



# FALLS ROAD PAD SITE

4531 FALLS ROAD | BALTIMORE, MARYLAND 21209

FOR  
**GROUND  
LEASE**

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

FALLS RD

25

W. COLD SPRING LN



**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:

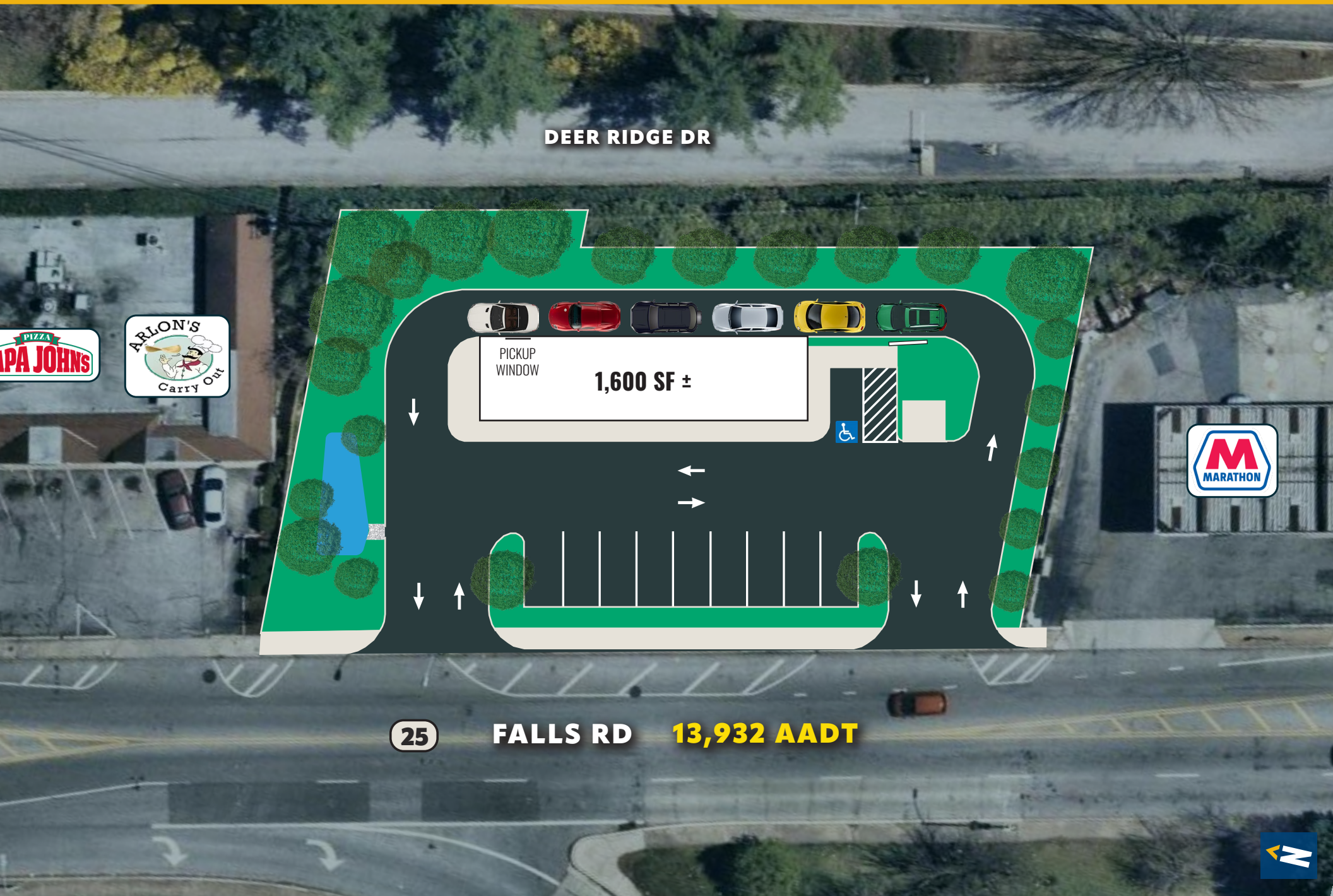
.35 ACRES  $\pm$

### ZONING:

C-2 (COMMUNITY COMMERCIAL DISTRICT)



# CONCEPT PLAN



# LOCAL BIRDSEYE



INNER HARBOR &  
CENTRAL BUSINESS DISTRICT

UNIVERSITY of MARYLAND  
BALTIMORE

ROTUNDA

JOHNS HOPKINS  
UNIVERSITY

ICON  
379 UNITS  
ChoiceOne  
URGENT CARE  
corepower  
YOGA  
MOM  
WAREHOUSE  
CINEMAS  
Starbucks  
Local  
Pure Juice  
FLOYD'S  
ME  
moby  
dick  
MOD  
BB  
pure barre  
BRICK BODIES

JOHNS HOPKINS  
UNIVERSITY  
AT KESWICK

Giant  
Walgreens  
DUNKIN' T • Mobile •

SITE

MARATHON

EXXON  
CARROLL  
TOR FUELS

MEDFIELD HEIGHTS ELEM. SCHOOL

UNION  
CRAFT BREWING  
BALTIMORE  
SPIRITS  
COMPANY  
VENT  
COFFEE ROASTERS  
movement  
CLIMBING • YOGA • FITNESS

BLUE  
PIT  
ARTIFACT  
COFFEE

WAVELY  
BREWING CO.

YOGA  
UNION

SHAREBA  
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  
Spartan  
Octavia  
Chezelle  
NUMA  
Fulton Bank  
CORBIN  
bluemercury  
AMANDA GALLAGHER  
ORTHODONTICS  
EASY LIKE  
SUNDAY  
B&S  
BOWERS  
SNYDER  
KNEADS  
CALIFORNIA  
CLOSETS  
REBECCA MYERS  
COLLECTION  
Pied Piper Kids

INTERSTATE  
83

W COLD SPRING LN



[illegible]

# 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

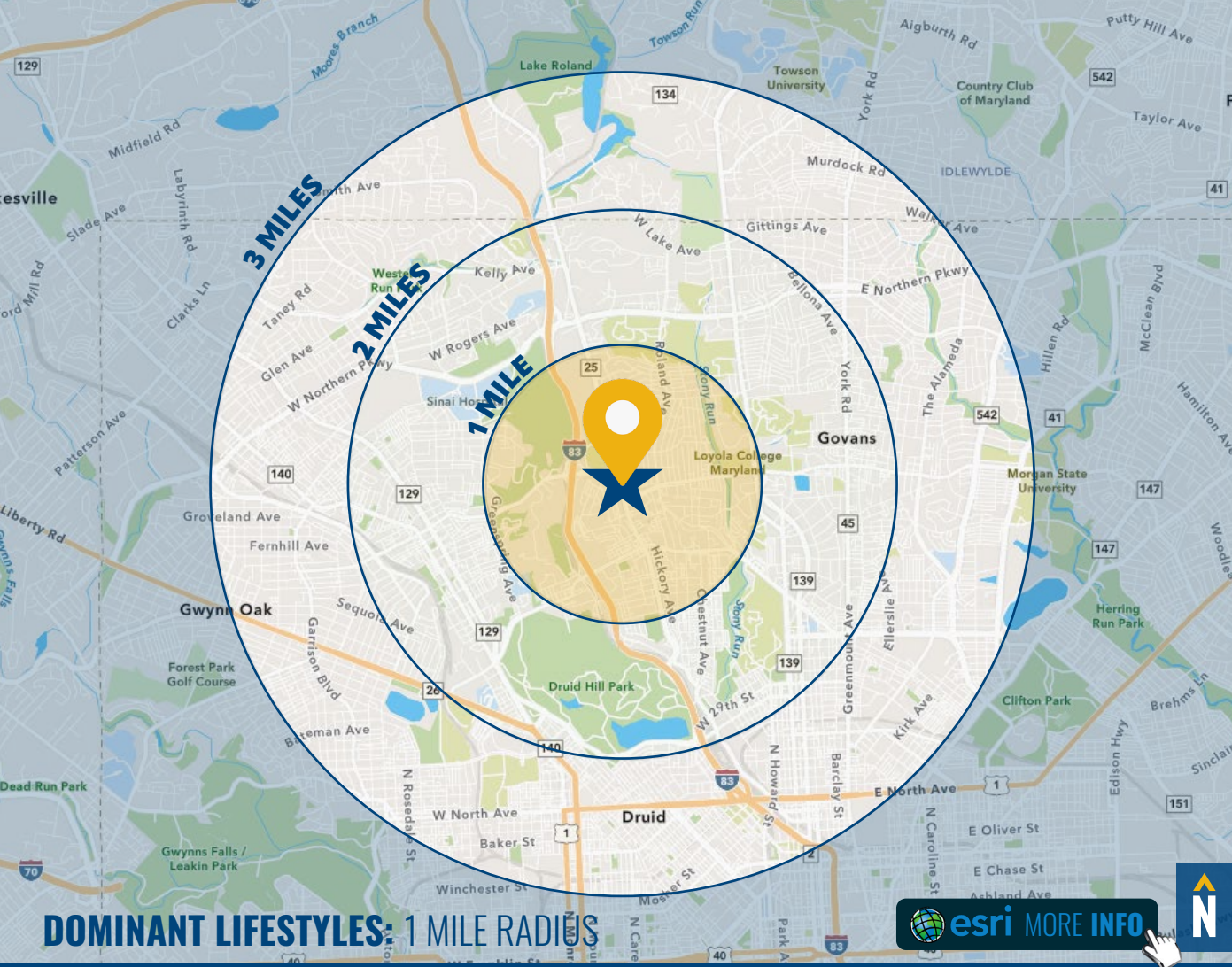


36.0

36.1

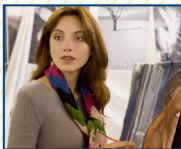
37.8

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 1 MILE RADIUS

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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