

FOR LEASE

Baltimore County, MD

SUSHI HANA
Japanese Restaurant

K Co Design
Salon & Day Spa

Serenity Nails

al pacino pizza

Total Women's Health of
Baltimore, P.A.

BDA BALTIMORE
DENTAL ARTS

FULLY LEASED!

LAKE FALLS VILLAGE

6080 FALLS ROAD

BALTIMORE, MARYLAND 21209



John Harrington | Senior Vice President & Principal

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FOR LEASE

Baltimore County, MD

LAKE FALLS VILLAGE

6080 FALLS ROAD | BALTIMORE, MARYLAND 21209

FULLY LEASED!

Lake Falls Village is a 3-story, 40,000 sf mixed-use center with retail, restaurant, service and office tenants and opportunities

STATUS

Fully Leased

HIGHLIGHTS

- ▶ Prime center location in Mount Washington / Roland Park
- ▶ Retail space perfect for fashion or service user
- ▶ Minutes from Charles Street, Roland Avenue, I-695 & I-83
- ▶ Open & ample surface parking
- ▶ Tenants include Aluma Yoga, The Corner Pantry, Al Pacino Pizza, Sushi Hana, KCO Salon & Day Spa, Long & Foster, Serenity Nails, Script Sourcing, Mason-Mayes, Stretch Zone and more!



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BIRDSEYE

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SITE PLAN: LOWER LEVEL

LAKE FALLS VILLAGE | 6080 FALLS ROAD | BALTIMORE, MARYLAND 21209

LOWER LEVEL:

- A** Script Sourcing
- B** Aluma Yoga
- C** Al Pacino Pizza
- D** Serenity Nails
- E** KCO Design & Day Spa
- F** Sushi Hana Restaurant

PLAZA LEVEL:

The Corner Pantry

Clarity Eyecare

Stretch Zone

Long & Foster Realtors

Mason-Mayes

UPPER LEVEL:

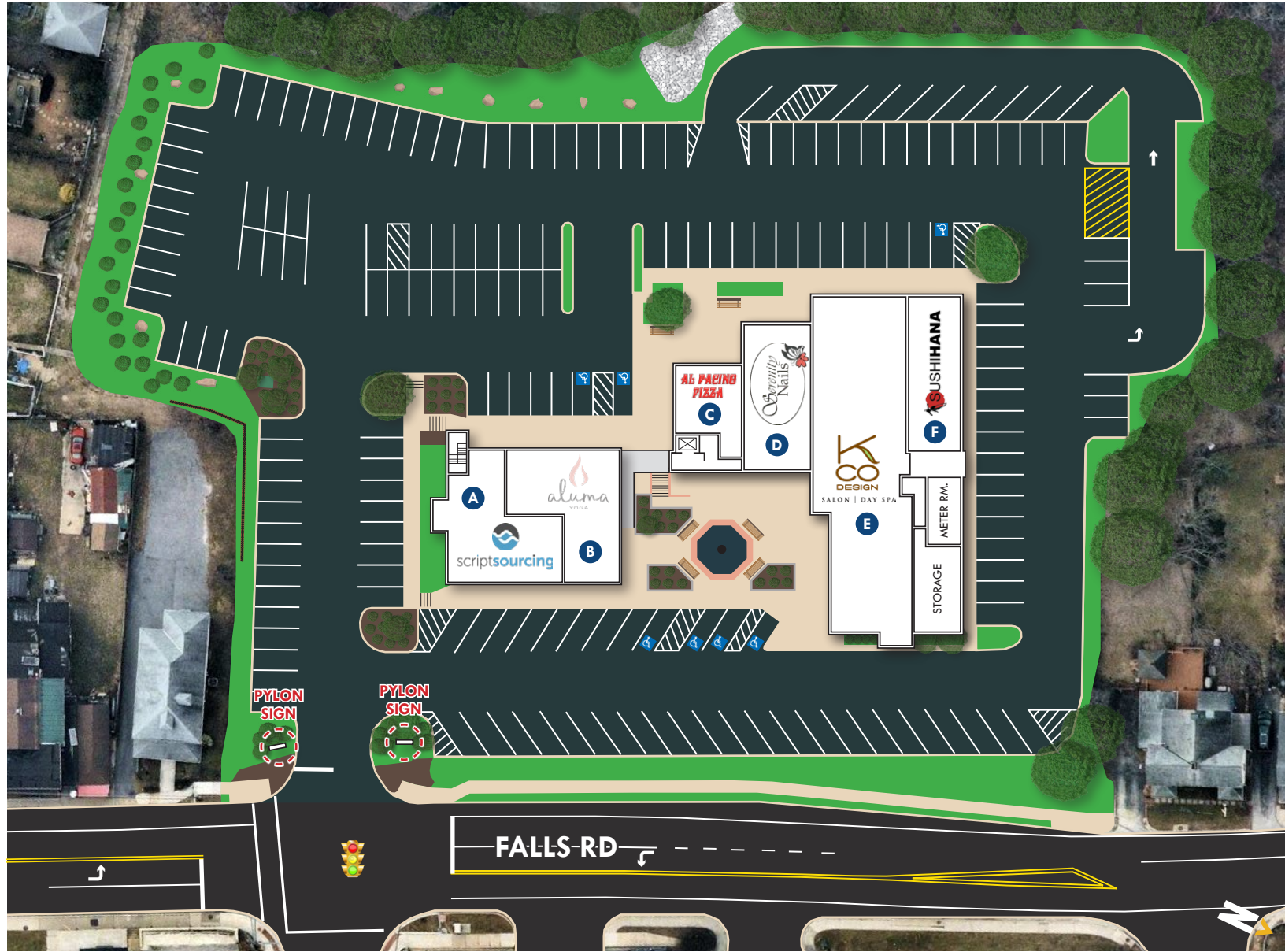
ChargeLogic

Thrive Chiropractic

Becker Benefit Group

Conklin & Ward Dental Group

Total Women's Health of Baltimore



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FOR LEASE



Baltimore County, MD

SITE PLAN: PLAZA LEVEL

LAKE FALLS VILLAGE | 6080 FALLS ROAD | BALTIMORE, MARYLAND 21209

LOWER LEVEL:

Script Sourcing
Aluma Yoga
Al Pacino Pizza
Serenity Nails
KCO Design & Day Spa
Sushi Hana Restaurant

PLAZA LEVEL:

- G** The Corner Pantry
- H**
- I** Clarity Eyecare
- J** Stretch Zone
- K** Long & Foster Realtors
- L** Mason-Mayes

UPPER LEVEL:

ChargeLogic
Thrive Chiropractic
Becker Benefit Group
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SITE PLAN: UPPER LEVEL

LAKE FALLS VILLAGE | 6080 FALLS ROAD | BALTIMORE, MARYLAND 21209

LOWER LEVEL:

Script Sourcing
Aluma Yoga
Al Pacino Pizza
Serenity Nails
KCO Design & Day Spa
Sushi Hana Restaurant

PLAZA LEVEL:

The Corner Pantry

Clarity Eyecare
Stretch Zone
Long & Foster Realtors
Mason-Mayes

UPPER LEVEL:

- M** ChargeLogic
- N** Thrive Chiropractic
- O** Becker Benefit Group
- P** Conklin & Ward Dental Group
- Q** Total Women's Health of Baltimore

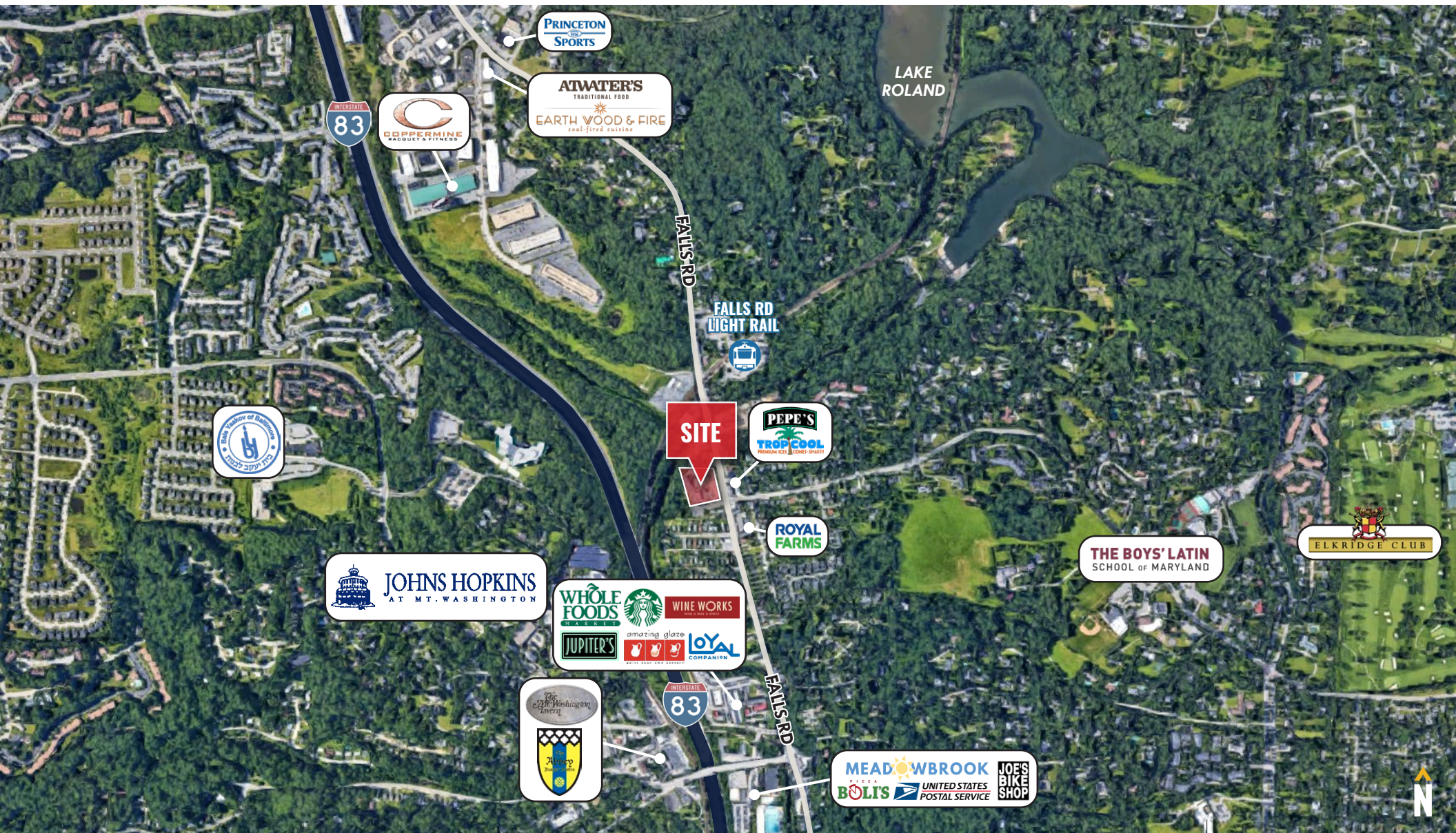


FOR LEASE

Baltimore County, MD

LOCAL AERIAL

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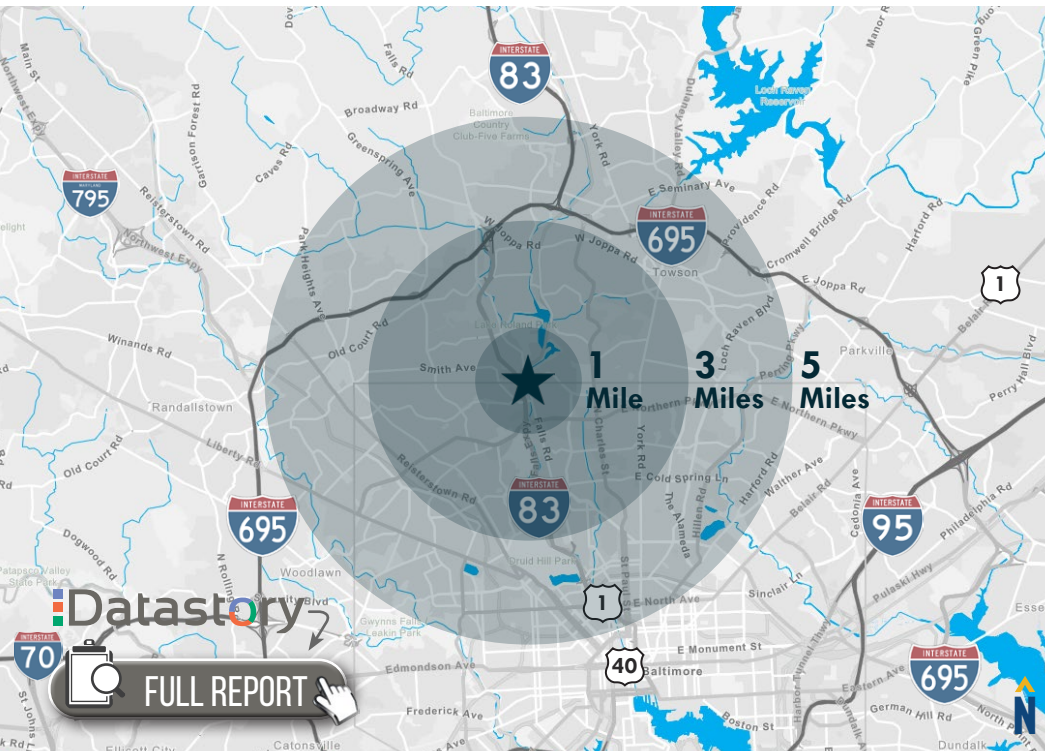
FOR LEASE



Baltimore County, MD

LOCATION / DEMOGRAPHICS (2021)

LAKE FALLS VILLAGE | 6080 FALLS ROAD | BALTIMORE, MARYLAND 21209



RESIDENTIAL POPULATION

6,731
1 MILE
144,253
3 MILES
406,685
5 MILES

NUMBER OF HOUSEHOLDS

2,908
1 MILE
55,830
3 MILES
162,668
5 MILES

AVERAGE HH SIZE

2.29
1 MILE
2.38
3 MILES
2.35
5 MILES

MEDIAN AGE

38.4
1 MILE
39.2
3 MILES
39.1
5 MILES

AVERAGE HH INCOME

\$149,807
1 MILE
\$115,161
3 MILES
\$94,113
5 MILES

EDUCATION (COLLEGE+)

93.9%
1 MILE
72.2%
3 MILES
66.4%
5 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.2%
1 MILE
93.0%
3 MILES
92.0%
5 MILES

DAYTIME POPULATION

8,852
1 MILE
148,077
3 MILES
410,779
5 MILES

24%

URBAN CHIC

2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.37
AVERAGE HH SIZE

42.6
MEDIAN AGE

\$98,000
MEDIAN HH INCOME

LEARN MORE

16%

ENTERPRISING PROFESSIONALS

2 MILES

These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.46
AVERAGE HH SIZE

34.8
MEDIAN AGE

\$77,000
MEDIAN HH INCOME

LEARN MORE

14%

TOP TIER

2 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.82
AVERAGE HH SIZE

46.2
MEDIAN AGE

\$157,000
MEDIAN HH INCOME

LEARN MORE

10%

GOLDEN YEARS

2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.05
AVERAGE HH SIZE

51.0
MEDIAN AGE

\$61,000
MEDIAN HH INCOME

LEARN MORE



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