



# 2.40 ACRES ± CI ZONED

310 NILLES LANE | FALLSTON, MARYLAND 21047

FOR  
SALE



\*PROPOSED BUILDING



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

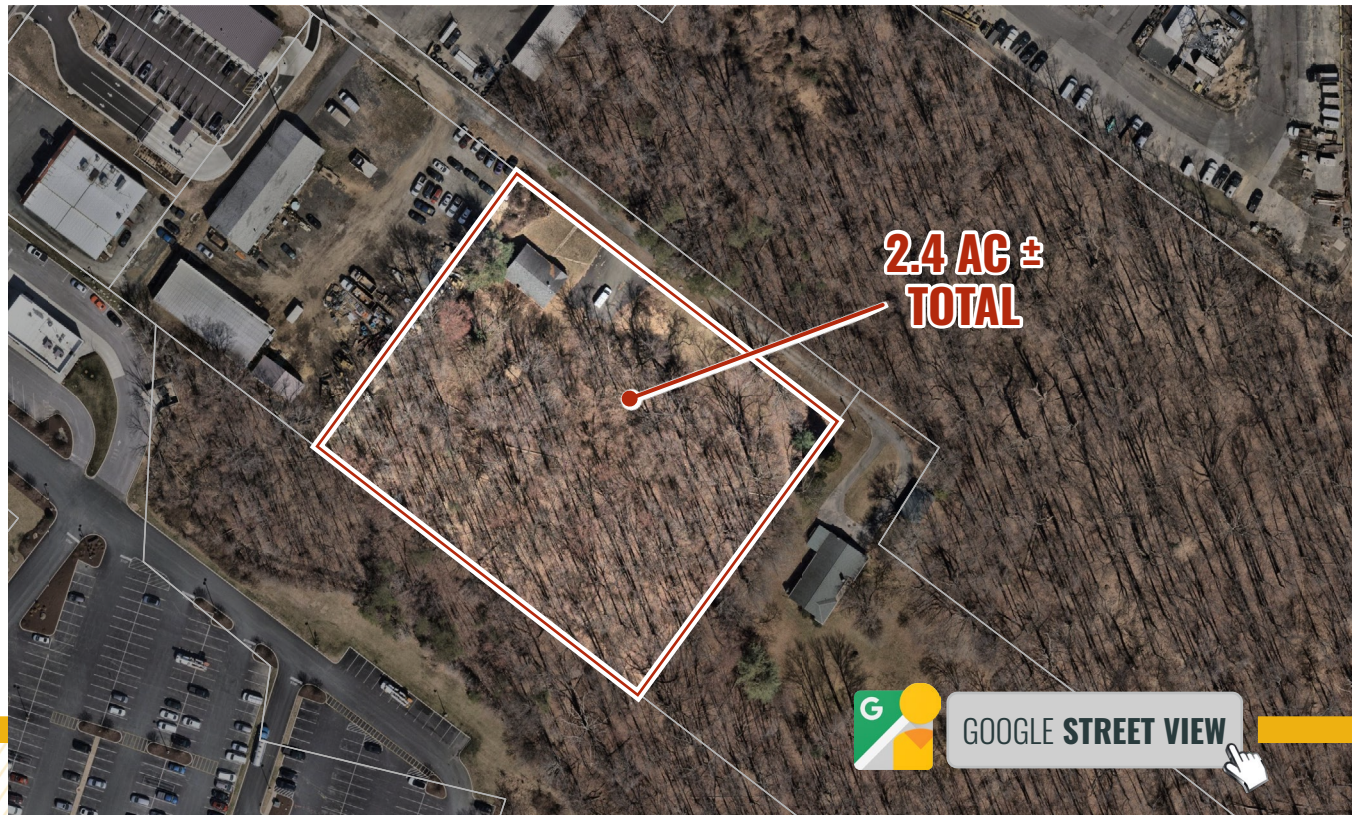
## HIGHLIGHTS:

- 2.40 acres  $\pm$  for sale in Fallston
- 5,000 SF flex building entitled
- Commercial industrial district zoning
- Public sewer approved
- Great access to Route 152, Route 1 and I-95
- Close proximity to multiple amenities
- Perfect opportunity for service business

LOT SIZE:	2.40 ACRES $\pm$
BUILDING SIZE:	5,000 SF $\pm$ ENTITLED
ZONING:	COMMERCIAL INDUSTRIAL DISTRICT (CI)
SALE PRICE:	\$575,000



**\*PROPOSED BUILDING**



GOOGLE STREET VIEW



# LOCAL BIRDSEYE



TSC TRACTOR SUPPLY CO  
Advance Auto Parts  
EARTH WOOD & FIRE  
apgfcu

Celebree SCHOOL

STARBUCKS

PLAZA MERICO

McDonald's

BURGER KING

UNIVERSITY OF MARYLAND URGENT CARE

HORIZON ANYTIME FITNESS

CAPOLE

Y.M.C.A.

WASHX CAR WASH

THE LOCAL  
WAKE HOUSE  
DUNKIN'

ROYAL FARMS

Walmart

PLAZA Ford

CALIBER COLLISION

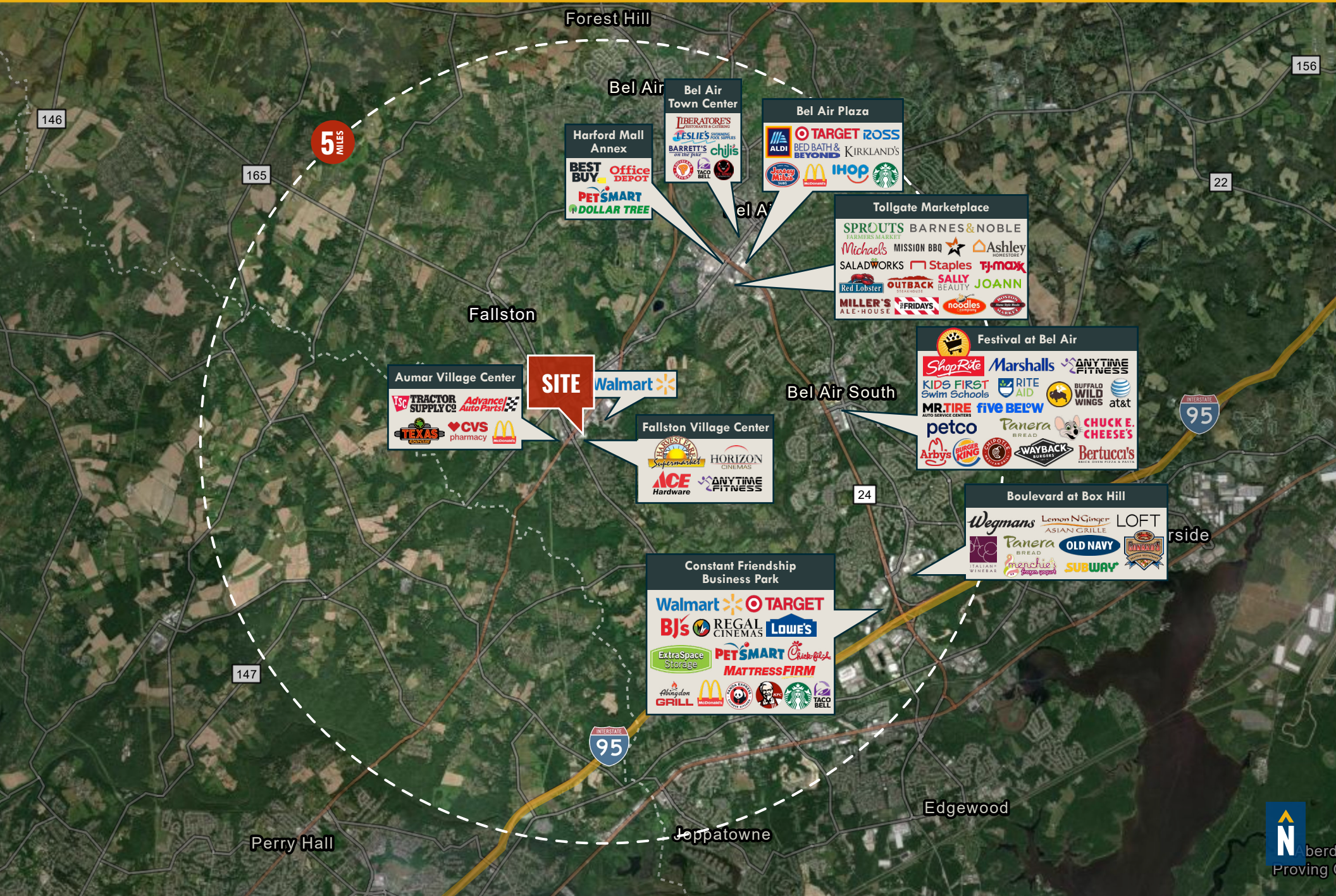
JONES JUNCTION

Heritage

SITE



# MARKET AERIAL



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



1,509

10,477

46,966

## DAYTIME POPULATION



5,396

25,507

96,926

## AVERAGE HOUSEHOLD INCOME



\$166,481

\$154,866

\$142,147

## NUMBER OF HOUSEHOLDS



1,129

8,104

38,397

## MEDIAN AGE

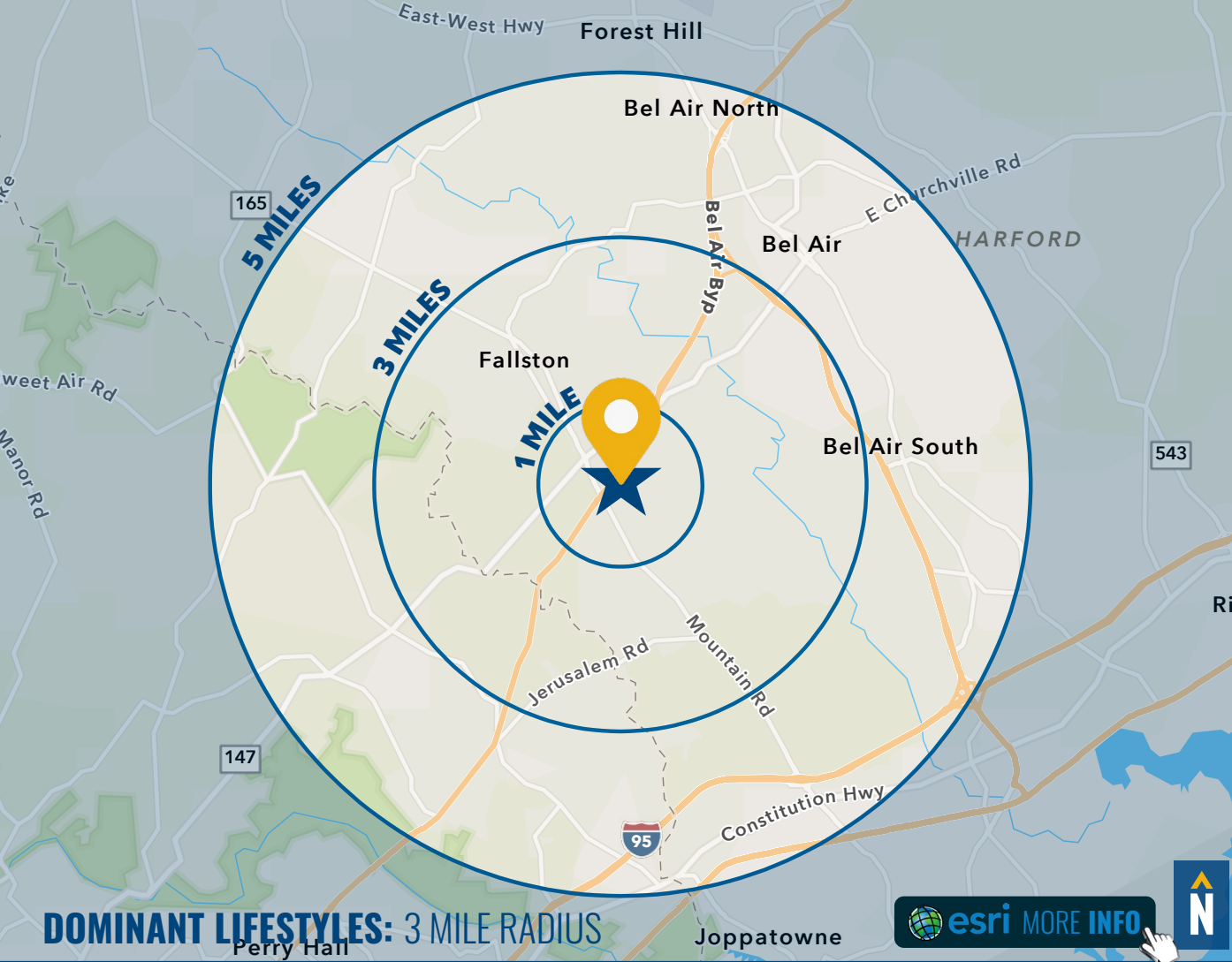


46.9

44.9

41.8

[FULL DEMOS REPORT](#)



## DOMINANT LIFESTYLES: 3 MILE RADIUS

**29%**  
EXURBANITES



Exurbanites residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers.

Median Age: **51.0**

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

**28%**  
SAVVY  
SUBURBANITES



Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home.

Median Age: **45.1**

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

**13%**  
WORKDAY DRIVE



Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers.

Median Age: **37.0**

Median Household Income: **\$90,500**

[MORE INFO](#)



# FOR MORE INFO **CONTACT:**



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