



ROLAND PARK SHOPPING CENTER

4800 ROLAND AVENUE | BALTIMORE, MARYLAND 21210

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 1,690 SF ± 2nd Floor office/retail suite
- Rare opportunity to lease office space in charming, historic Roland Park
- Most affluent demographics in Baltimore City
- Ample on-site parking
- Join Petit Louis Bistro, Johnny's Restaurant, Eddie Jacobs, The Pig & The Parrot and Bank of America

AVAILABLE:

1,690 SF ± (SUITE 200)

OCCUPANCY:

APRIL 1, 2025

TRAFFIC COUNT:

14,292 AADT (ROLAND AVE)

PARKING:

50 SURFACE SPACES

ZONING:

C-1-VC (NEIGHBORHOOD BUSINESS DISTRICT: VILLAGE CENTER)

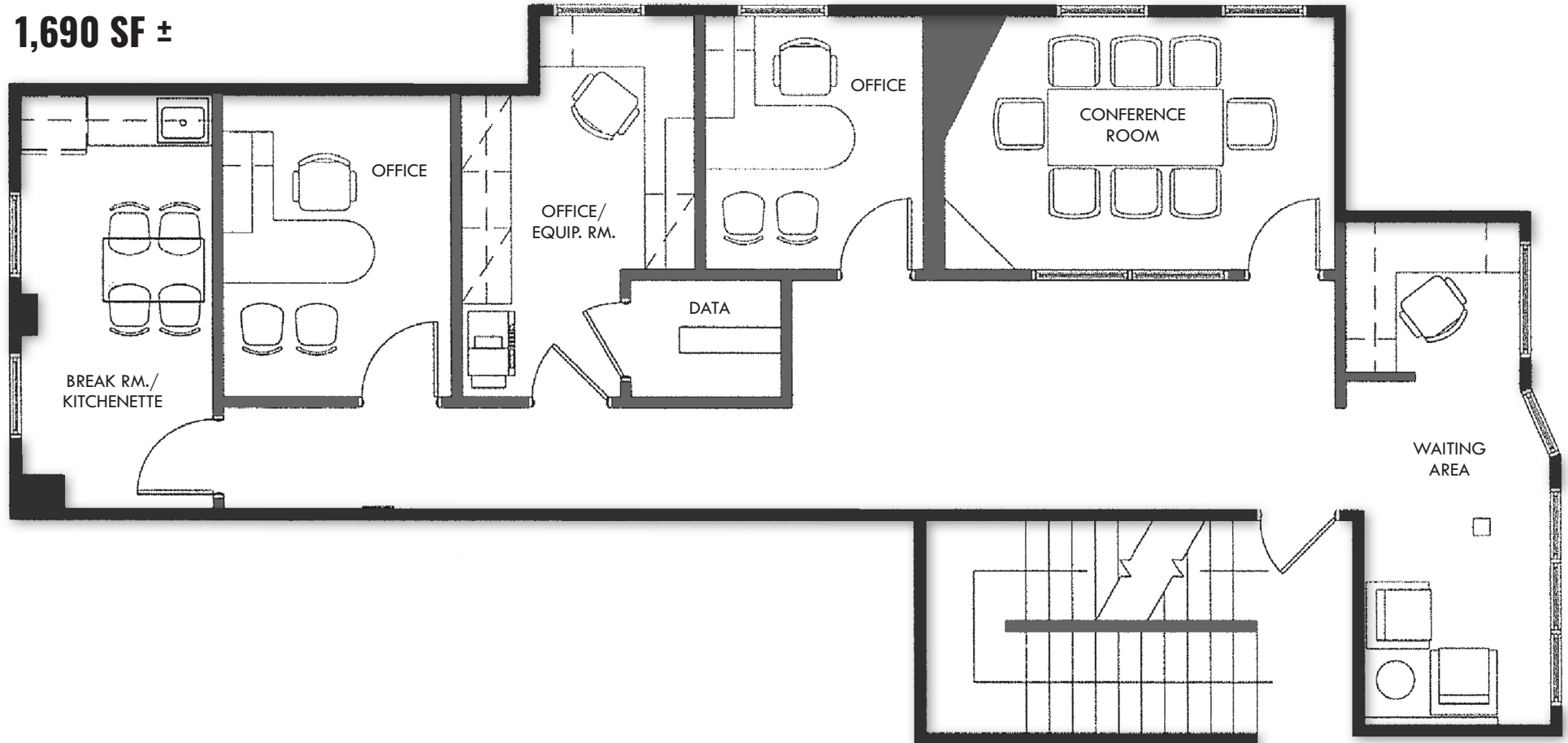
RENTAL RATE:

NEGOTIABLE

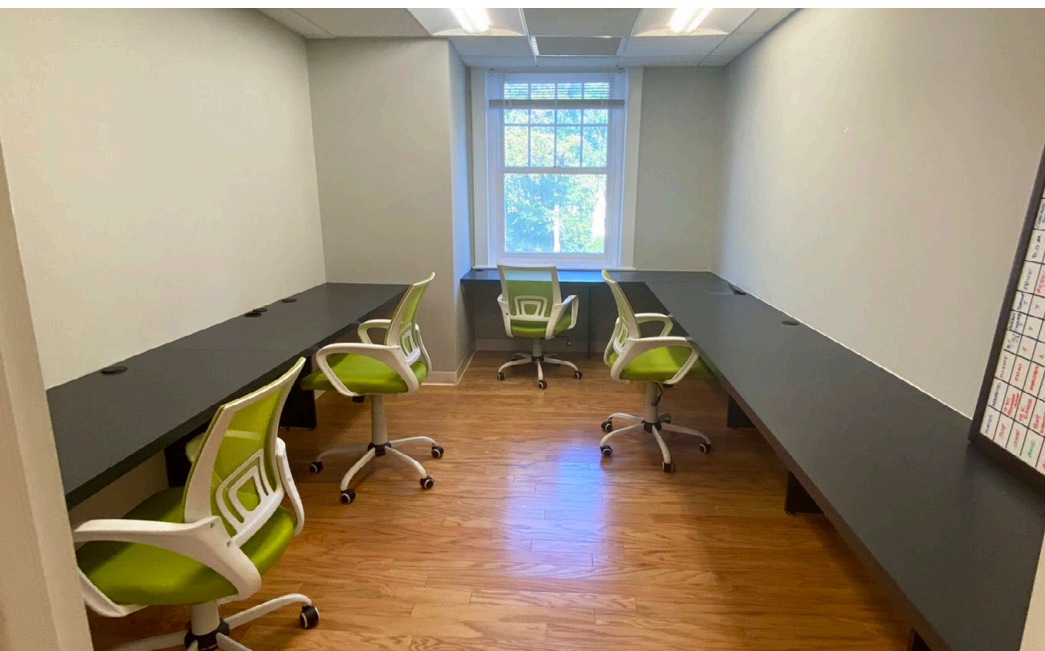


FLOOR PLAN: SUITE 200

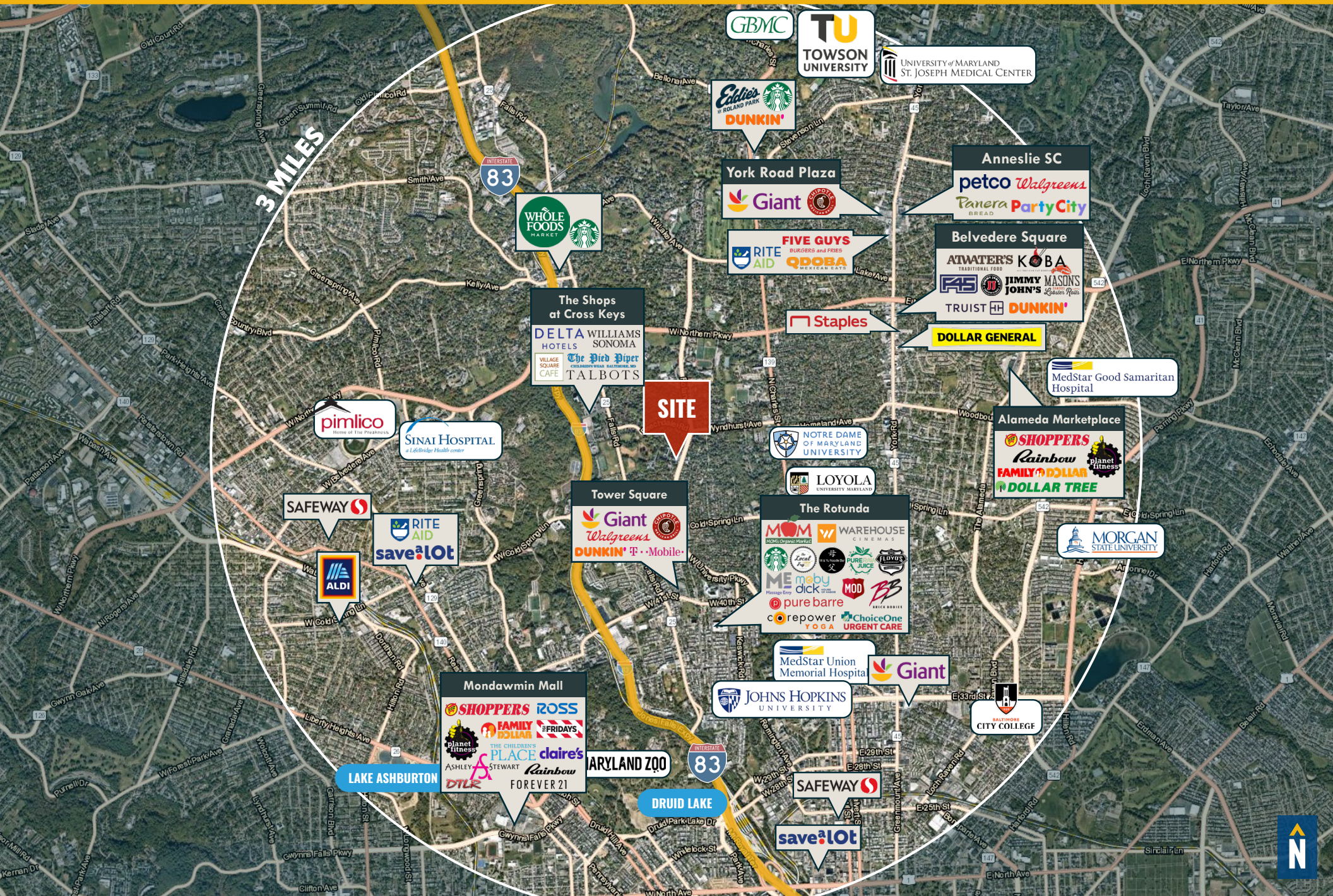
1,690 SF ±



INTERIOR PHOTOS: SUITE 200



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



14,909

75,851

195,150

DAYTIME POPULATION



14,370

77,254

192,206

AVERAGE HOUSEHOLD INCOME



\$173,980

\$129,909

\$108,407

NUMBER OF HOUSEHOLDS



5,556

32,697

83,390

MEDIAN AGE

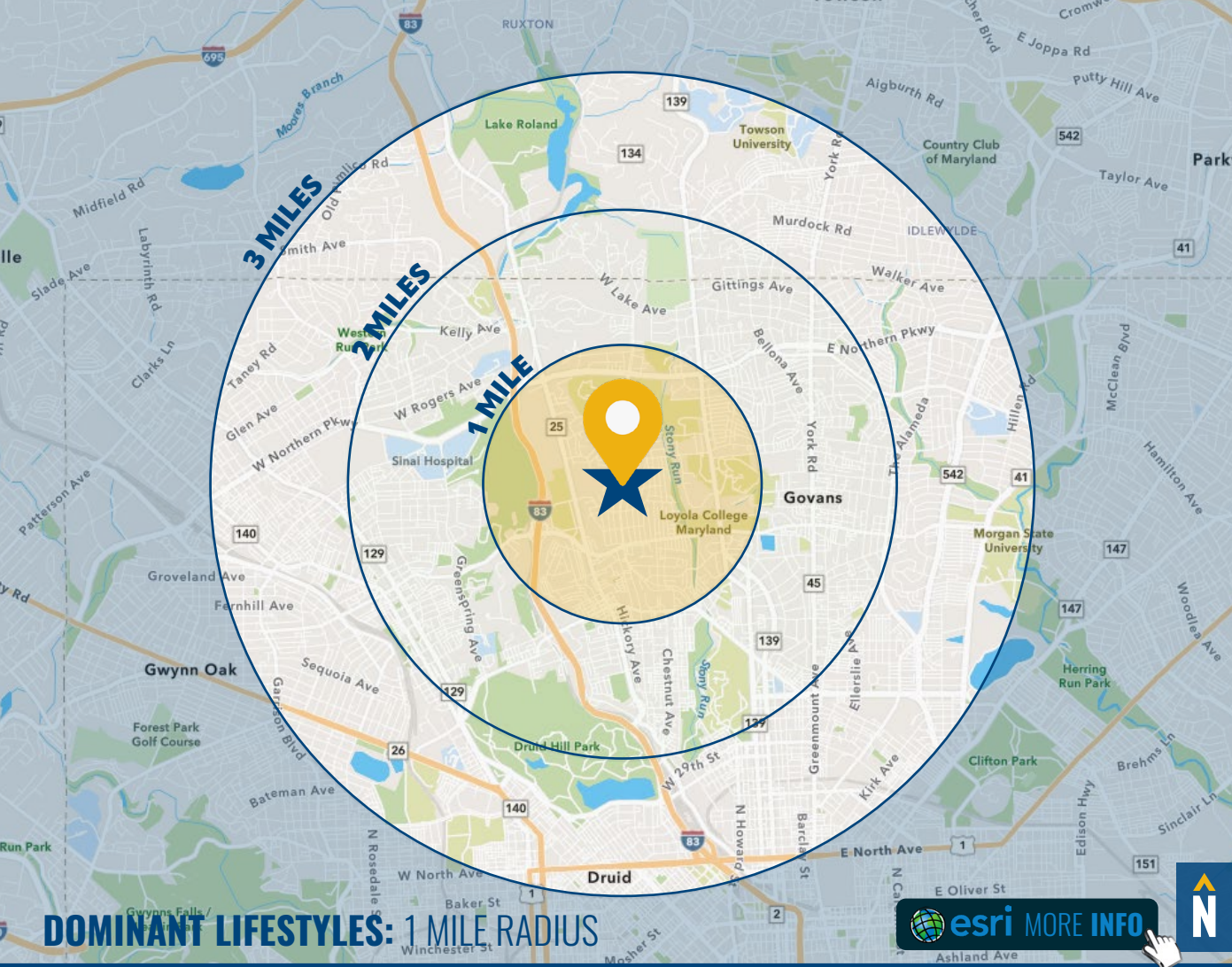


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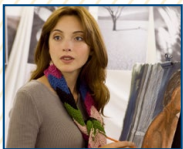
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FULL DEMOS REPORT



34%
EMERALD CITY

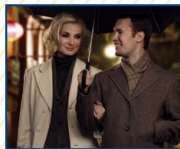


Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

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

20%
URBAN CHIC



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

Median Age: **43.3**

Median Household Income: **\$109,400**

15%
TOP TIER



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.

Median Age: **47.3**

Median Household Income: **\$173,200**

FOR MORE INFO **CONTACT:**



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MIKE RUOCCO

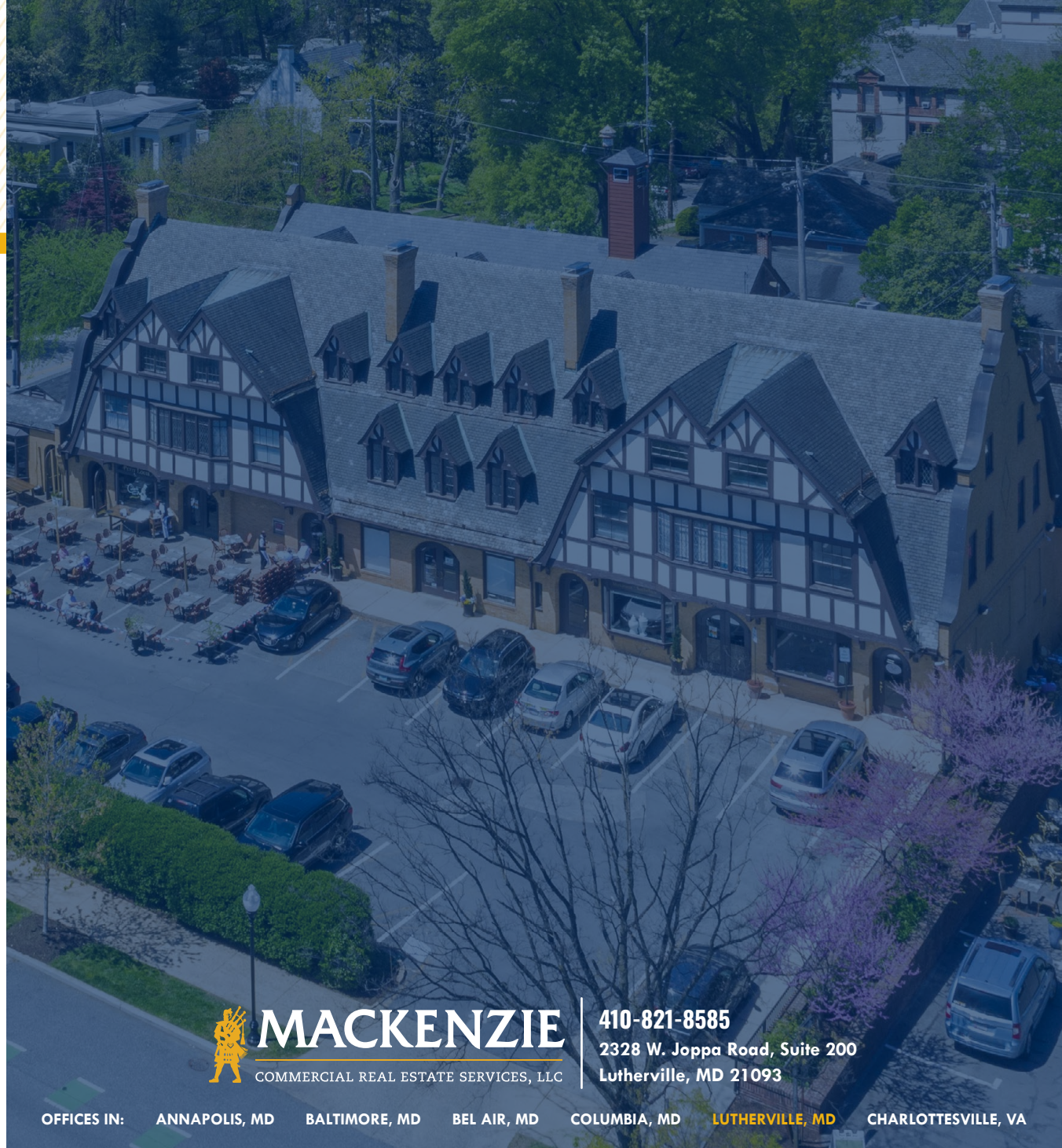
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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