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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

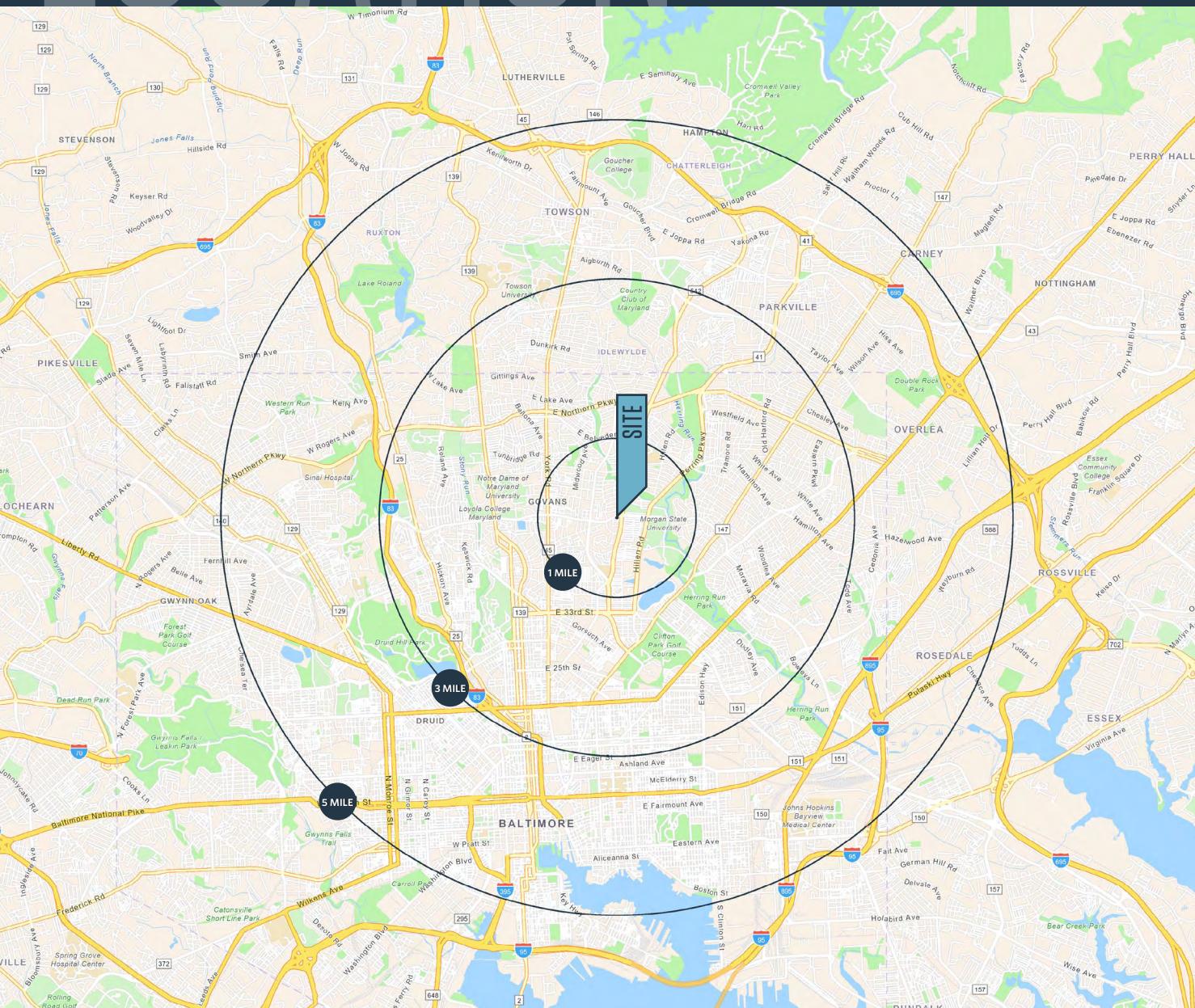
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LOCATION

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
Daytime Population	23,782	186,183
Households	11,254	95,608
Average HH Income	\$86,442	\$102,093
		\$101,453

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

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

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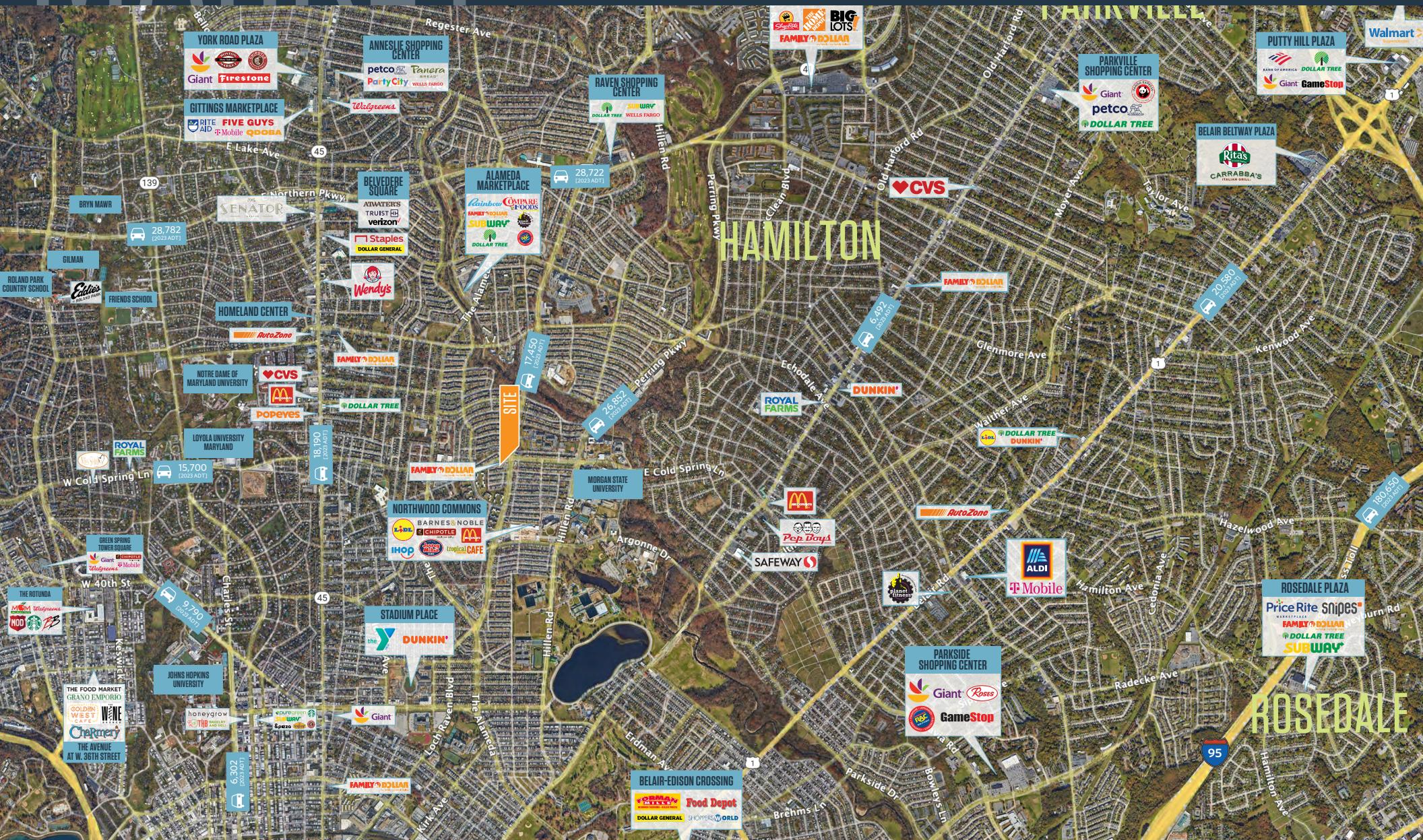
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MARKET

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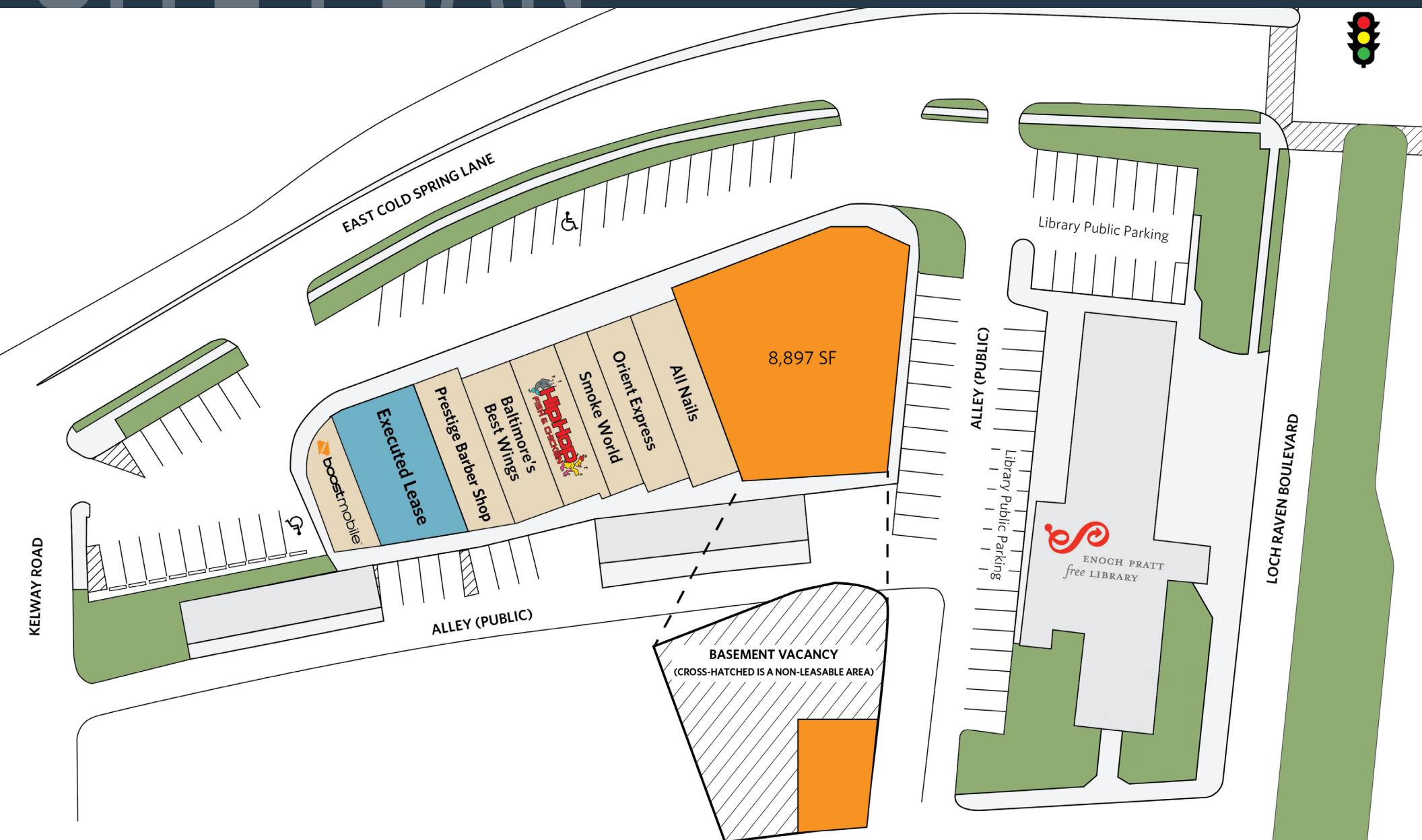
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SITE PLAN

COLDSPRING SHOPPING CENTER

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