



# LAKE FALLS VILLAGE

6080 FALLS ROAD | BALTIMORE, MARYLAND 21209

FOR  
LEASE

**3,823 SF**  
2ND FLOOR  
OFFICE SPACE  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 3,823 SF ± 2nd floor office space available
- 3-story, 40,000 SF ± mixed-use center with retail, restaurant, service and office tenants
- Prime location in Mount Washington/Roland Park
- Situated at a signalized intersection
- Minutes from Charles Street, Roland Avenue, I-695 and I-83
- Open & ample surface parking
- Tenants include Aluma Yoga, The Corner Pantry, Sushi Hana, KCO Salon & Day Spa, Long & Foster Realtors, Serenity Nails, Script Sourcing, Mason-Mayes Boutique, Stretch Zone, Clarity Eyecare, Baltimore Dental Arts and more!

BUILDING SIZE:	3,823 SF ± (2ND FLOOR OFFICE)
STORIES:	3
PARKING:	184 SURFACE SPACES ±
TRAFFIC COUNT:	11,792 AADT (FALLS RD)
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	NEGOTIABLE



# BIRDSEYE



INTERSTATE  
83

103,729 AADT

bonjour  
French Bakery/Cafe

script sourcing

aluma  
YOGA

thrive  
PHYSIOTHERAPY

CLARITY  
EYECARE  
OPTOMETRIC EYEWEAR

STRETCH ZONE  
STRETCH · WORK · PLAY · REPEAT

BDA  
BALTIMORE  
DENTAL ARTS

K  
CO  
DESIGN  
SALON | DAY SPA

SUSHIHANA

LONG & FOSTER  
REAL ESTATE

MASON  
MAYES

3,823 SF ± AVAILABLE

PYLON SIGN

THE  
CORNER  
PANTRY

total  
Women's Health  
of Baltimore

25



FALLS RD

11,792 AADT

PEPE'S

TROP COOL  
PREMIUM ICES CONES · SHAKES

25

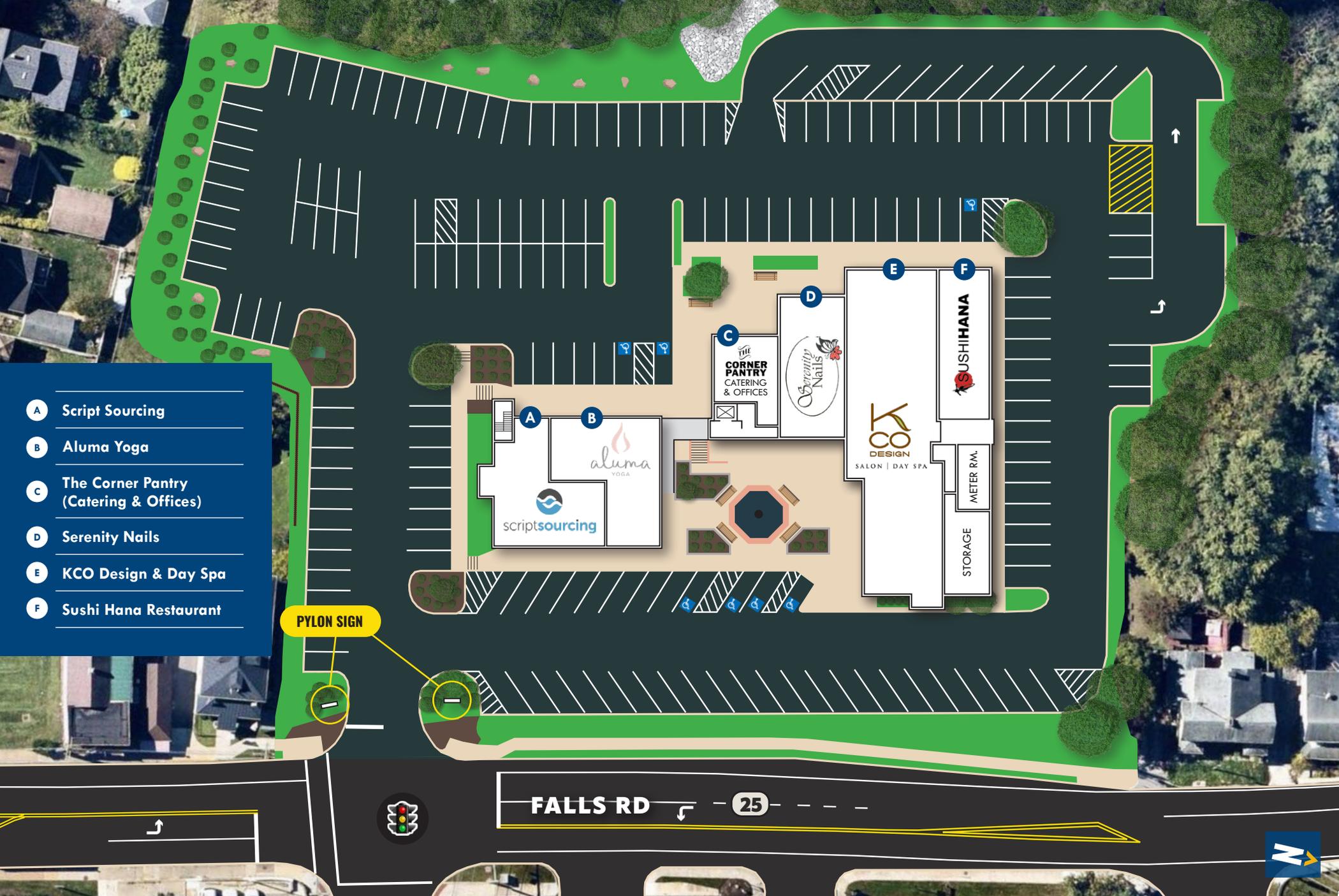
LAKE AVE  
8,801 AADT



GOOGLE STREET VIEW



# SITE PLAN: LOWER LEVEL



- A Script Sourcing
- B Aluma Yoga
- C The Corner Pantry (Catering & Offices)
- D Serenity Nails
- E KCO Design & Day Spa
- F Sushi Hana Restaurant

PYLON SIGN

FALLS RD 25



# SITE PLAN: PLAZA LEVEL



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

PYLON SIGN

FALLS RD

25



# SITE PLAN: UPPER LEVEL



**L** AVAILABLE: 3,823 SF

**M** Thrive Chiropractic

**N** Becker Benefit Group

**O** Baltimore Dental Arts

**P** Total Women's Health of Baltimore

PYLON SIGN

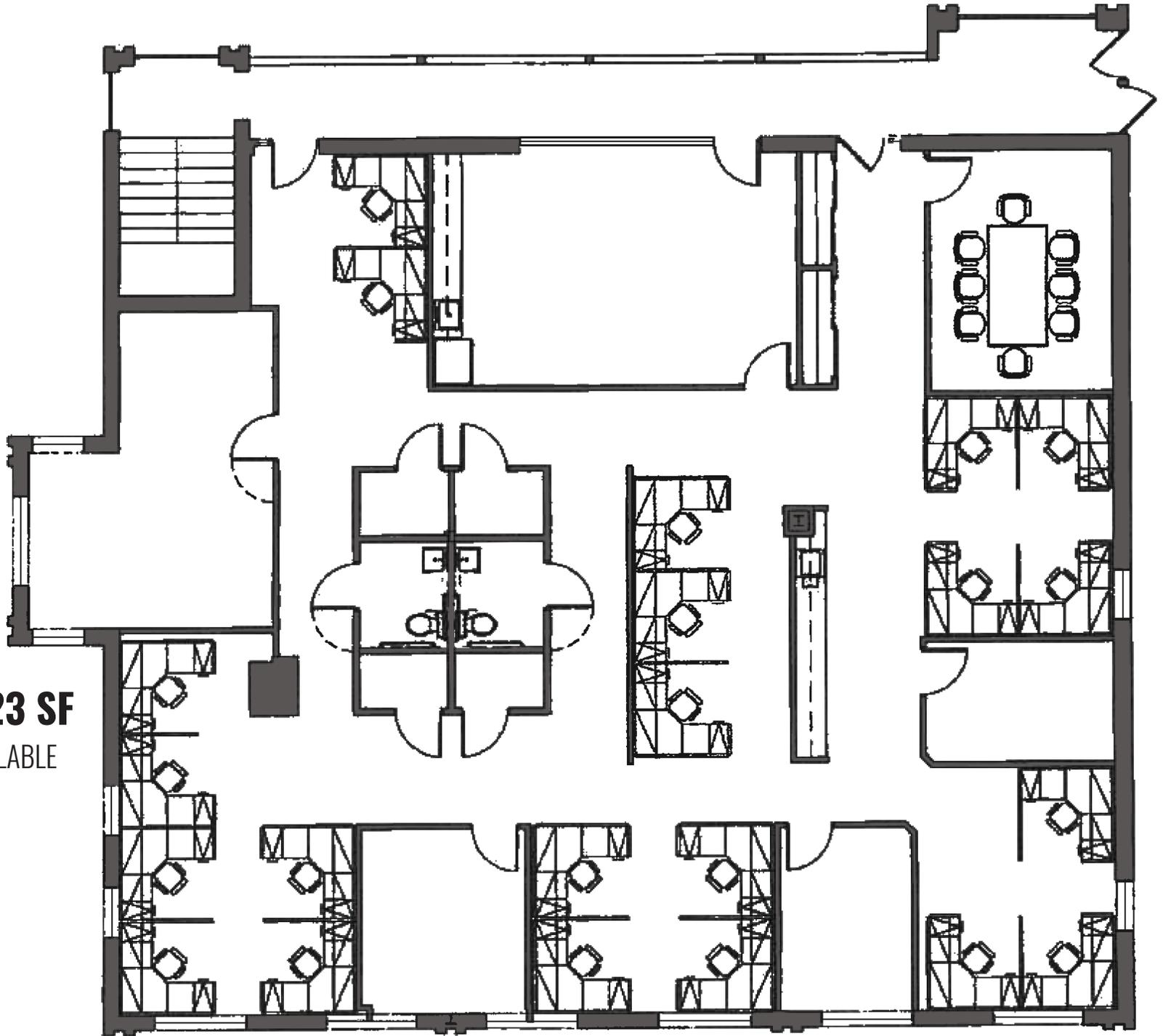
FALLS RD

25



# FLOOR PLAN: SUITE 'L'

**3,823 SF**  
AVAILABLE



# LOCAL AERIAL



THE GODDARD SCHOOL  
FOR EARLY CHILDHOOD DEVELOPMENT

COPPERMINE  
FIELD HOUSE

AWATER'S  
TRADITIONAL FOOD  
EARTH WOOD & FIRE  
cool-fired cuisine

INTERSTATE  
83

COPPERMINE  
RACQUET & FITNESS

LAKE ROLAND

FALLS RD  
LIGHT RAIL

State University of Baltimore  
CHILD CARE CENTER

SITE

PEPE'S  
TROP COOL  
FRUIT FLAVORED & COFFEE DRINKS

ROYAL  
FARMS

ELKRIDGE CLUB

JOHNS HOPKINS  
AT MT. WASHINGTON

THE BOYS' LATIN  
SCHOOL OF MARYLAND

WHOLE FOODS  
MARKET  
JUPITER'S  
amazing glaze  
MT-WASHINGTON  
WINE+SPIRITS

The Mt. Washington  
Inn  
ETHEL'S  
"Good Italian"

PIZZA  
BOLLI'S  
COPPERMINE  
SPORTS CENTER  
JOE'S BIKE SHOP  
UNITED STATES  
POSTAL SERVICE

INTERSTATE  
83

ROLAND AVE

Mt. Washington  
Pediatric Hospital

THE BRYN MAWR  
SCHOOL

W NORTHERN PKWY





# DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



7,065

138,145

393,869

## DAYTIME POPULATION



11,197

139,296

402,101

## AVERAGE HOUSEHOLD INCOME



\$146,736

\$128,379

\$107,683

## NUMBER OF HOUSEHOLDS



3,168

55,384

166,797

## MEDIAN AGE

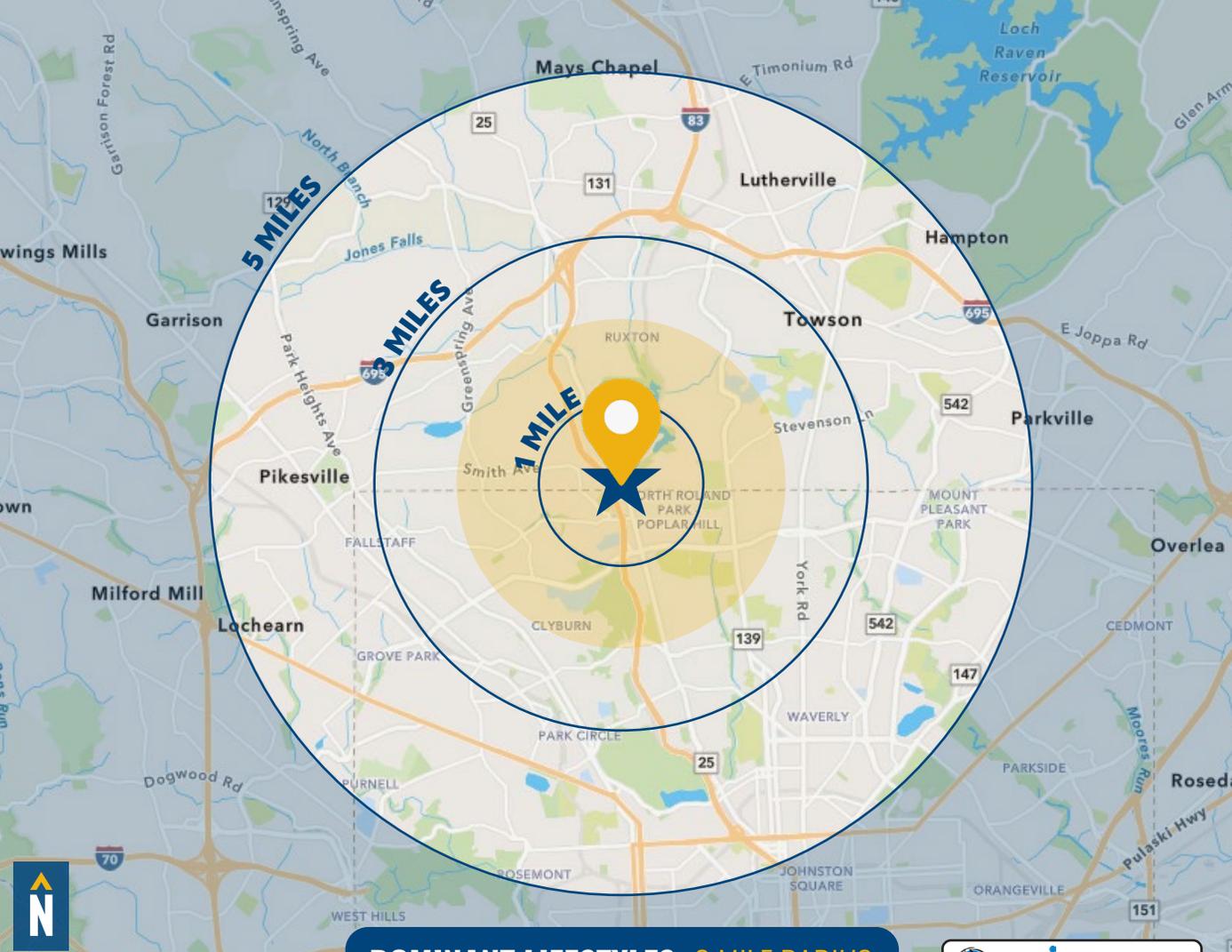


41.0

37.9

39.0

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

33%

URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

14%

TOP TIER



MEDIAN

AGE: 45.4

HH INCOME: \$209,720

These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

8%

LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

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