



DORSEY & FAULKNER ROAD

HANOVER, MD 21076

FAULKNER RD

DORSEY RD

100

109,650 AAWDT

295

109,860 AAWDT

110,900 AAWDT

PROPERTY HIGHLIGHTS

- 1.54 acres
- Easy access to MD-100 (109,650 cars per day)
- 1.6M square feet of office / industrial within 0.5 mile radius of the site.
- Great for industrial flex uses, religious facilities, auto uses, or daycare.

📍 Zoning: W-1

RETAIL STORES IN THE IMMEDIATE AREA

DEMOGRAPHICS

	POPULATION	HH INCOME	DAYTIME POPULATION
1 MILE	4,692	\$135,437	7,114
3 MILES	68,248	\$134,304	81,218
5 MILES	165,007	\$130,853	198,098



LYNDWOOD
SQUARE S/C
Giant
PAPA JOHN'S

TROY HILL SQUARE
DUNKIN'
Ledo Pizza

ROWANBERRY
CENTER
7-ELEVEN
H&R BLOCK

ELKRIDGE CORNERS
Green Valley
Marketplace
TRUIST

OXFORD SQUARE

US 1 FLEA MARKET

COLUMBIA EAST
MARKETPLACE
DOLLAR TREE
OLLIE'S

DORSEY & FAULKNER RD

THE SHOPS AT
ARUNDEL PRESERVE
FIVE GUYS
Pizzeria
CVS

Alejo Rose
GRILLFIRE

Live!
CASINO+HOTEL
Cheesecake Factory
THE PRIME RIB
MORTY'S
LUCKIES
8
DAVID'S

Costco
Walmart

ARUNDEL MILLS MALL
OFF 5TH
Best Buy
OLD NAVY
TJ-MAXX
CINEMARK
Medieval Times
Dundington
OFF BROADWAY
SHOE WAREHOUSE
MICHAEL KORS
COACH
BAM! BROS
Nando's
J.CREW
FOREVER 21
LEGO
M&M'S
KING

Live! LOFTS
Denny's

ARUNDEL MILLS
CORPORATE PARK
the GrubHub

CAVA
FRIDAYS

Michael's
PETS MART
Staples

DOLLAR TREE

ARUNDEL VILLAGE
SAFeway
honeygrow
tropical CAFE
Gong cha
KORISTON

INDUSTRIAL / OFFICE SQUARE FOOTAGE IN THE IMMEDIATE AREA

0.5 MILE



INDUSTRIAL: 717K SF



OFFICE: 949K SF

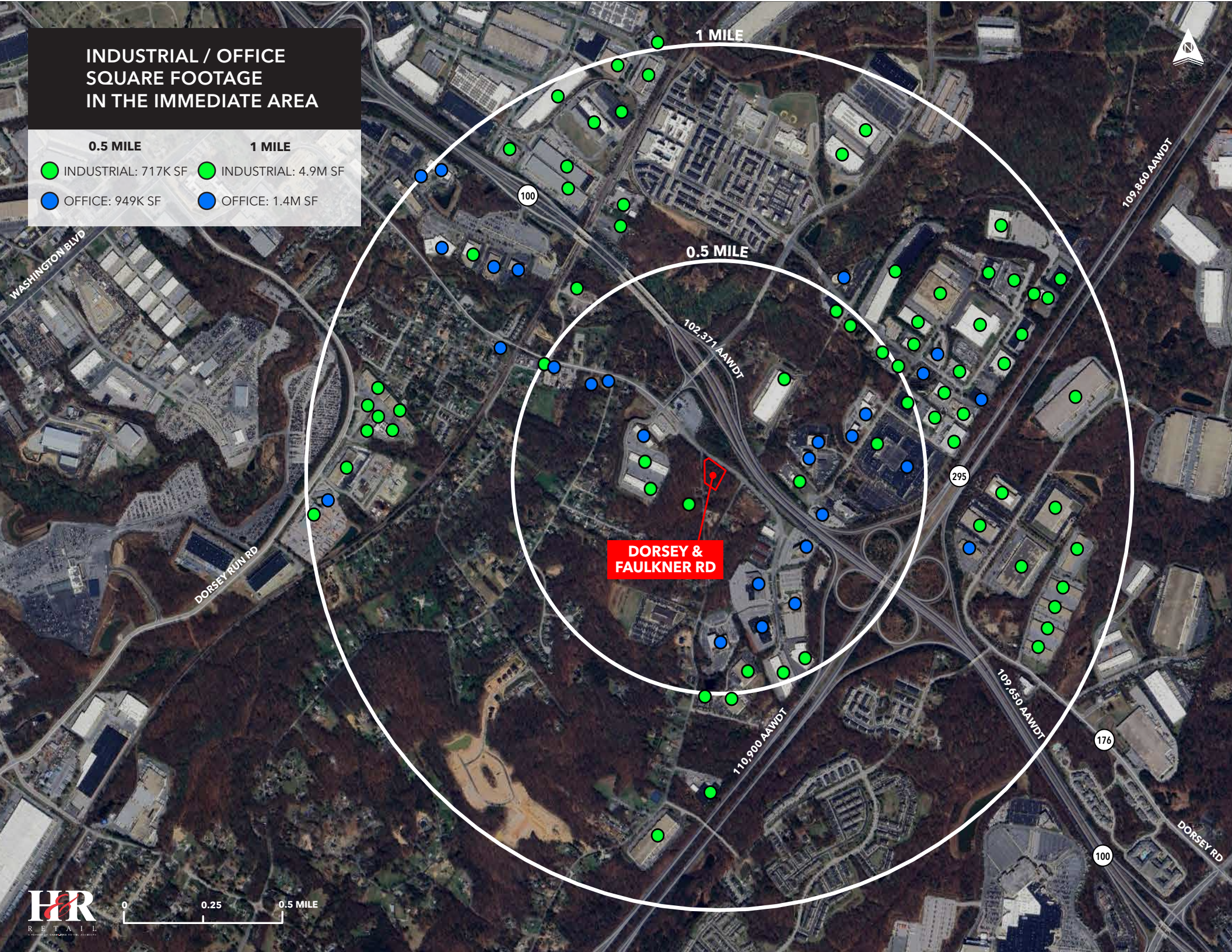
1 MILE



INDUSTRIAL: 4.9M SF



OFFICE: 1.4M SF



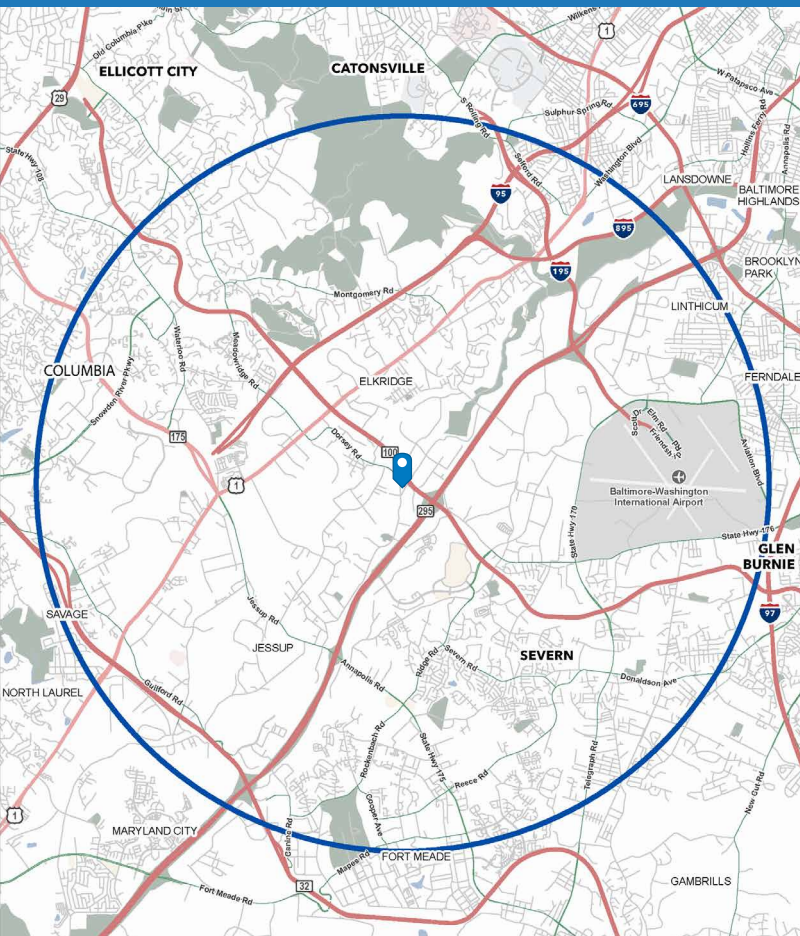
**DORSEY &
FAULKNER RD**



Hanover, MD

DEMOGRAPHIC PROFILE (2025)

Dorsey and Faulkner Rd
5 Mile Ring



KEY FACTS

165,007

Population

36.7

Median Age

58,888

Households

GROWTH



0.74%

2025-2030 Population
Growth Rate

EDUCATION



27%

Bachelor's Degree



26%

Graduate/Professional
Degree

INCOME



\$130,853

Median Household Income

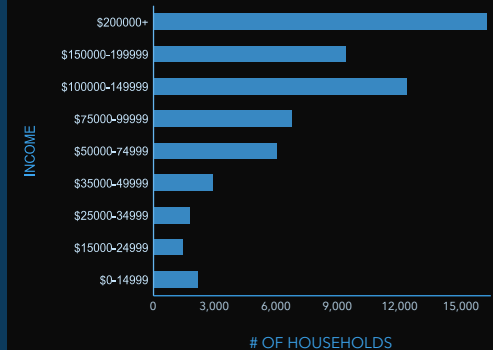


\$56,158

Per Capita Income

\$157,506

AVERAGE HH INCOME (\$)



BUSINESS



7,472

Total Businesses



198,098

Daytime
Population



488

Food Srv &
Drinking Places

TAPESTRY SEGMENTS



D3 Modern Minds

1,711 (87.4%) of households

This fast-growing segment is primarily located just outside downtown sections of large cities or in nearby suburbs. Residents are mostly in the 25 to 44 age range, and nearly half of individuals aged 25 and older hold a bachelor's degree. The segment has grown due to recent immigration, adding to the notable population of individuals born outside the U.S. already living here. Key employment sectors include health care, technology, retail, education, and manufacturing, and incomes often fall in the upper tier. The segment is a mix of homeowners and renters, residing in both single-family and multifamily units. Homes are generally newer, and two-thirds of owned homes are valued above \$300,000. Households typically own multiple vehicles. While many have the option to work from home, most commute by car.

- Consumers tend to place orders online from warehouse clubs and department stores.
- These residents spend money on clothing, travel, and dining out, including fast food.
- Social media is commonly used for sharing photos and videos, professional networking, and following favorite brands, sports, and hobbies.



L1 Savvy Suburbanites

216 (11.0%) of households

These neighborhoods tend to be concentrated in New England and the Mid-Atlantic. Some couples have children who have grown up and left the house, and around a quarter still have kids at home. Residents work in professional fields such as management and finance. The combined wages of both spouses position these families solidly in the middle to upper income tiers. Investments, retirement income, and valuable properties also contribute to the high net worth of households commonly found in these neighborhoods. Residents in this segment gravitate toward suburban communities, which include both newly developed and well-established areas, within major metropolitan areas.

- Residents frequently use credit cards, and they seldom have outstanding monthly balances.
- They tend to invest a significant amount of resources on home improvement and landscaping. Residents have a variety of investment and retirement accounts.
- Households tend to have access to cell phones and the internet to stay connected.



K6 City Greens

31 (1.6%) of households

Most residents in this segment live in metropolitan areas with populations exceeding 500,000. More than half of residents aged 25 and older hold a bachelor's or graduate degree. Married couples are predominant, though a significant proportion of households are nonfamily, including singles, households with no relatives, and cohabiting couples without children. More than half of households have dual incomes, with health care, education, and retail trade being key sectors. Homeownership rates are slightly above the national average, and most homes are valued between \$200,000 and \$500,000. Even with rents slightly higher than the national average, vacancy rates are relatively low.

- Residents tend to bank and shop online, and they typically buy groceries in person.
- Residents buy both e-books and hard copies. They regularly contribute to an IRA to build their retirement savings.



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