

2314 Bel Air Road Fallston, MD 21047

Pad Site Available For GROUND LEASE



PROPERTY FACT SHEET



Street View of Property



Aerial of Surrounding Area

PROPERTY DESCRIPTION & FEATURES

- Located in the tight retail market of Fallston, MD
- Available:
 - 0.9 acres of land (zoning B3)
 - Existing 4,690 SF restaurant (can be demolished)
 - Ground lease - \$150,000/year NNN
- Located 1/2 mile for the new Walmart Supercenter
- Please do **NOT** contact existing tenant

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	2,041	16,727	80,728
Households	768	6,321	31,073
Average Household Income	\$112,613	\$106,061	\$97,369
Daytime Employees	1,965	6,790	34,987

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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 39.49199/-76.39409

2314 Bel Air Road		1 Mile	3 Miles	5 Miles
Fallston, MD				
POPULATION	2010 Estimated Population	2,041	16,727	80,728
	2015 Projected Population	2,256	16,277	78,231
	2000 Census Population	1,836	15,869	73,726
	1990 Census Population	1,671	13,844	57,404
	Historical Annual Growth 1990 to 2010	1.1%	1.0%	2.0%
	Projected Annual Growth 2010 to 2015	2.1%	-0.5%	-0.6%
HOUSEHOLDS	2010 Est. Households	768	6,321	31,073
	2015 Proj. Households	875	6,352	31,237
	2000 Census Households	661	5,741	27,095
	1990 Census Households	585	4,770	20,311
	Historical Annual Growth 1990 to 2010	1.6%	1.6%	2.6%
	Projected Annual Growth 2010 to 2015	2.8%	0.1%	0.1%
AGE	2010 Est. Population 0 to 9 Years	10.3%	10.7%	12.3%
	2010 Est. Population 10 to 19 Years	13.3%	13.8%	13.6%
	2010 Est. Population 20 to 29 Years	8.1%	9.4%	12.1%
	2010 Est. Population 30 to 44 Years	18.0%	18.0%	19.7%
	2010 Est. Population 45 to 59 Years	24.3%	25.3%	23.1%
	2010 Est. Population 60 to 74 Years	18.4%	16.1%	13.3%
	2010 Est. Population 75 Years Plus	7.6%	6.8%	5.9%
	2010 Est. Median Age	44.3	42.9	39.2
MARITAL STATUS & SEX	2010 Est. Male Population	49.7%	49.0%	49.0%
	2010 Est. Female Population	50.3%	51.0%	51.0%
	2010 Est. Never Married	18.7%	19.1%	20.1%
	2010 Est. Now Married	68.8%	66.9%	63.7%
	2010 Est. Separated or Divorced	6.0%	8.0%	10.6%
	2010 Est. Widowed	6.5%	6.0%	5.6%
INCOME	2010 Est. HH Income \$200,000 or More	8.3%	6.2%	4.3%
	2010 Est. HH Income \$150,000 to \$199,999	7.3%	9.6%	8.6%
	2010 Est. HH Income \$100,000 to \$149,999	28.2%	25.8%	23.8%
	2010 Est. HH Income \$75,000 to \$99,999	19.7%	19.8%	18.8%
	2010 Est. HH Income \$50,000 to \$74,999	12.8%	15.4%	18.1%
	2010 Est. HH Income \$35,000 to \$49,999	11.6%	10.3%	11.6%
	2010 Est. HH Income \$25,000 to \$34,999	4.5%	4.2%	5.5%
	2010 Est. HH Income \$15,000 to \$24,999	4.1%	5.1%	5.3%
	2010 Est. HH Income \$0 to \$14,999	3.6%	3.7%	4.0%
	2010 Est. Average Household Income	\$112,613	\$106,061	\$97,369
	2010 Est. Median HH Income	\$91,013	\$88,791	\$82,174
	2010 Est. Per Capita Income	\$42,368	\$40,105	\$37,909
	2010 Est. Number of Businesses	154	693	3,237
	2010 Est. Total Number of Employees	1,965	6,790	34,987

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2314 Bel Air Road		1 Mile	3 Miles	5 Miles
Fallston, MD				
RACE	2010 Est. White Population	92.9%	92.0%	89.5%
	2010 Est. Black Population	4.0%	4.8%	6.5%
	2010 Est. Asian & Pacific Islander	1.9%	2.1%	2.5%
	2010 Est. American Indian & Alaska Native	0.1%	0.2%	0.2%
	2010 Est. Other Races Population	1.0%	1.0%	1.2%
HISPANIC	2010 Est. Hispanic Population	33	280	1,736
	2010 Est. Hispanic Population Percent	1.6%	1.7%	2.2%
	2015 Proj. Hispanic Population Percent	1.8%	2.0%	2.5%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	1,459	11,769	55,079
	2010 Est. Elementary (0 to 8)	3.3%	2.3%	1.7%
	2010 Est. Some High School (9 to 11)	5.8%	4.8%	4.7%
	2010 Est. High School Graduate (12)	28.0%	27.8%	26.6%
	2010 Est. Some College (13 to 16)	18.6%	21.0%	22.5%
	2010 Est. Associate Degree Only	9.0%	8.2%	8.7%
	2010 Est. Bachelor Degree Only	24.6%	21.2%	21.4%
	2010 Est. Graduate Degree	10.7%	14.8%	14.3%
HOUSING	2010 Est. Total Housing Units	802	6,586	32,567
	2010 Est. Owner Occupied Percent	89.6%	86.6%	82.1%
	2010 Est. Renter Occupied Percent	6.1%	9.4%	13.3%
	2010 Est. Vacant Housing Percent	4.3%	4.0%	4.6%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.1%	2.0%	2.2%
	2000 Homes Built 1995 to 1998	8.0%	7.6%	10.4%
	2000 Homes Built 1990 to 1994	4.0%	12.8%	17.9%
	2000 Homes Built 1980 to 1989	8.6%	18.9%	21.4%
	2000 Homes Built 1970 to 1979	25.7%	23.2%	18.9%
	2000 Homes Built 1960 to 1969	29.2%	17.6%	14.0%
	2000 Homes Built 1950 to 1959	12.1%	9.0%	8.3%
	2000 Homes Built Before 1949	10.2%	8.9%	6.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.9%	0.7%
	2000 Home Value \$400,000 to \$499,999	1.3%	2.0%	1.5%
	2000 Home Value \$300,000 to \$399,999	10.8%	7.1%	4.3%
	2000 Home Value \$200,000 to \$299,999	33.4%	27.4%	20.4%
	2000 Home Value \$150,000 to \$199,999	37.5%	37.7%	31.2%
	2000 Home Value \$100,000 to \$149,999	13.9%	20.5%	31.8%
	2000 Home Value \$50,000 to \$99,999	3.1%	4.2%	9.6%
	2000 Home Value \$25,000 to \$49,999	-	0.1%	0.3%
	2000 Home Value \$0 to \$24,999	-	-	0.2%
	2000 Median Home Value	\$197,847	\$186,964	\$166,797
	2000 Median Rent	\$537	\$497	\$620

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2314 Bel Air Road		1 Mile	3 Miles	5 Miles
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LABOR FORCE	2010 Est. Labor: Population Age 16+	1,666	13,538	64,244
	2010 Est. Civilian Employed	63.9%	65.3%	66.5%
	2010 Est. Civilian Unemployed	4.3%	4.2%	4.3%
	2010 Est. in Armed Forces	0.6%	0.7%	0.7%
	2010 Est. not in Labor Force	31.1%	29.8%	28.6%
	2010 Labor Force: Males	49.0%	48.2%	48.3%
	2010 Labor Force: Females	51.0%	51.8%	51.7%
OCCUPATION	2000 Occupation: Population Age 16+	927	8,294	38,696
	2000 Mgmt, Business, & Financial Operations	19.3%	18.5%	18.1%
	2000 Professional & Related	20.3%	25.3%	25.6%
	2000 Service	13.0%	11.8%	11.5%
	2000 Sales and Office	25.6%	28.2%	28.3%
	2000 Farming, Fishing, and Forestry	-	0.2%	0.1%
	2000 Construction, Extraction, & Maintenance	10.9%	8.0%	8.4%
	2000 Production, Transport, & Material Moving	10.8%	8.0%	8.1%
	2000 Percent White Collar Workers	65.3%	72.0%	72.0%
2000 Percent Blue Collar Workers	34.7%	28.0%	28.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	86.4%	87.8%	86.8%
	2000 Drive to Work in Carpool	6.4%	6.6%	7.5%
	2000 Travel to Work by Public Transportation	0.6%	0.6%	0.8%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.6%	0.5%	1.0%
	2000 Other Means	0.2%	0.3%	0.6%
	2000 Work at Home	4.8%	4.1%	3.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	18.5%	17.9%	19.7%
	2000 Travel to Work in 15 to 29 Minutes	28.4%	26.8%	26.3%
	2000 Travel to Work in 30 to 59 Minutes	43.0%	44.9%	43.7%
	2000 Travel to Work in 60 Minutes or More	10.1%	10.4%	10.3%
	2000 Average Travel Time to Work	30.2	30.1	30.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$59.6 M	\$467 M	\$2.16 B
	2010 Est. Apparel	\$2.84 M	\$22.3 M	\$103 M
	2010 Est. Contributions & Gifts	\$4.13 M	\$32.5 M	\$147 M
	2010 Est. Education & Reading	\$1.78 M	\$14.0 M	\$63.2 M
	2010 Est. Entertainment	\$3.38 M	\$26.5 M	\$122 M
	2010 Est. Food, Beverages & Tobacco	\$9.12 M	\$71.6 M	\$333 M
	2010 Est. Furnishings & Equipment	\$2.76 M	\$21.7 M	\$99.3 M
	2010 Est. Health Care & Insurance	\$4.09 M	\$32.0 M	\$149 M
	2010 Est. Household Operations & Shelter & Utilities	\$17.8 M	\$140 M	\$645 M
	2010 Est. Miscellaneous Expenses	\$960 K	\$7.53 M	\$35.1 M
	2010 Est. Personal Care	\$854 K	\$6.70 M	\$31.0 M
	2010 Est. Transportation	\$11.8 M	\$92.5 M	\$430 M

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