FOR SALE

Harford County, Maryland

COMMERCIAL LAND

FALLSTON ROAD (RT. 152) & HARFORD ROAD (RT. 147) | FALLSTON, MARYLAND 21047

AVAILABLE

23.46 Acres Total

ZONING

- R2 (Urban Residential District)
- AG (Agriculture)

TRAFFIC COUNT

- 23,473 AADT (Fallston Rd)
- 14,923 AADT (Harford Rd)

SALE PRICE

~~$1,750,000~~ **$1,500,000**

HIGHLIGHTS

- Conditional approval for construction of a 30,000 sf medical office building
- Located at the signalized intersection of Fallston Rd (Rt. 152) and Harford Rd (Rt. 147)
- Over 750 feet of frontage on Harford Rd (Rt. 147)
- Nearby retailers include CVS, Tractor Supply Co., McDonald's, Texas Roadhouse, Harvest Fare/ ACE, Horizon Cinemas & more!

STREET VIEW

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC

Mike Ruocco | *Senior Vice President & Principal* ☎ 443.798.9338 ✉ mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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Harford County, Maryland

TRADE AREA

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LOCATION / DEMOGRAPHICS (2020)

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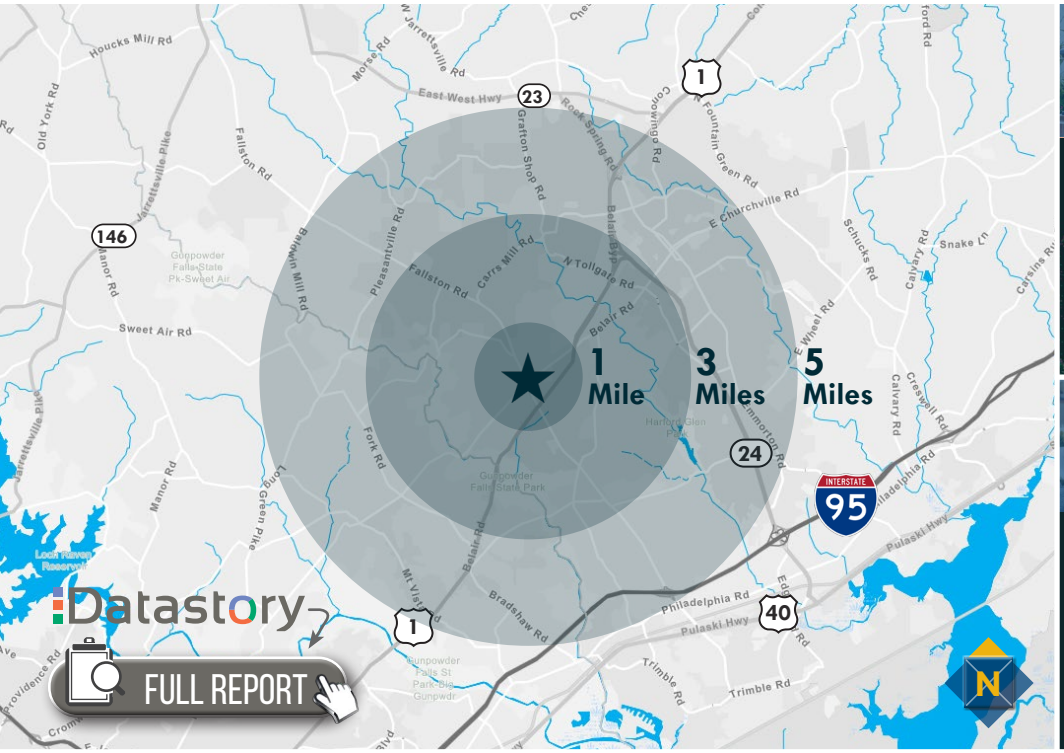


RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
2,450 1 MILE	824 1 MILE	2.97 1 MILE	46.9 1 MILE
21,156 3 MILES	7,778 3 MILES	2.71 3 MILES	48.3 3 MILES
92,151 5 MILES	34,607 5 MILES	2.63 5 MILES	42.7 5 MILES

AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
$138,233 1 MILE	69.0% 1 MILE	92.4% 1 MILE	3,355 1 MILE
$127,349 3 MILES	67.8% 3 MILES	90.9% 3 MILES	21,742 3 MILES
$121,437 5 MILES	72.6% 5 MILES	90.8% 5 MILES	89,724 5 MILES

47% SAVVY SUBURBANITES

2 MILES

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

20% PLEASANTVILLE

2 MILES

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

19% EXURBANITES

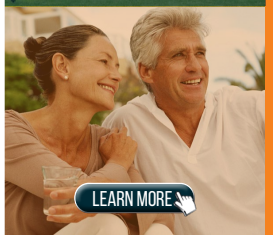
2 MILES

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



14% COMFORTABLE EMPTY NESTERS

2 MILES

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

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