

# FOR SALE

Harford County, Maryland

# COMMERCIAL LAND

2503 BELAIR ROAD | FALLSTON, MARYLAND 21047

## LOT SIZE

18.45 Acres

## ZONING

B3 (General Business District)  
AG (Agriculture)

## TRAFFIC COUNT

19,950 AADT (Belair Rd / Rt. 1)

## SALE PRICE

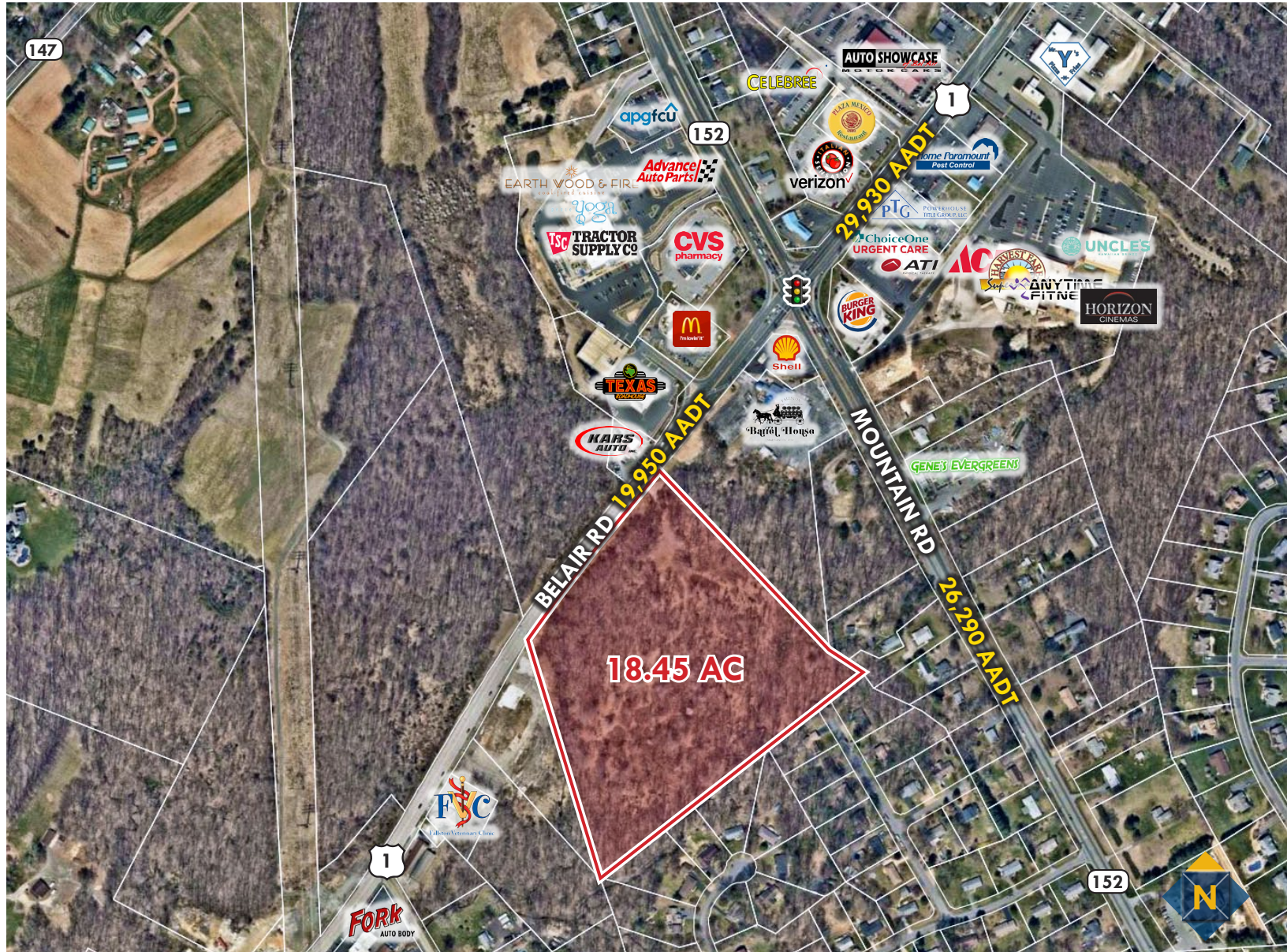
\$2,450,000

## REAL ESTATE TAXES

\$7,001.32 (2018-2019)

## HIGHLIGHTS

- ▶ 18.45-acre development site located just south of the intersection of Mountain Rd (Rt. 152) and Belair Rd (Rt. 1)
- ▶ Directly across Route 1 from Aumar Village (CVS, Advance Auto Parts, Texas Roadhouse, McDonald's, Tractor Supply Co.)
- ▶ Boasting strong traffic counts at the gateway of the Fallston Retail Corridor
- ▶ Public water and sewer in Belair Road (Rt. 1)



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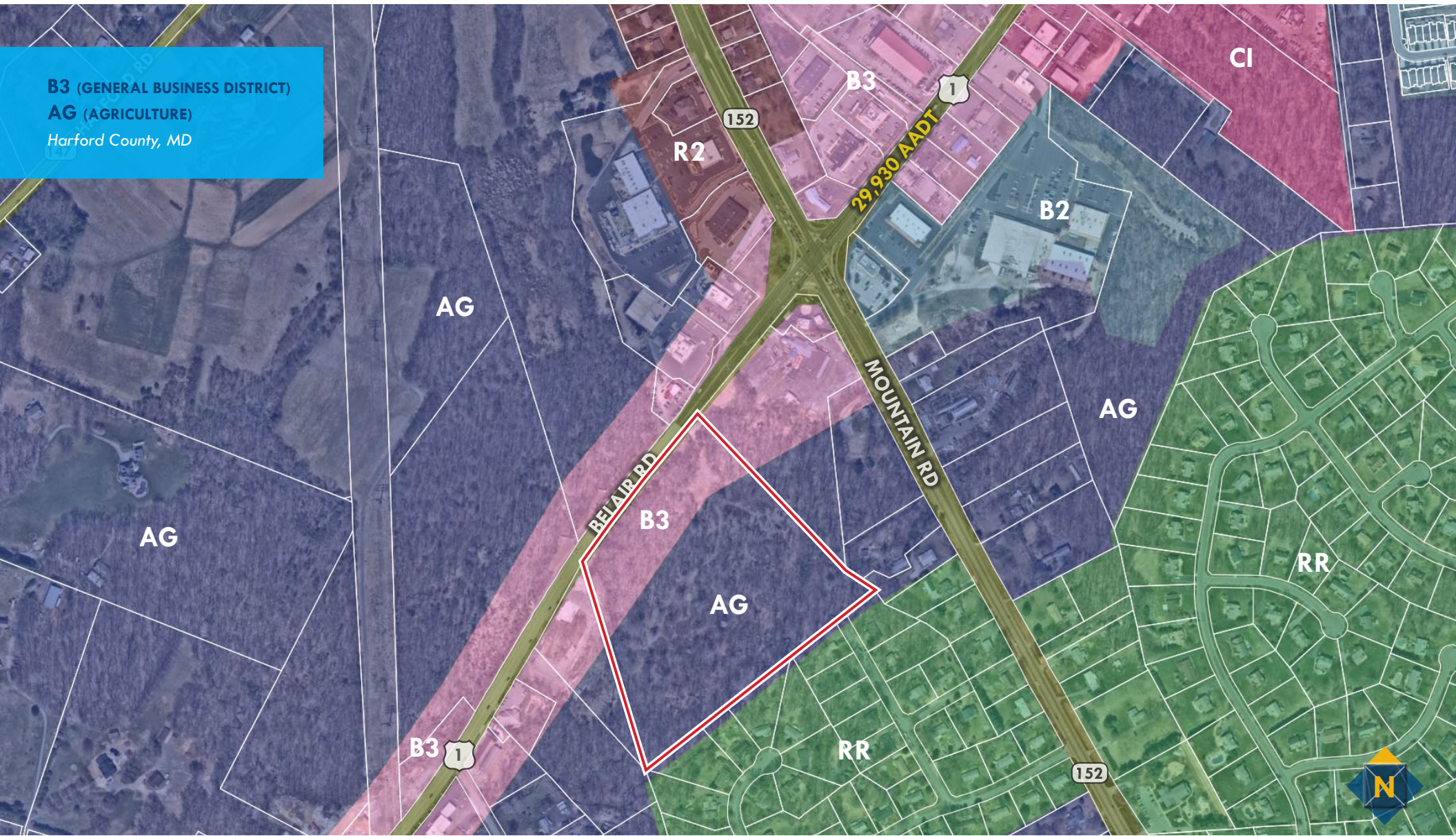
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# ZONING

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**B3 (GENERAL BUSINESS DISTRICT)**  
**AG (AGRICULTURE)**  
Harford County, MD

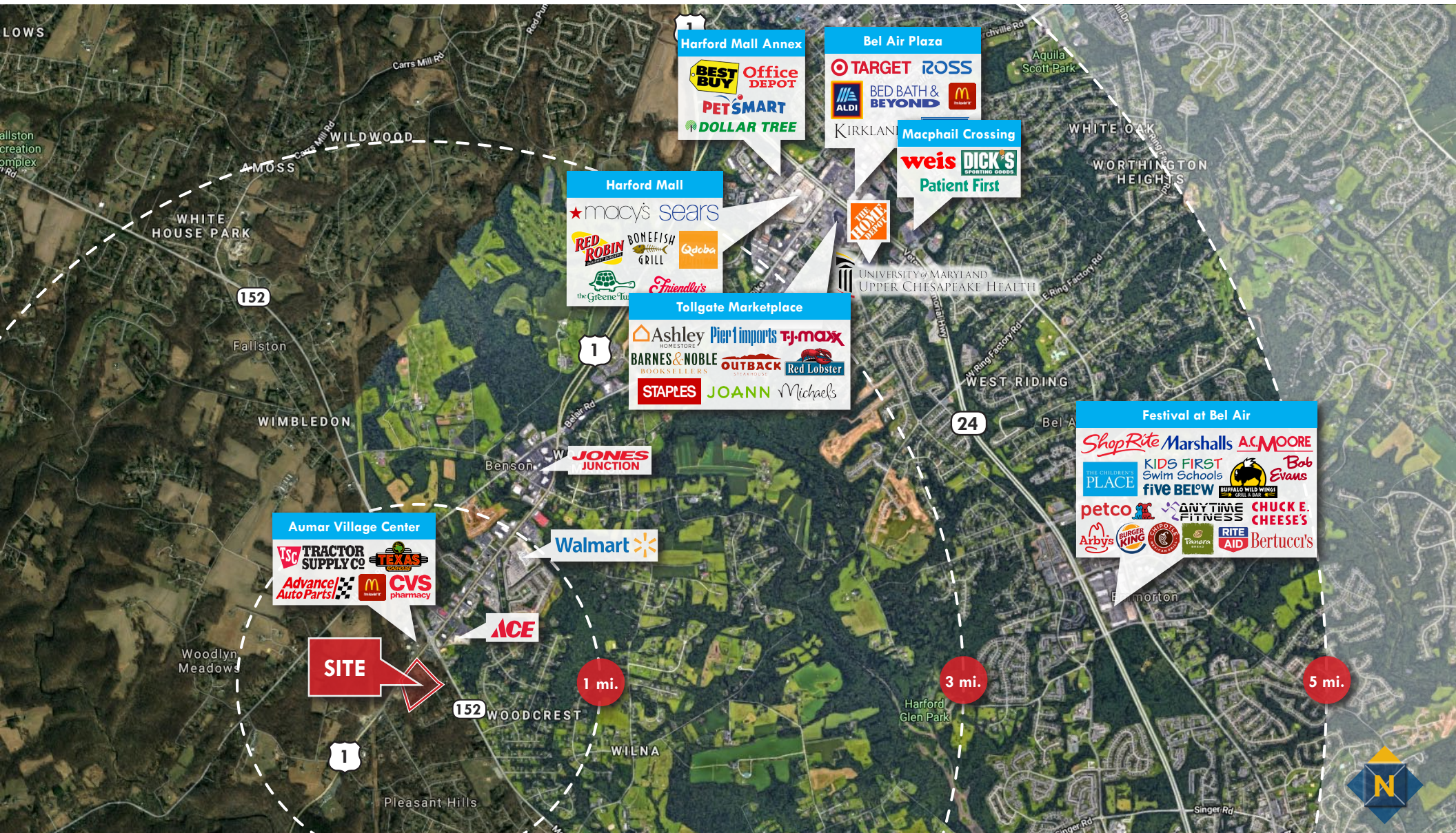


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# TRADE AREA

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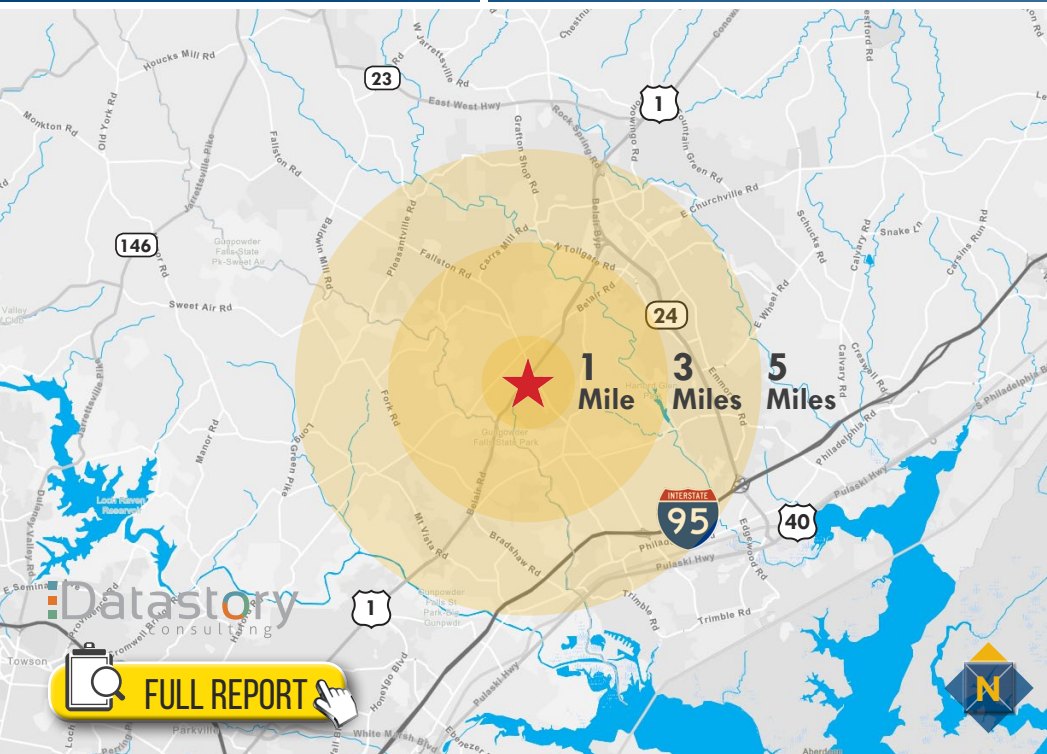


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# LOCATION / DEMOGRAPHICS

2503 BELAIR ROAD | FALLSTON, MARYLAND 21047



RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
3,293 1 MILE	1,119 1 MILE	2.89 1 MILE	47.0 1 MILE
14,328 3 MILES	5,258 3 MILES	2.70 3 MILES	49.9 3 MILES
84,327 5 MILES	31,464 5 MILES	2.64 5 MILES	42.4 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$127,309 1 MILE	68.0% 1 MILE	97.1% 1 MILE	4,861 1 MILE
\$125,235 3 MILES	68.0% 3 MILES	97.5% 3 MILES	13,044 3 MILES
\$111,495 5 MILES	70.9% 5 MILES	96.6% 5 MILES	80,345 5 MILES

**53%**  
SAVVY  
SUBURBANITES  
2 MILES

These residents are well educated, well read and well capitalized. Largely empty nesters, they also enjoy good food and wine, plus the amenities of the city's cultural events.



**2.83**  
AVERAGE HH SIZE  
**44.1**  
MEDIAN AGE  
**\$104,000**  
MEDIAN HH INCOME

LEARN MORE

**23%**  
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.



**2.48**  
AVERAGE HH SIZE  
**49.6**  
MEDIAN AGE  
**\$98,000**  
MEDIAN HH INCOME

LEARN MORE

**21%**  
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.

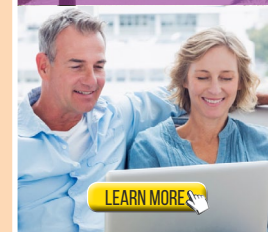


**2.50**  
AVERAGE HH SIZE  
**46.8**  
MEDIAN AGE  
**\$68,000**  
MEDIAN HH INCOME

LEARN MORE

**3%**  
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.



**2.86**  
AVERAGE HH SIZE  
**41.9**  
MEDIAN AGE  
**\$85,000**  
MEDIAN HH INCOME

LEARN MORE



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