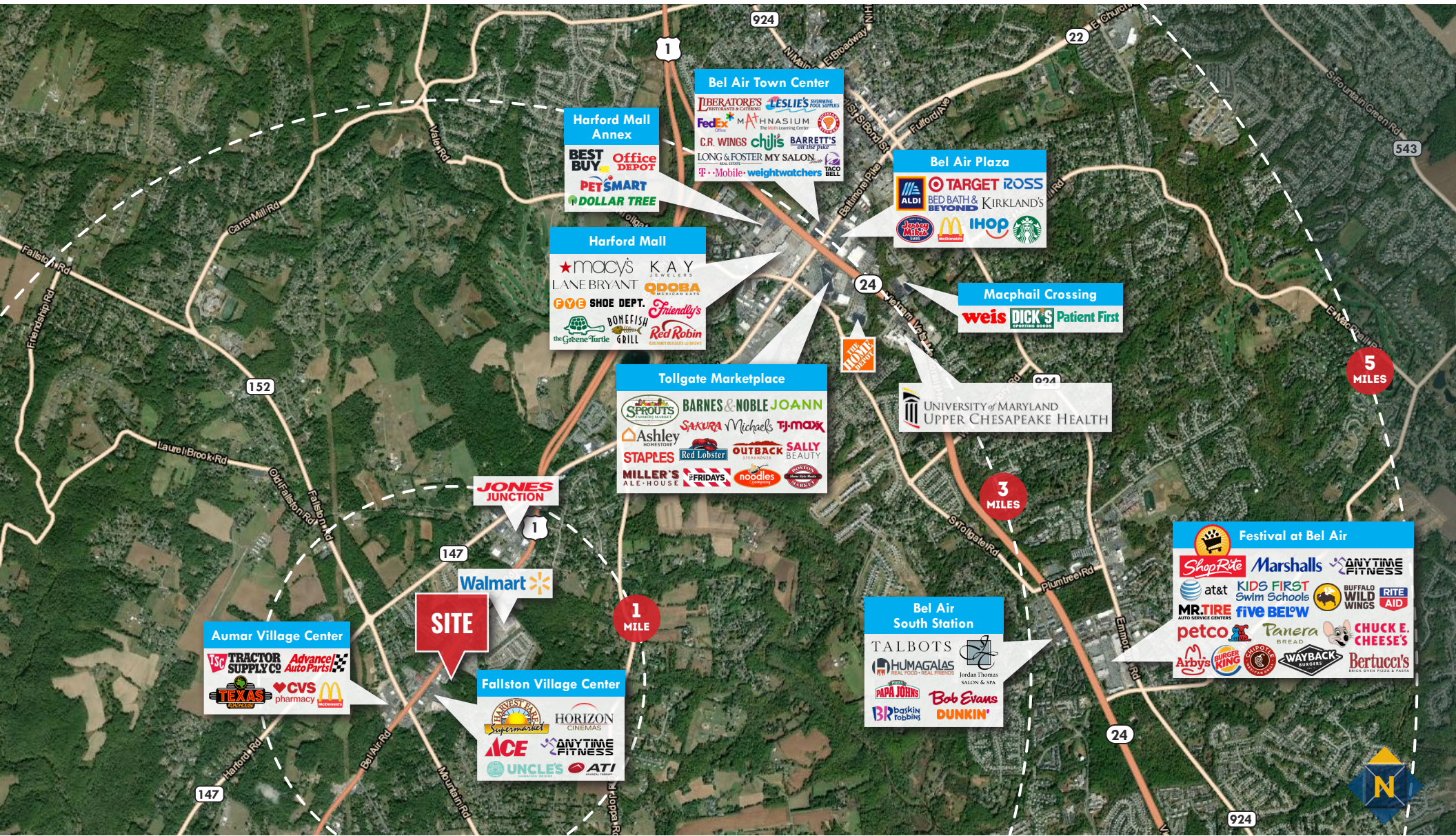
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TRADE AREA

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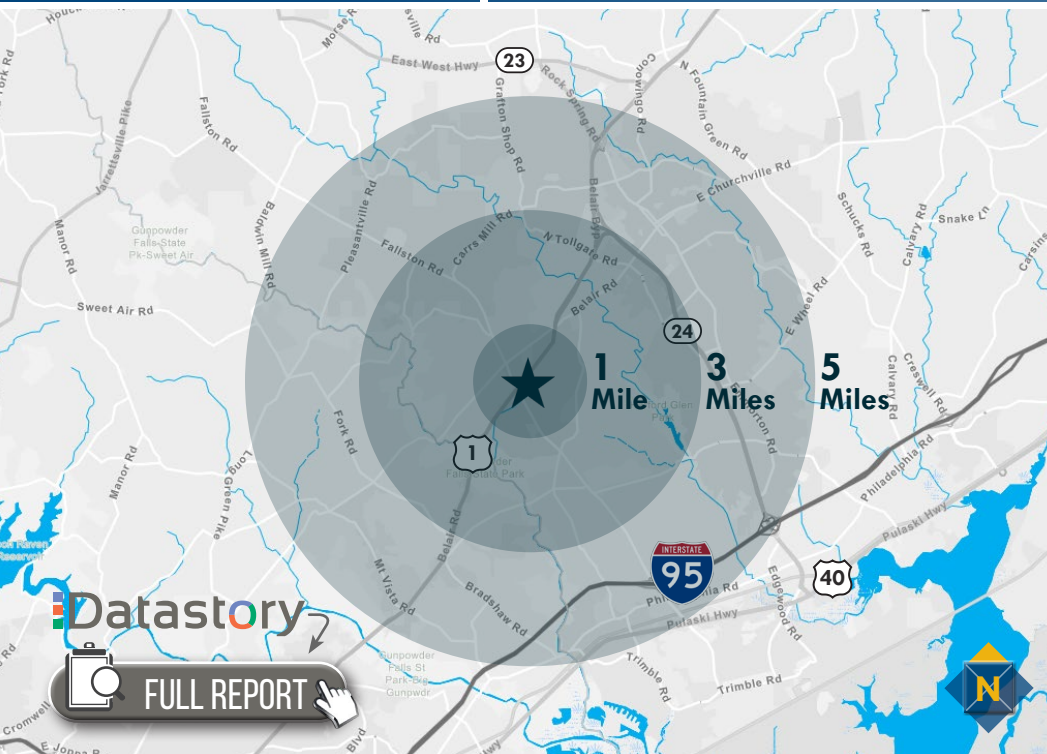
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LOCATION / DEMOGRAPHICS (2020)

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RESIDENTIAL POPULATION 3,098 1 MILE 21,798 3 MILES 97,207 5 MILES	NUMBER OF HOUSEHOLDS 1,044 1 MILE 8,016 3 MILES 37,003 5 MILES	AVERAGE HH SIZE 2.97 1 MILE 2.71 3 MILES 2.60 5 MILES	MEDIAN AGE 47.0 1 MILE 47.4 3 MILES 42.3 5 MILES
AVERAGE HH INCOME \$139,245 1 MILE \$128,293 3 MILES \$118,285 5 MILES	EDUCATION (COLLEGE+) 69.6% 1 MILE 68.5% 3 MILES 71.9% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.1% 1 MILE 90.9% 3 MILES 90.6% 5 MILES	DAYTIME POPULATION 3,974 1 MILE 23,791 3 MILES 96,029 5 MILES

41%
SAVVY SUBURBANITES
2 MILES

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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

25%
EXURBANITES
2 MILES

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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

20%
COMFORTABLE EMPTY NESTERS
2 MILES

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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

14%
PLEASANTVILLE
2 MILES

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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