

**FOR SALE**

# 6081-6083 Falls Rd

Baltimore, MD 21209



1225 WEST LAKE  
BALTIMORE, MD



# DISCLAIMER & CONFIDENTIALITY

Avenue Real Estate has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property. An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion. Ownership and broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed. The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.

6081 FALLS RD:  
**6,448 SF ON 0.28 AC**

6083 FALLS RD:  
**2,100 SF ON 0.49 AC**

ZONING:  
**BALTIMORE COUNTY - BLCNS**

PROPERTY TYPE:  
**USER-INVESTMENT OFFERING**

## HIGHLIGHTS

- ▶ North East Corner of Falls Rd. and Lake Ave. for Sale comprised of 2 highly visible retail commercial properties
- ▶ Sale offering includes Pepe's. *Since 1963 highly profitable corner "institution" with gross sales north of \$4 Million per year.*
- ▶ Financials available with signed Confidentiality Agreement.
- ▶ 6081 Falls Rd. completely renovated and 3,200 SF second floor added in 2007.
- ▶ 6083 Falls Rd. 1,500 sf leasable retail suite available immediately
- ▶ 6083 Falls Rd. current monthly rent \$3,500.00 (through 2027).
- ▶ 2 Outstanding illuminated pylon signs.
- ▶ 1 residential zoned house with 8 parking spots is located at 1225 W Lake Ave.
- ▶ Employee leases 1225 W Lake Ave short term for \$1,800/mo + utilities

## LOCATION REVIEW | 6081-6083 FALLS RD



# RETAIL TENANT PROFILE

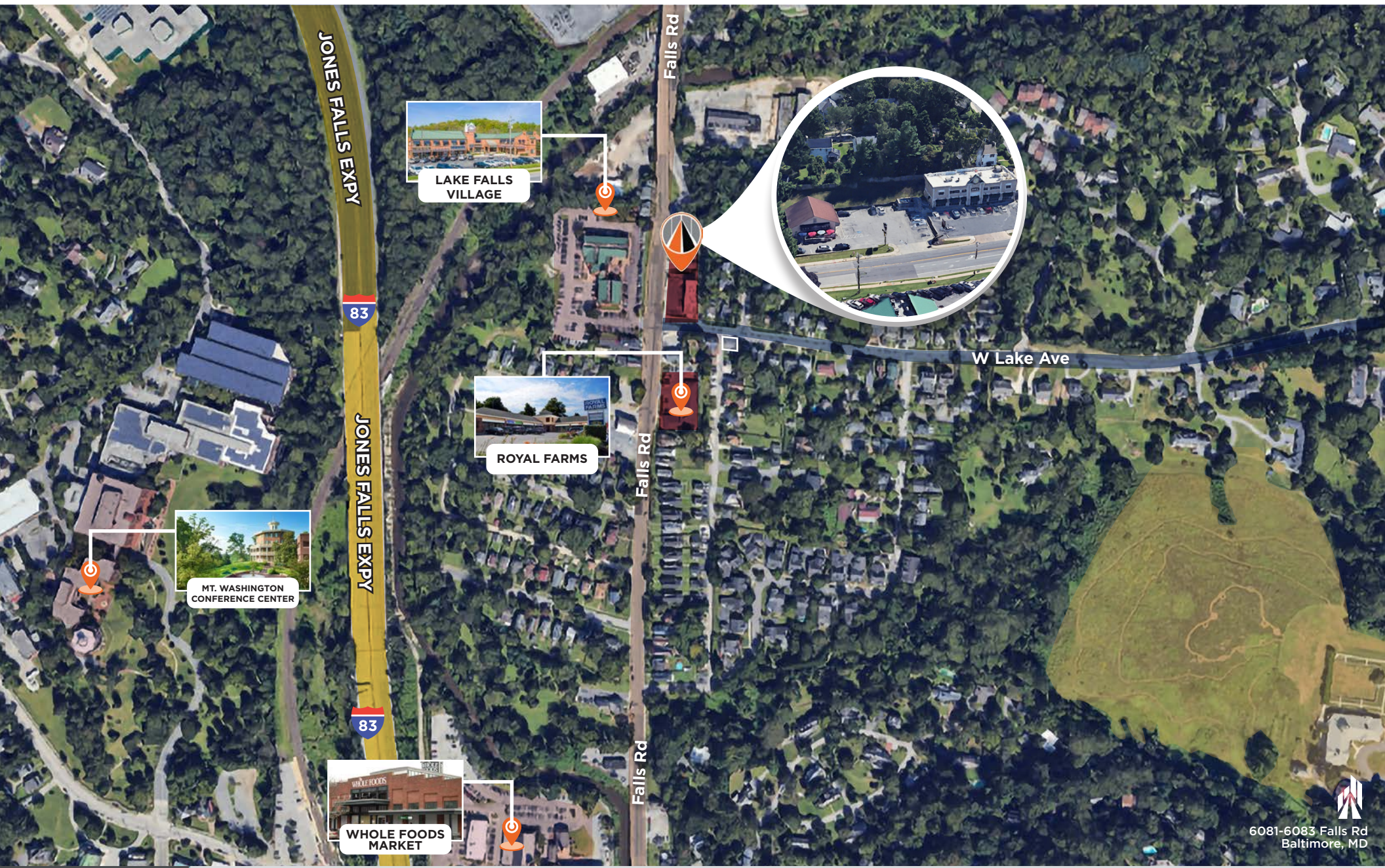
## PEPE'S

Pepes has been a family owned restaurant since 1979 known for their delicious pizza made with fresh ingredients and also offer a variety of other dishes including subs, breakfast items, pasta dishes, and vegan sandwiches.



Tropicool Italian Ice offers delightful selections of Italian ice, desserts, ice cream, and yogurt.

# AERIAL MAP



6081-6083 Falls Rd  
Baltimore, MD

# RETAIL MAP




# AREA MAP



 **Sushi Hana**

 **Tropicool Italian Ice**

**PEPE'S** Pepe's Pizza

  
6081-6083 Falls Rd  
Baltimore, MD

# EXTERIOR PHOTO



# INTERIOR PHOTOS



# 1225 WEST LAKE

BALTIMORE, MD



1225 West Lake  
Baltimore, MD

# COMPARABLES



## 1610 E Joppa Rd



**Bldg Size**  
5,317 SF



**Lot Size**  
64,904 SF



**Price**  
\$1,800,000 (\$338.54/SF)



## 1630 E Joppa Rd



**Bldg Size**  
3,948 SF



**Lot Size**  
41,818 SF



**Price**  
\$2,250,000 (\$569.91/SF)



## 400 W Padonia Rd



**Bldg Size**  
6,196 SF



**Lot Size**  
64,469 SF



**Price**  
\$5,500,000 (\$887.67/SF)



## 9811 York Rd



**Bldg Size**  
10,000 SF



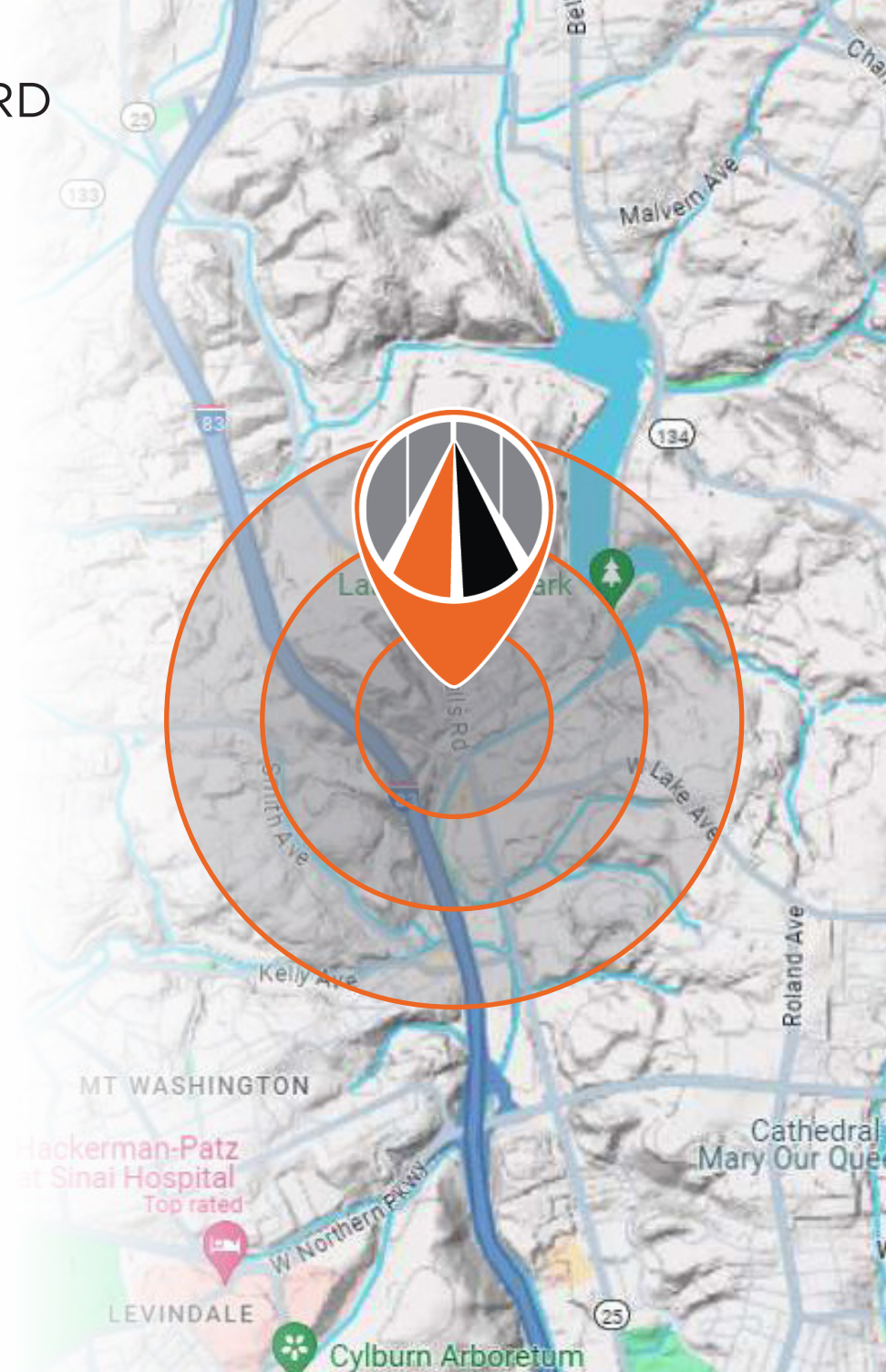
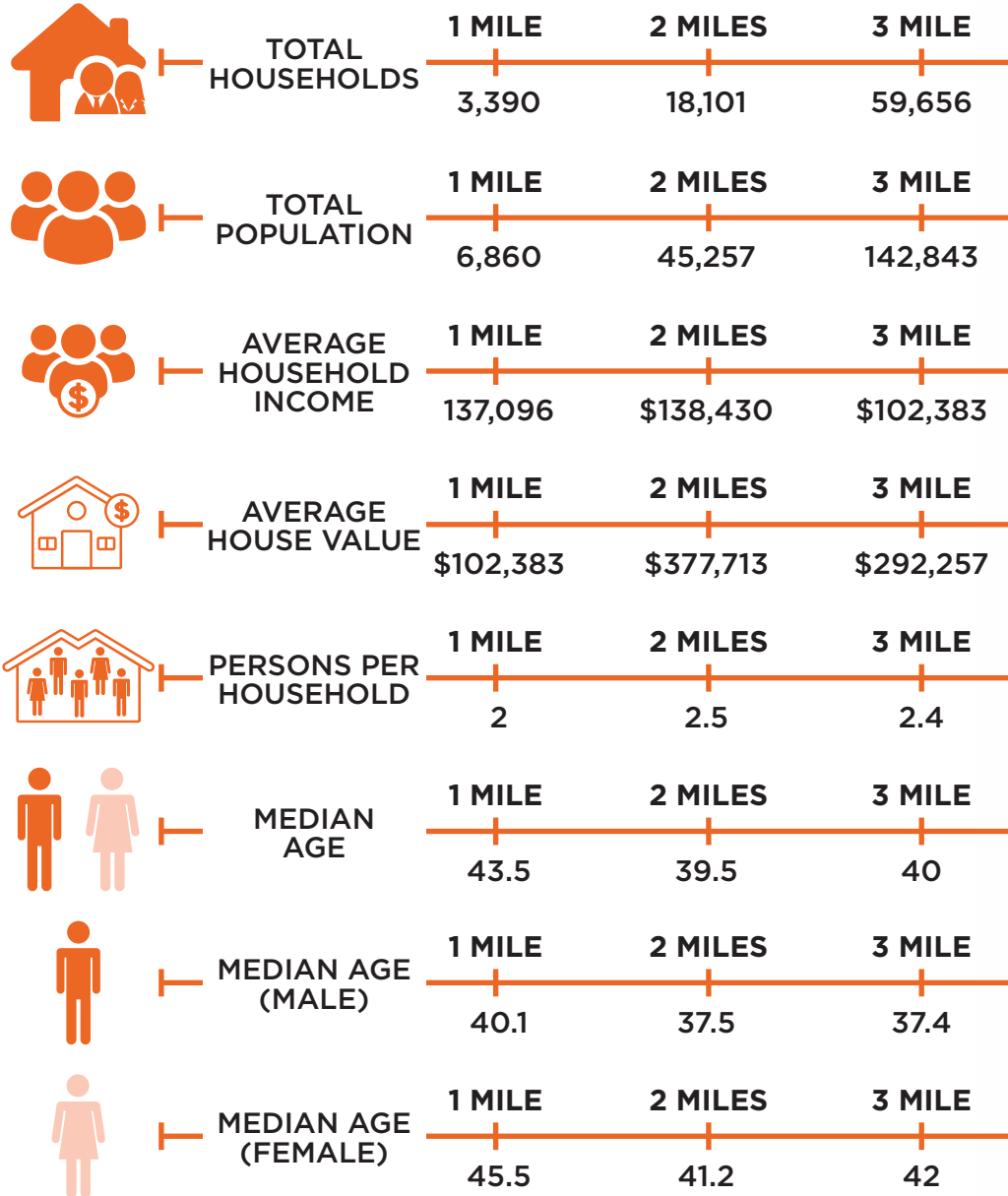
**Lot Size**  
50,094 SF



**Price**  
\$5,400,000 (\$399.11/SF)

# DEMOGRAPHICS | 6081-6083 FALLS RD

## HOUSEHOLDS & INCOME





**6081-6083 FALLS RD**  
**BALTIMORE, MD 21209**

**CONTACT**

**Ryan Lombardi**

410-440-3240

ryan@avenurealestatellc.com

**Mike Gioioso**

443-756-1746

mike@avenurealestatellc.com



9711 Washingtonian Blvd STE 550

Gaithersburg MD 20878

410-342-5263

To view Our Available Listings, Please visit  
[www.averealestate.com/properties](http://www.averealestate.com/properties)