

# FOR LEASE

Harford County, Maryland

# RETAIL CENTER / PAD SITE

2800 FALLSTON ROAD | FALLSTON, MARYLAND 21047

## AVAILABLE

1,500-8,000 sf in proposed retail center *or* site may be ground leased in its entirety to a pad user

## LOT SIZE

1.43 Acres

## ZONING

VB (Village Business District)

## TRAFFIC COUNT

15,131 AADT (Fallston Rd/Rt. 152)  
8,293 AADT (Baldwin Mill Rd)

## LEASE RATE

Negotiable

## HIGHLIGHTS

- ▶ Signalized intersection
- ▶ Excellent visibility and frontage
- ▶ Direct site access via Route 152 (Fallston Rd) & Route 165 (Baldwin Mill Rd)
- ▶ Shares intersection with BB&T, Savory Deli & Market, and Crossroads Station (Courtland Hearth & Hardware/ACE, Basta Pasta, The Sweet Greek Grill)



Mike Ruocco | Vice President

443.798.9338

mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

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# AERIAL

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# FOR LEASE



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# CONCEPTUAL "A"

2800 FALLSTON ROAD | FALLSTON, MARYLAND 21047



**Mike Ruocco** | Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • [www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)

☎ 443.798.9338

✉ [mruocco@mackenziecommercial.com](mailto:mruocco@mackenziecommercial.com)

# FOR LEASE



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# CONCEPTUAL "B"

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☎ 443.798.9338

✉ [mruocco@mackenziecommercial.com](mailto:mruocco@mackenziecommercial.com)

# FOR LEASE



Harford County, Maryland

# CONCEPTUAL "C"

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# FOR LEASE



Harford County, Maryland

# CONCEPTUAL "D"

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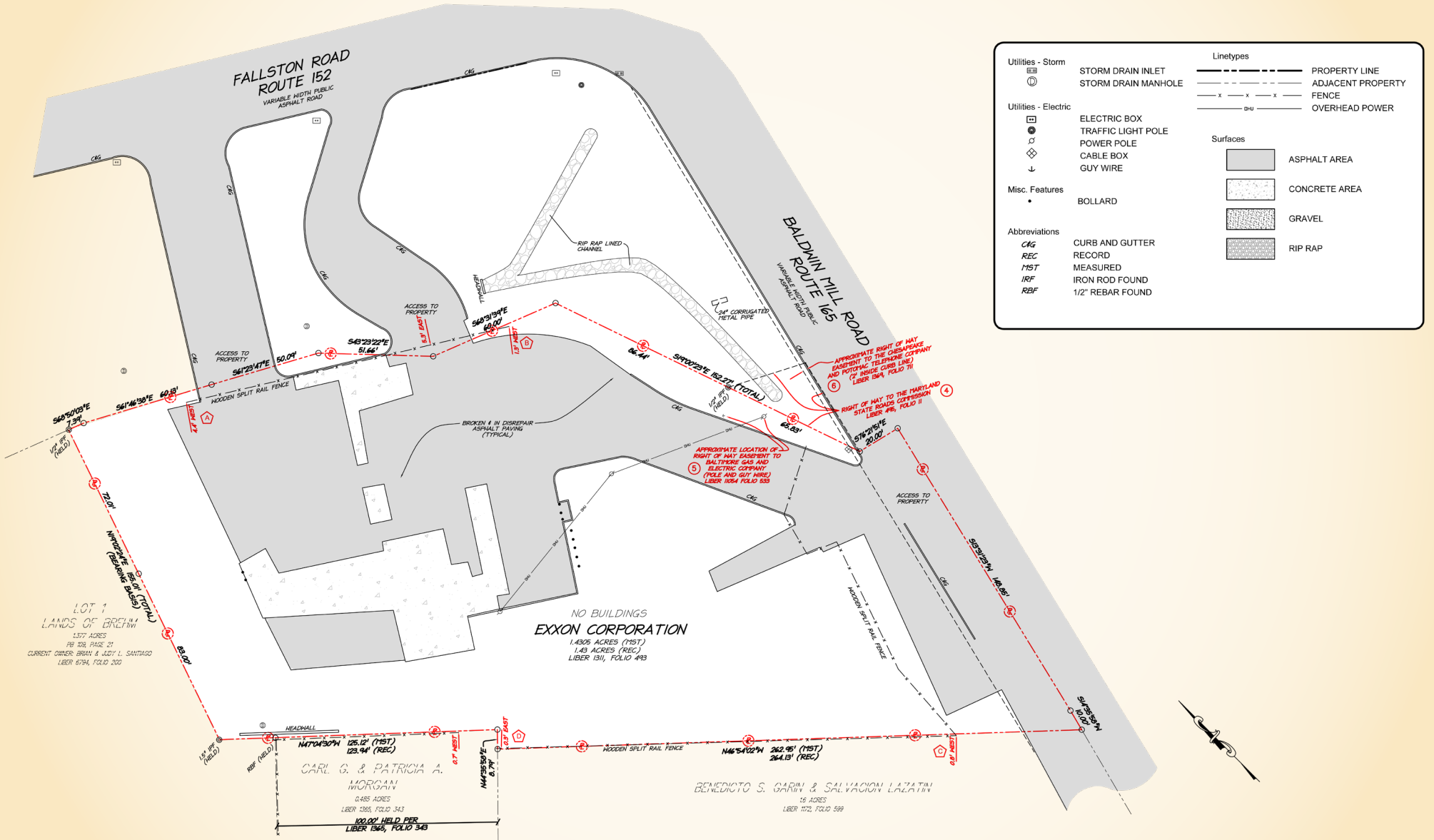
# FOR LEASE



Harford County, Maryland

# SURVEY

2800 FALLSTON ROAD | FALLSTON, MARYLAND 21047



# FOR LEASE

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# CENTRALLY LOCATED OPPORTUNITY

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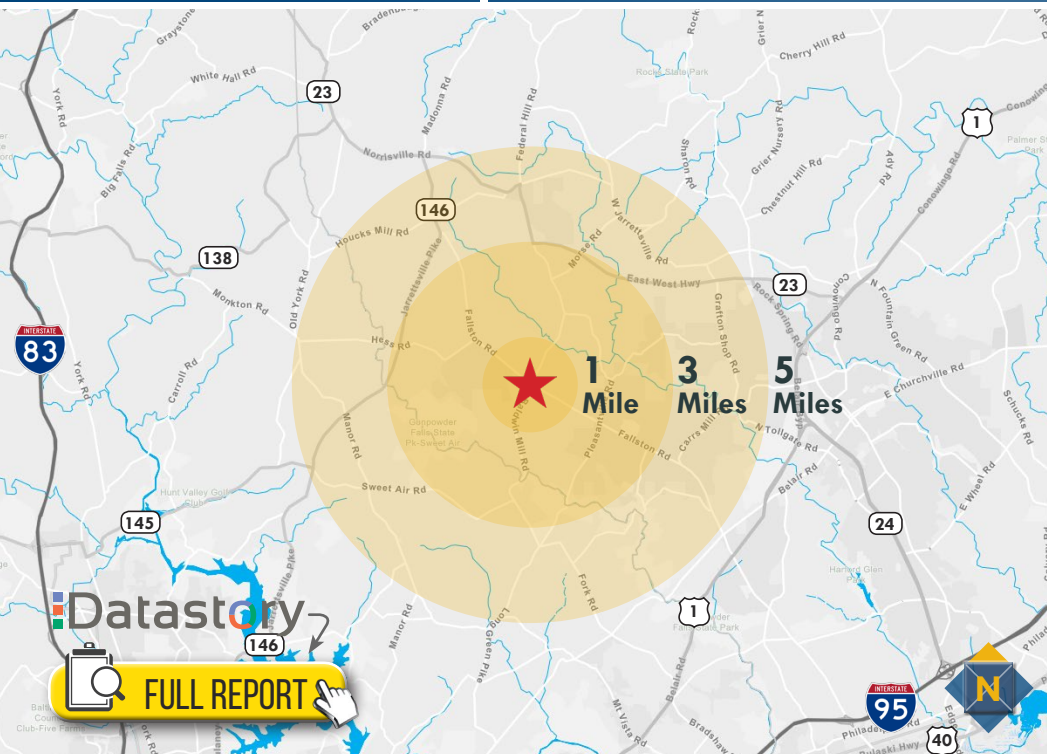


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# LOCATION / DEMOGRAPHICS

2800 FALLSTON ROAD | FALLSTON, MARYLAND 21047



Datastory

FULL REPORT

<b>RESIDENTIAL POPULATION</b> 1,573 1 MILE 11,646 3 MILES 31,269 5 MILES	<b>NUMBER OF HOUSEHOLDS</b> 516 1 MILE 4,020 3 MILES 10,844 5 MILES	<b>AVERAGE HH SIZE</b> 3.04 1 MILE 2.90 3 MILES 2.88 5 MILES	<b>MEDIAN AGE</b> 46.4 1 MILE 47.5 3 MILES 47.3 5 MILES
<b>AVERAGE HH INCOME</b> \$138,900 1 MILE \$147,293 3 MILES \$144,221 5 MILES	<b>EDUCATION (COLLEGE+)</b> 78.1% 1 MILE 75.3% 3 MILES 74.1% 5 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.4% 1 MILE 96.6% 3 MILES 97.0% 5 MILES	<b>DAYTIME POPULATION</b> 780 1 MILE 6,486 3 MILES 20,510 5 MILES

**83%**  
SAVVY SUBURBANITES  
10 MIN. DRIVE

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.

**2.85**  
AVERAGE HH SIZE

**45.1**  
MEDIAN AGE

**\$108,700**  
MEDIAN HH INCOME

LEARN MORE

**12%**  
EXURBANITES  
10 MIN. DRIVE

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

LEARN MORE

**4%**  
PLEASANTVILLE  
10 MIN. DRIVE

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

LEARN MORE

**1%**  
PROFESSIONAL PRIDE  
10 MIN. DRIVE

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

**3.13**  
AVERAGE HH SIZE

**40.8**  
MEDIAN AGE

**\$138,100**  
MEDIAN HH INCOME

LEARN MORE