

FOR LEASE
3700 Falls Rd
Baltimore, MD 21211



LOCATION REVIEW

LEASE PRICE:
\$30 SF/YR NNN

AVAILABLE SF: **2,500 - 12,500SF**

BUILDING SIZE: **12,500SF**

ZONING: **C-1**

PARKING: **20 SPACES/1.6 RATIO**

TYPICAL FLOORS: **12,500SF**

HIGHLIGHTS

- ▶ 12,500 SF BUILDING (10,000 SF PLUS 2,500 SF BASEMENT)
- ▶ NEXT TO "THE AVENUE"
- ▶ CAN BE DEMISED
- ▶ 21 PARKING SPACES
- ▶ CORNER BUILDING AT LIGHT
- ▶ LOADING DOCK
- ▶ HIGH CEILINGS



EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL MAP



Falls Road

Logos for businesses located on Falls Road: EVERETT, wicked sisters, good neighbor, Washbone, PAPI'S, and a logo for a bakery or cafe.

The Rotunda
PRESTON, MD

Logos for businesses near The Rotunda: MOM, 188 FINE MEN'S SALONS, BB BEER BOOBS, ChoiceOne URGENT CARE, RITE AID, Starbucks, The UPS Store, and MOD.

Walgreens Market
3700 FALLS RD

THE AVENUE

The Avenue

Logos for businesses near The Avenue: THE FOOD MARKET, M&T Bank, GOLDEN WEST CAFE, In Watermelon Sugar, Charney, AVENUE, FLORES, Oyster, Flant, Luigi, TRUIST ITALIAN ICE, hewl, ROYAL FARMS, ISOUVLAKI, PAULI GEE'S, 7 ELEVEN, HOLY FRUMPLES, OLD BANK BARBERS, BLUEBIRD, FRAZIER'S, and Grano.

Johns Hopkins University

AERIAL MAP



wicked sisters



good neighbor



NEPENTHE BREWING CO.

Bella Roma

Urban Interiors

Atomic Books

Literary Finds For Mutated N

atomicbooks.com

W 37TH ST

FALLS RD

W 37TH ST

PHOTO DETAIL



PROPOSED RENOVATIONS



PLAT MAP

O.O. & Survey C. Sh. 3803

D. C. Sh. 4250

876.

per App. 1501 C. Sh. 6050.

La. Per Desc. C. Sh. 6069.

UNION

CAIRNES

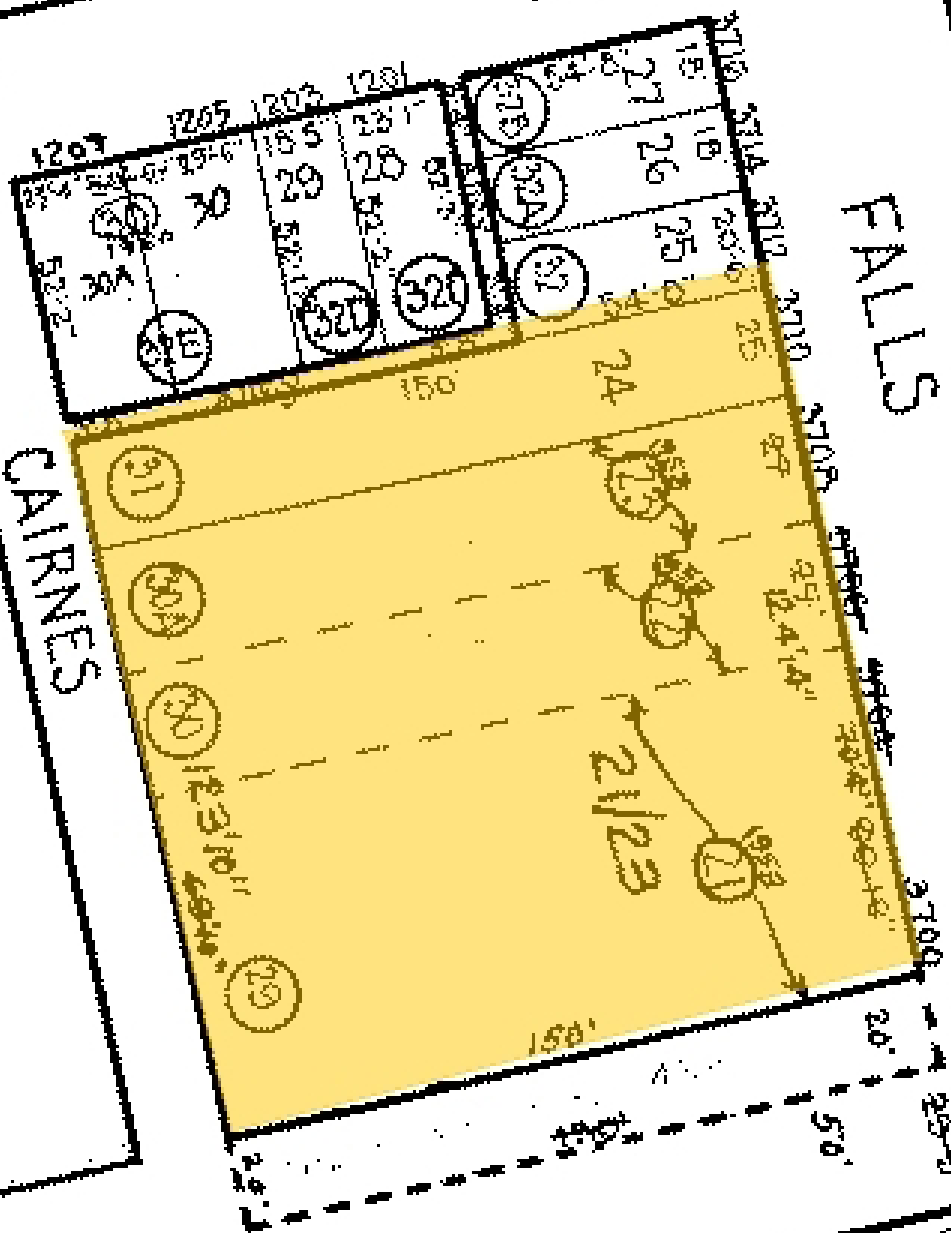
AVE.

FALLS

W. 37TH ST.

37TH ST.

Lot 30A
Lots 3, 3
Lots 31
Lots 4/8



DEMOGRAPHICS | 3700 FALLS RD

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS



1 MILE

10,680

2 MILES

104,953

3 MILE

245,566

TOTAL POPULATIONS



1 MILE

24,441

2 MILES

271,269

3 MILE

642,621

AVERAGE HOUSEHOLD INCOME



1 MILE

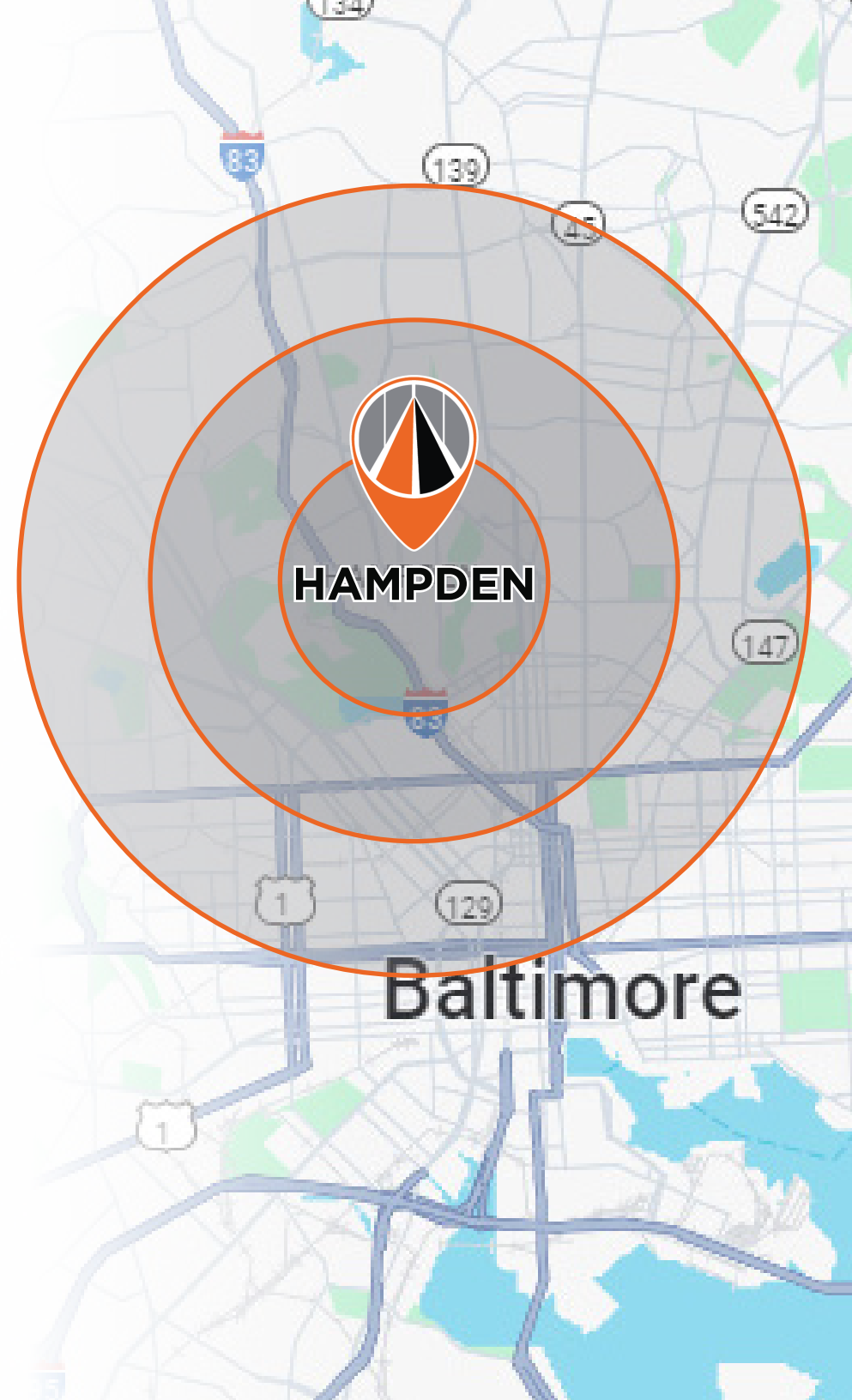
71,061

2 MILES

58,784

3 MILE

61,049





**3700 FALLS RD
BALTIMORE, MD 21211**

CONTACT

Ross Conn
Broker

Cell: 301-275-5509
Work: 410-342-5263
email: Ross@AvenueRealEstateLLC.com
web: avenuerealestatellc.com



9711 Washingtonian Blvd STE 550
Gaithersburg MD 20878
410-342-5263

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