



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Prime retail opportunity located at the intersection of Loch Raven Boulevard [17,450 ADT] and E Cold Spring Lane [13,322 ADT]
- Located in close proximity to Morgan State University [10,739 students]
- Available: 8,897 SF [additional +/- 2,300 SF basement space]

**RACHEL KLEIN**

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**KEITH BARNETT**

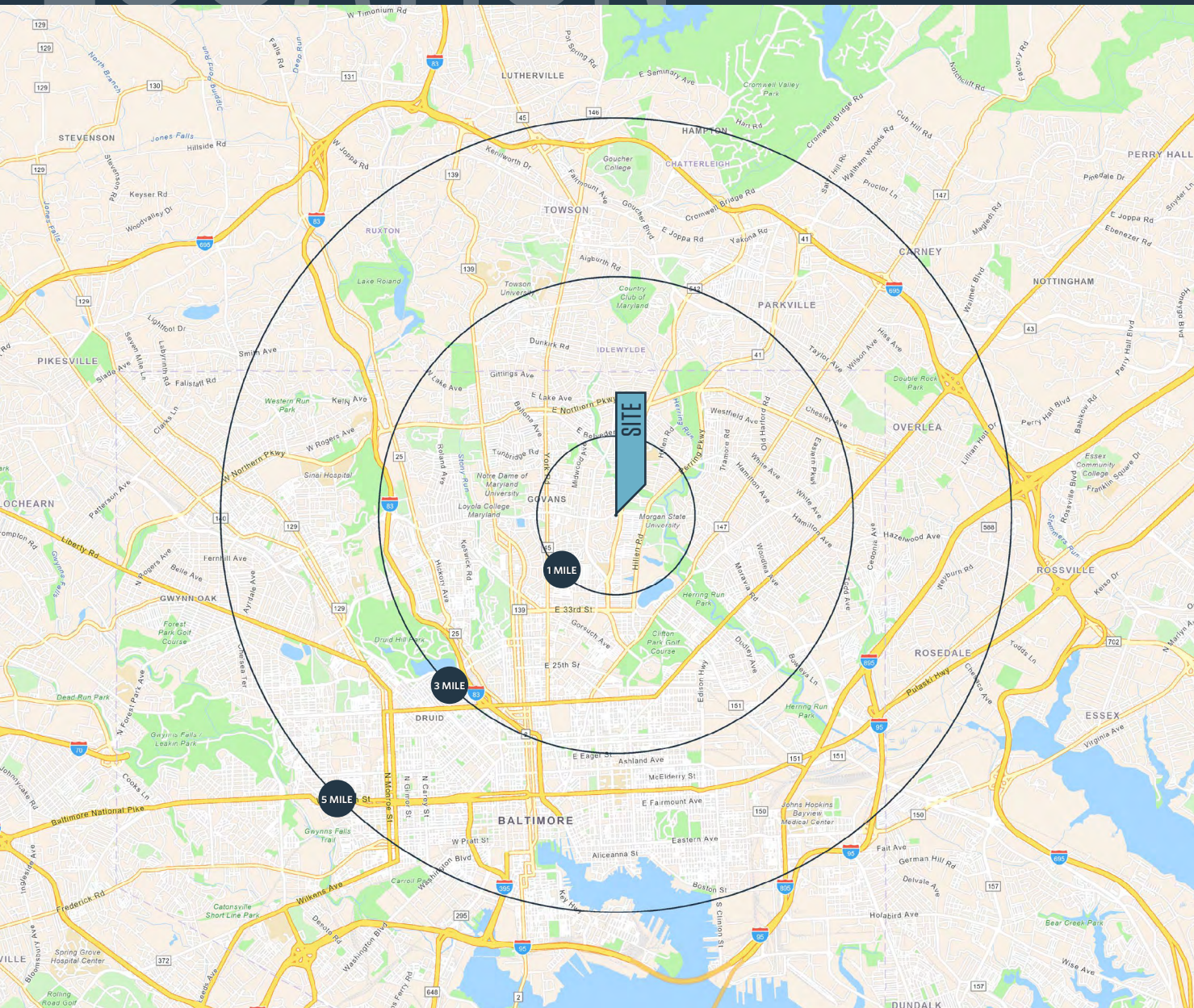
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# LOCATION

# COLDSPRING SHOPPING CENTER

E COLD SPRING LANE, BALTIMORE, MD 21239, BALTIMORE CITY



## PROPERTY HIGHLIGHTS:

- 8,897 SF  
[additional +/- 2,300 SF  
basement space]

## DEMOGRAPHICS | 2024:

1-MILE	3-MILE	5-MILE
Population		
27,593	225,141	557,819
Daytime Population		
23,782	186,183	650,438
Households		
11,254	95,608	241,129
Average HH Income		
\$86,442	\$102,093	\$101,453

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

Loch Raven Blvd	17,450 ADT
E Cold Spring Lane	13,322 ADT

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# MARKET

# COLDSPRING SHOPPING CENTER

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# SITE PLAN

# COLDSPRING SHOPPING CENTER

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# COLDSPRING SHOPS & COFFEE CENTER

E COLD SPRING LN, BALTIMORE, MD 21239, BALTIMORE, MD 21239, BALTIMORE CITY

## FOR MORE INFORMATION, PLEASE CONTACT:

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**CLICK TO VIEW PROPERTY WEBSITE**

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