



FOR **LEASE**

FALLS ROAD RETAIL REDEVELOPMENT

6239 FALLS ROAD | BALTIMORE, MARYLAND 21209

**FACADE
IMPROVEMENTS
COMING
SOON!**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare retail opportunity in the tight “Falls Road” corridor is under new ownership and will be undergoing major upgrades and improvements
- Seeking boutique retailers and/or med-retail to join high-end interior design firm
- High visibility location fronting Falls Road (11,495 vehicles per day)
- Ample surface parking for retail customers
- Affluent trade area: \$134,054 average household incomes within 1-mile radius
- Situated within a high-density commercial corridor (Earth, Wood & Fire, Dunkin’, Scittino’s Italian Marketplace, Kiddie Academy, Falls Road Running Store, Peak Bicycle & Ski, Coppermine Racquet & Fitness Club and many more)
- Easy access to I-83 and I-695

AVAILABLE:

1,250-4,700 SF ± (2 BAYS)

PARKING:

8 PER 1,000 SF (APPROX.)

TRAFFIC COUNT:

11,495 AADT (FALLS RD)

ZONING:

BR AS (BUSINESS ROADSIDE)
[AUTOMOTIVE SERVICES OVERLAY]

RENTAL RATE:

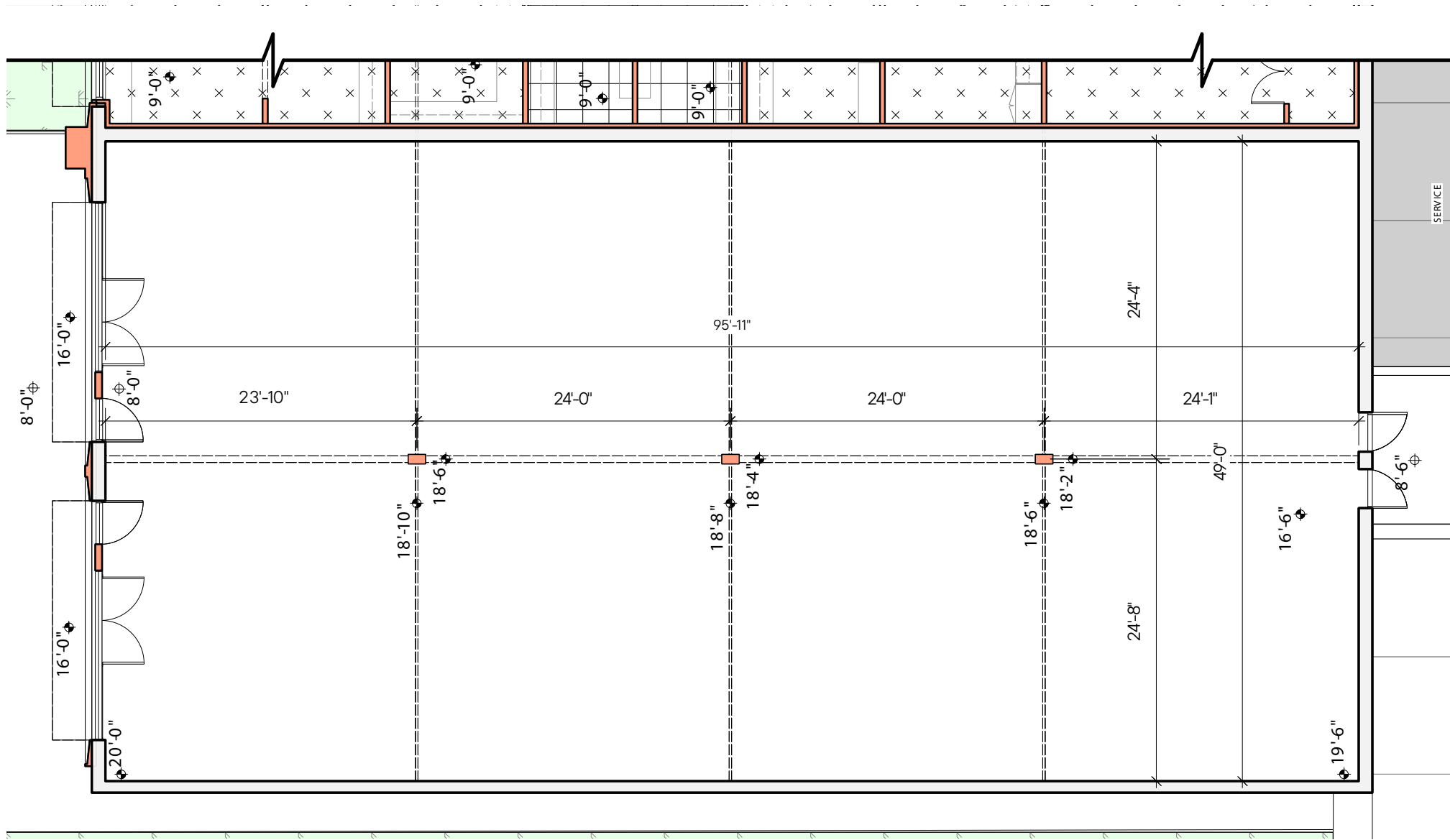
NEGOTIABLE



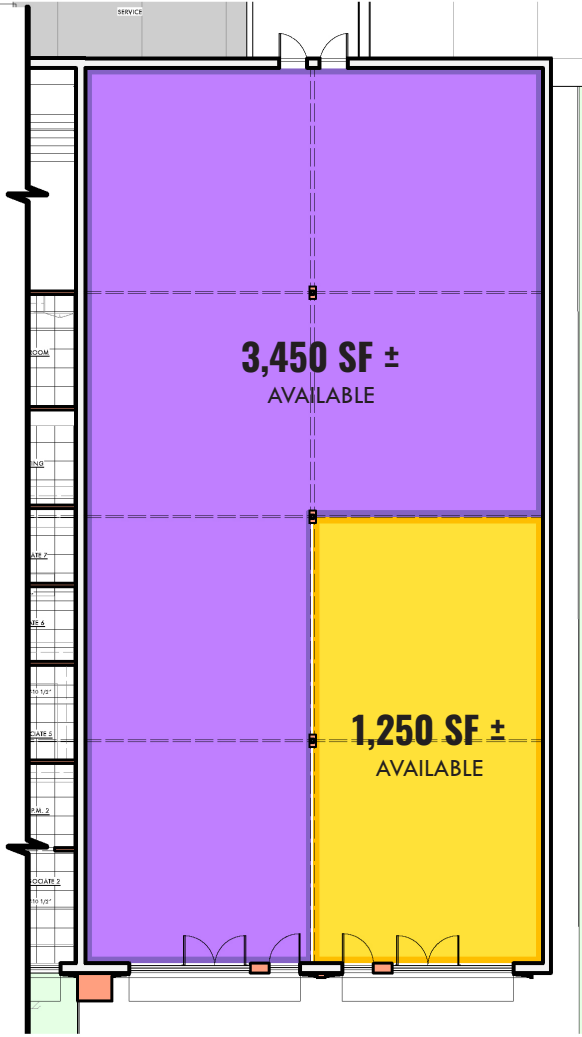
CONCEPTUALS



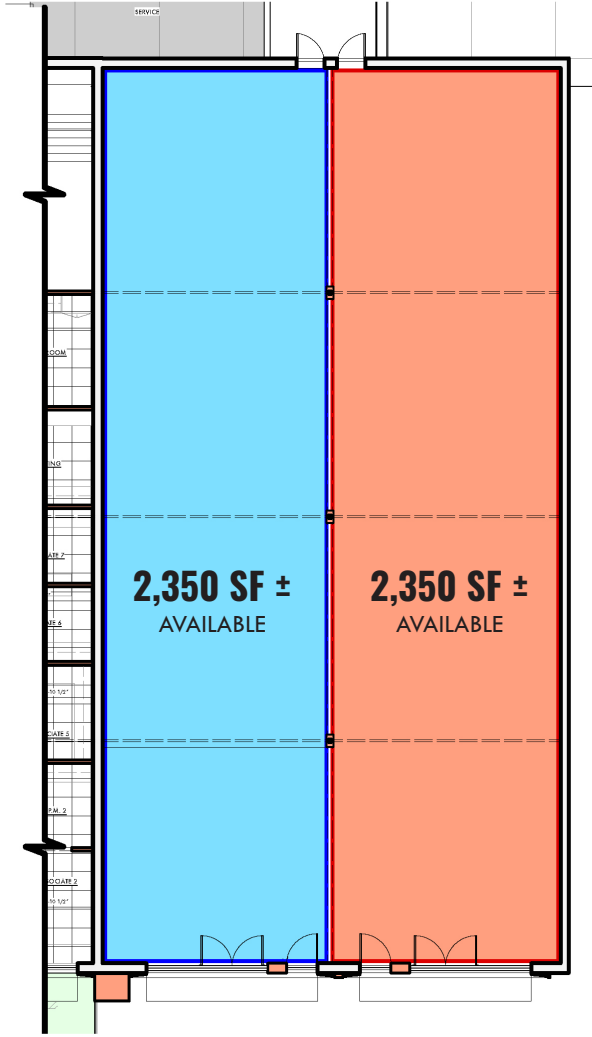
EXISTING FLOOR PLAN



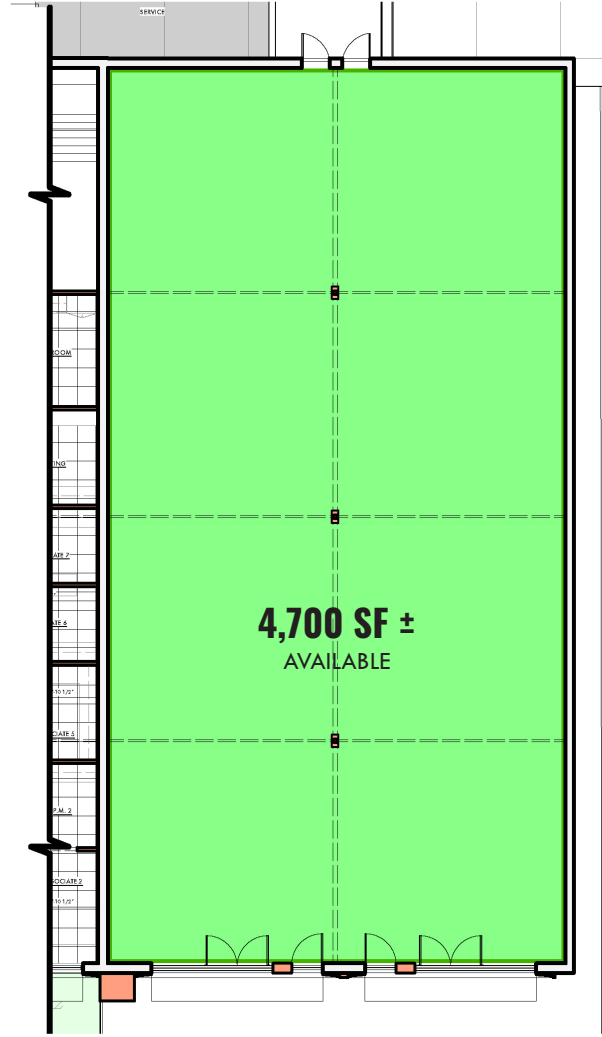
LEASING **OPTIONS**



OPTION 1

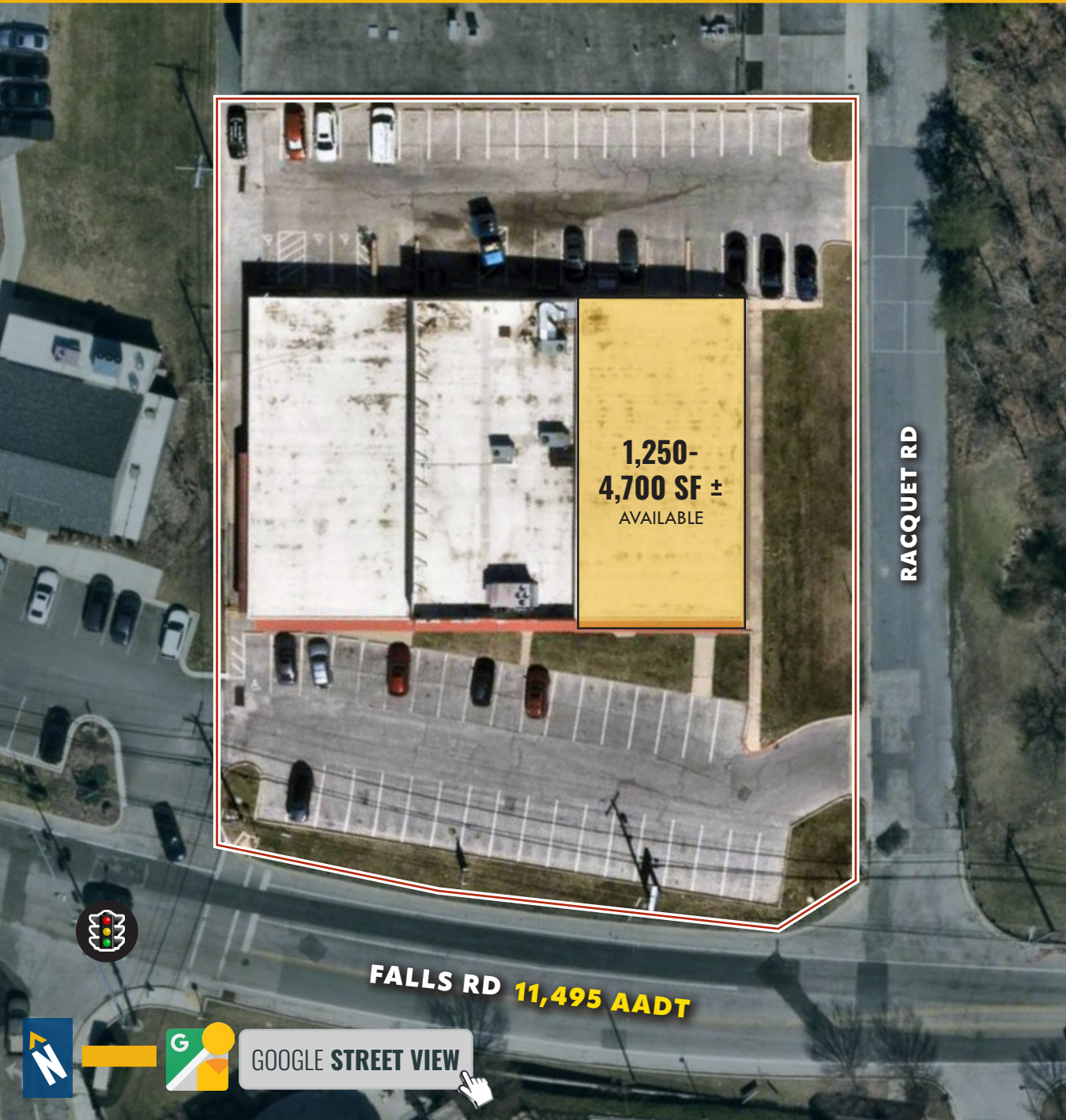


OPTION 2



OPTION 3

AERIAL / EXISTING CONDITIONS



MARKET AERIAL

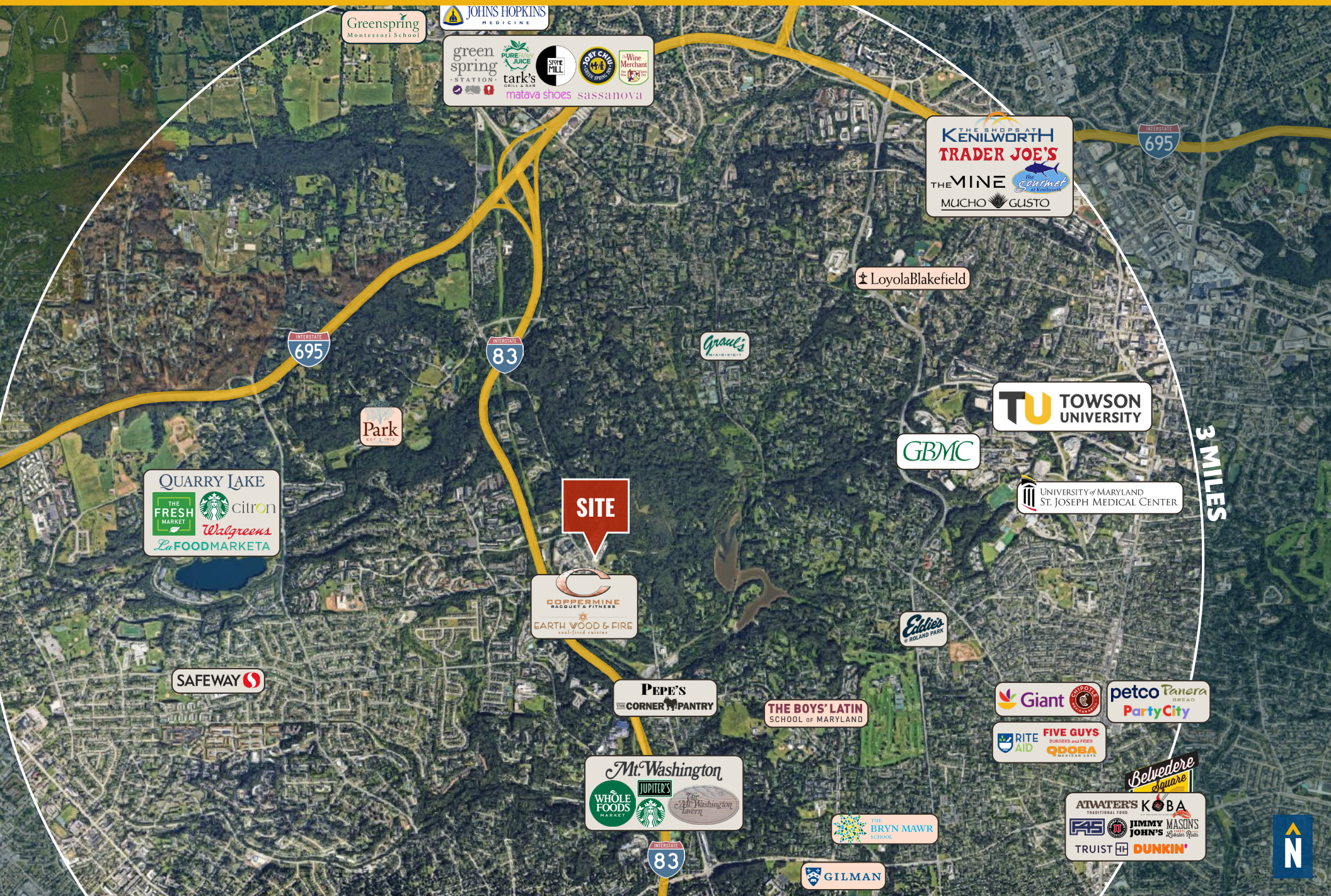
PRIVATE SCHOOLS WITHIN A 3-MILE RADIUS (ENROLLMENT #S APPROXIMATE)

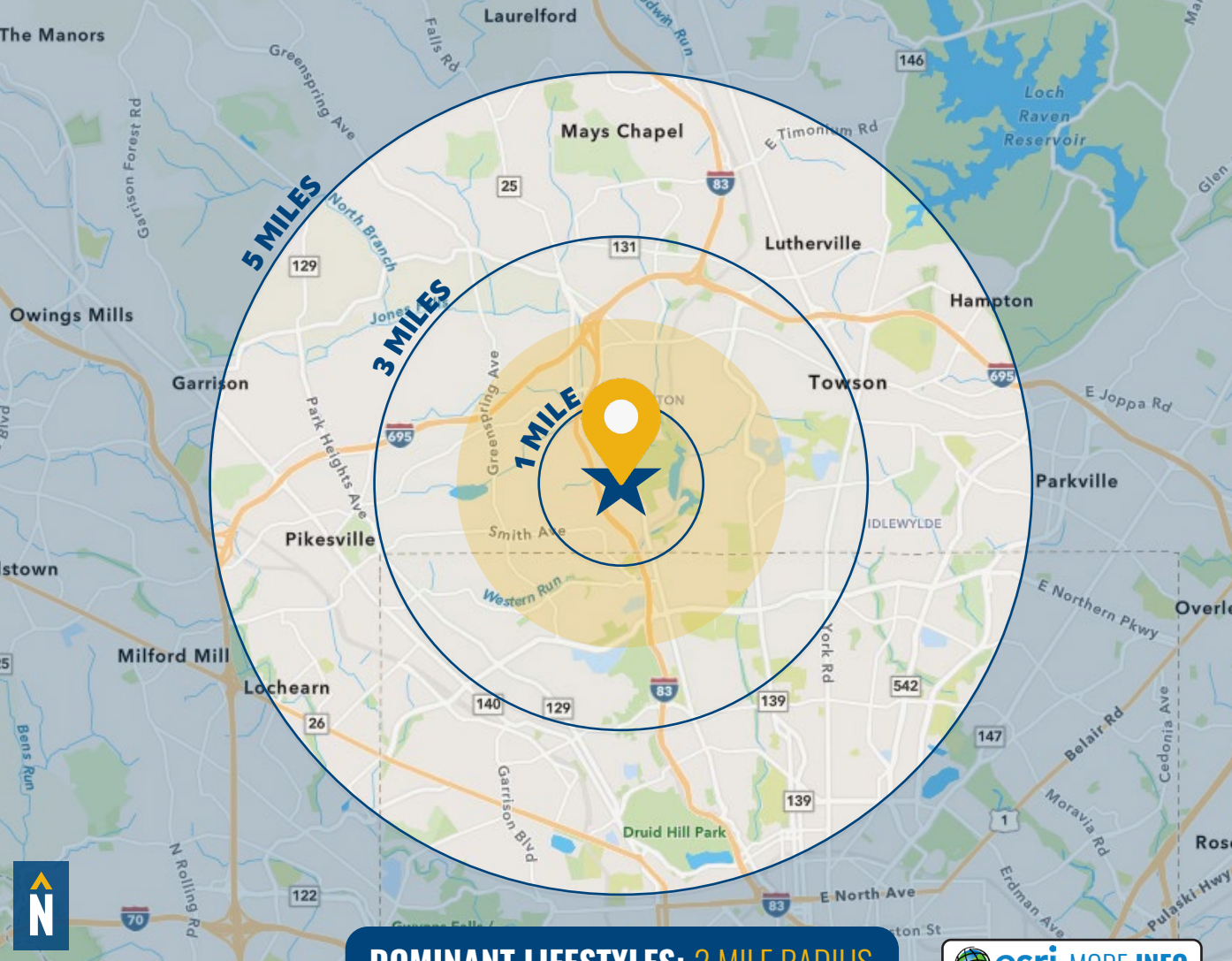
THE BOYS' LATIN SCHOOL OF MARYLAND
THE BRYN MAWR SCHOOL
FRIENDS SCHOOL OF BALTIMORE
GILMAN SCHOOL
GREENSPRING MONTESSORI SCHOOL

630 STUDENTS
760 STUDENTS
800 STUDENTS
1,000 STUDENTS
250 STUDENTS

LOYOLA BLAKEFIELD
THE PARK SCHOOL
ROLAND PARK COUNTRY SCHOOL
WALDORF SCHOOL OF BALTIMORE

1,000 STUDENTS
830 STUDENTS
670 STUDENTS
200 STUDENTS





DOMINANT LIFESTYLES: 2 MILE RADIUS

 **esri** MORE INFO

36% 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.

15% 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.

10% BURBS AND BEYOND



MEDIAN

AGE: 51.1

HH INCOME: \$119,769

Nearly half of this population is aged 55 or above, and most households are composed of married couples without children, with incomes typically middle- to upper-tier. They tend to frequent fine dining establishments.

DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,671

108,374

347,009

DAYTIME POPULATION



8,832

120,974

361,540

AVERAGE HOUSEHOLD INCOME



\$134,054

\$140,784

\$114,696

NUMBER OF HOUSEHOLDS



3,373

42,953

145,847

MEDIAN AGE



38.8

38.6

39.3

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



TIM HARRINGTON

SENIOR VICE PRESIDENT

410.494.4855

TIMHARRINGTON@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.