



# FALLS ROAD PAD SITE

4531 FALLS ROAD | BALTIMORE, MARYLAND 21209

FOR  
**GROUND  
LEASE**

POTENTIAL FOR  
**1,600 SF ±**  
BLDG. WITH  
DRIVE-THRU



**MACKENZIE**  
RETAIL



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- .35 Acre  $\pm$  pad site delivered vacant with utilities stubbed to the premises
- Proposed 1,600 SF  $\pm$  building with drive-thru
- Tremendous visibility on Falls Road and traffic light at Cold Spring Lane
- Close proximity to signalized intersection with Cold Spring Lane (18,000  $\pm$  vehicles per day)
- C-2 zoning allows for a variety of retail/commercial uses
- Corridor is under-served for coffee and/or fast food with a drive-thru

### GROUND LEASE:

\$120,000/YR., NNN

### BUILDING SIZE:

1,600 SF  $\pm$  (POTENTIAL)

### LOT SIZE:

.35 ACRES  $\pm$

### ZONING:

C-2 (COMMUNITY COMMERCIAL DISTRICT)





# CONCEPT PLAN



DEER RIDGE DR

PIZZA  
PAPA JOHN'S

ARLON'S  
Carry Out

PICKUP  
WINDOW

1,600 SF ±

M  
MARATHON

25

FALLS RD 13,932 AADT





# LOCAL BIRDSEYE



INNER HARBOR &  
CENTRAL BUSINESS DISTRICT

UNIVERSITY of MARYLAND  
BALTIMORE

ROTUNDA

JOHNS HOPKINS  
UNIVERSITY

ICON  
379 UNITS

ChoiceOne  
URGENT CARE

corepower  
YOGA

MOM  
McMills Organic Market

WAREHOUSE  
CINEMAS

Starbucks

Local  
Fig

PURE  
JUICE

FLOYD'S

ME  
moby  
dick

MOD

BB  
BRICK BODIES

JOHNS HOPKINS  
UNIVERSITY  
AT KESWICK

Giant  
Walgreens  
DUNKIN' T • Mobile

SITE

M  
MARATHON

EXXON

CARROLL  
TOR FUELS

MEDFIELD HEIGHTS ELEM. SCHOOL

BLUE  
PIT

WAVELY  
BREWING CO.

ARTIFACT  
COFFEE

STONE  
MILL

LA  
CUCARA

YOGA  
UNION

morningstar  
STORAGE

UNION  
CRAFT BREWING

BALTIMORE  
SPIRITS  
COMPANY

VENT  
COFFEE ROASTERS

movement  
CLIMBING • YOGA • FITNESS

SHAREBA

AIM

BREAKA  
DIFFERENCE

BOOK BA

PAPA JOHN'S  
DUNKIN'

FALLS RD

25

CROSS KEYS

WILLIAMS  
SONOMA

Cece's  
ROLAND PARK

BALTIMORE  
SCHOOL  
OF MUSIC

SOL OAXACA  
CUCINA • MODERNA

Spartea

Octavia

Chezelle

NUMA

Fulton Bank

CORBIN  
ESLON

bluemercury

AMANDA GALLAGHER  
ORTHODONTICS

EASY LIKE  
SUNDAY

B&S  
BOWERS  
SNYDER

KNEADS

CALIFORNIA  
CLOSETS

REBECCA MYERS  
COLLECTION

Pied Piper Kids

W COLD SPRING LN

INTERSTATE  
83









# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



20,139

79,883

211,151

## DAYTIME POPULATION



19,328

82,527

196,482

## AVERAGE HOUSEHOLD INCOME



\$138,520

\$119,250

\$101,192

## NUMBER OF HOUSEHOLDS



8,516

34,860

90,667

## MEDIAN AGE

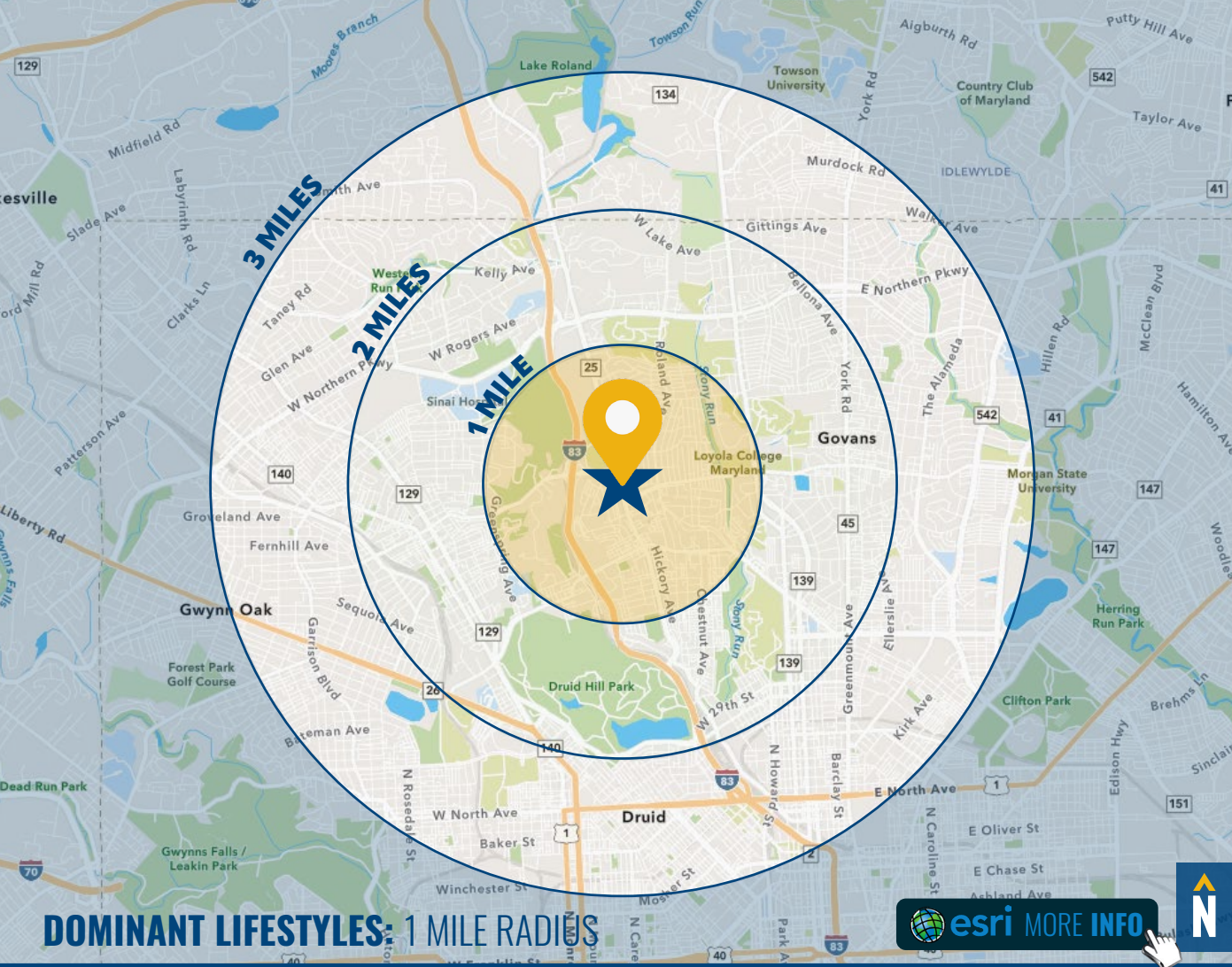


36.0

36.1

37.8

FULL DEMOS REPORT



44%  
EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

Median Household Income: **\$59,200**

17%  
RETIREMENT  
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: **53.9**

Median Household Income: **\$40,800**

14%  
LAPTOPS  
AND LATTES



These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

Median Age: **37.4**

Median Household Income: **\$112,200**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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# LOCAL BIRDSEYE

