
OFFERED FOR SALE

6239 FALLS ROAD, BALTIMORE MD



CONTENTS

PROPERTY SUMMARY	3
MARKET DATA	4
MAPS	5
PROPERTY FACTS	9
FLOOR PLANS	10



EXCLUSIVELY REPRESENTED BY:



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About A. J. Properties, Inc. AJP is a privately held, full-service real estate development, leasing, consulting and management firm founded in 1983 by President Jay Winer. The company prides itself on getting the job accomplished by being creative and flexible to personally serve clients' needs and interests.

Services include sales, leasing and tenant representation; development and property management; financing; marketing; as well as consulting for office, retail, industrial, warehouse and adaptive reuse of properties.

For further information on A. J. Properties, visit www.ajprop.net or contact us at 410-551-9116.

Disclaimer: This data is proprietary. All information regarding property offered is from sources deemed reliable; but no warranty is made as to the accuracy thereof and same is subject to errors, omissions, change of price or conditions, prior to sale, rental or withdrawal without notice.

PROPERTY SUMMARY

This 1 acre property has been owner occupied by Princeton Sports since 1972, creating an iconic market presence. Located on Falls Road, this property is considered to be in the Towson marketplace along the Falls Road corridor. This highly desirable location boasts high occupancy rates with many commercial property renovations and adaptive re-uses underway. The 15000sf +/- building is currently occupied by Princeton Sports who will be vacating upon a sale. The building consists of two-levels split into 10,000sf and 5000sf which can be divided into two-2500sf spaces. The two levels are currently connected by an interior staircase. One set of single use restrooms, with previous rough-ins for two more elsewhere. There are 67 parking spaces located in the front and back of the building with the 10,000sf level having a 10' roll-up door at grade drive-in.

This is an investment or owner occupant opportunity. There are few opportunities like this to serve the market and points beyond. With close proximity to bus transit and light rail, securing employee talent increases. The area is under-retailed especially with little retail development over the past 4 years. The adjacent outdated property was just rebuilt with several upscale retailers and a Dunkin. Additional development is proposed.

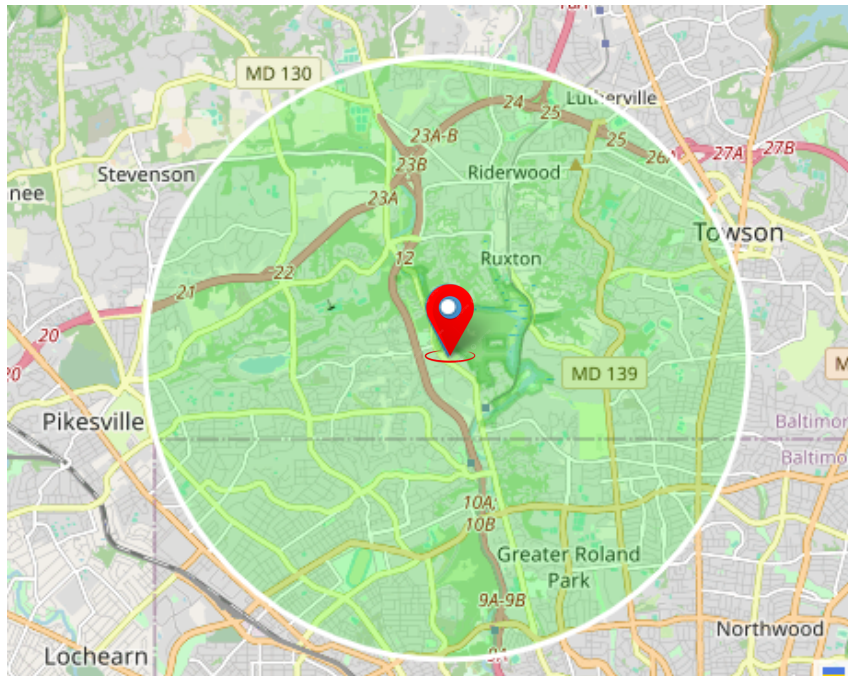
Located a quarter mile from the Light Rail and minutes from the Jones Falls Expressway, I-83 and I-695 allowing access to hundreds of thousands of potential customers. There is public water, gas, and electricity and both a monument and pylon sign on Falls Road with over 13,000 cars per day.

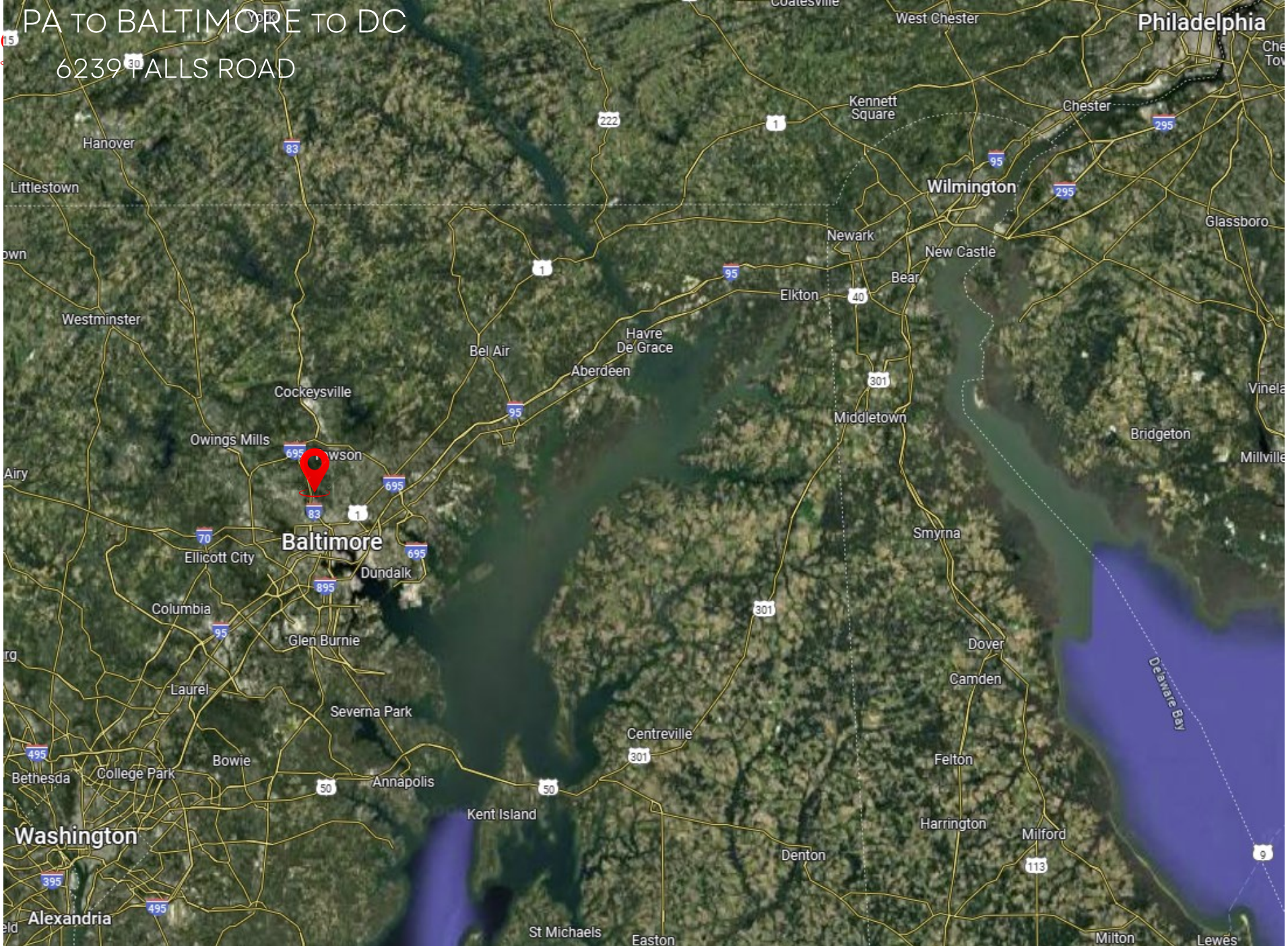


Location	6239 Falls Road Baltimore, Maryland Baltimore County
Acreage	1 acre
Square Feet	15,708 gross* *according to field measurement by architect, 10/88 10,000 sf 5,000 sf (2,500sf x 2)
Parking	67 spaces 4.3/1 Ratio
Zoning	BR AS, Business Roadside–Automotive Service. Permitted uses are Kennel, Greenhouse, Lumberyard, Print Company, Brewery, Hotel/Motel
Area	Falls Road corridor, Towson Market Minutes from I-83, JFX and I-695
Year Built	1976–Construction Block & Steel Roof is Rubber Membrane October 2021
Taxes & Utilities	Annual Real Property Taxes \$16,579 Annual Utilities \$23,661

MARKET DATA 3 MILE RADIUS

POPULATION	105,646
POPULATION UNDER AGE 50	63%
AVERAGE HOUSEHOLD INCOME	\$124,775
ADVANCED DEGREE	24.13%
DAYTIME EMPLOYMENT NUMBER	100,317
TRAFFIC COUNT	13,500 TPD







SUNNYFIELDS

The Kellogg Collection

DUNKIN' DONUTS

GH GIBSON FARM STUDIO

SCITTINO'S ITALIAN MARKET PRICES FROM THE HEART OF ITALY

PRINCETON SPORTS



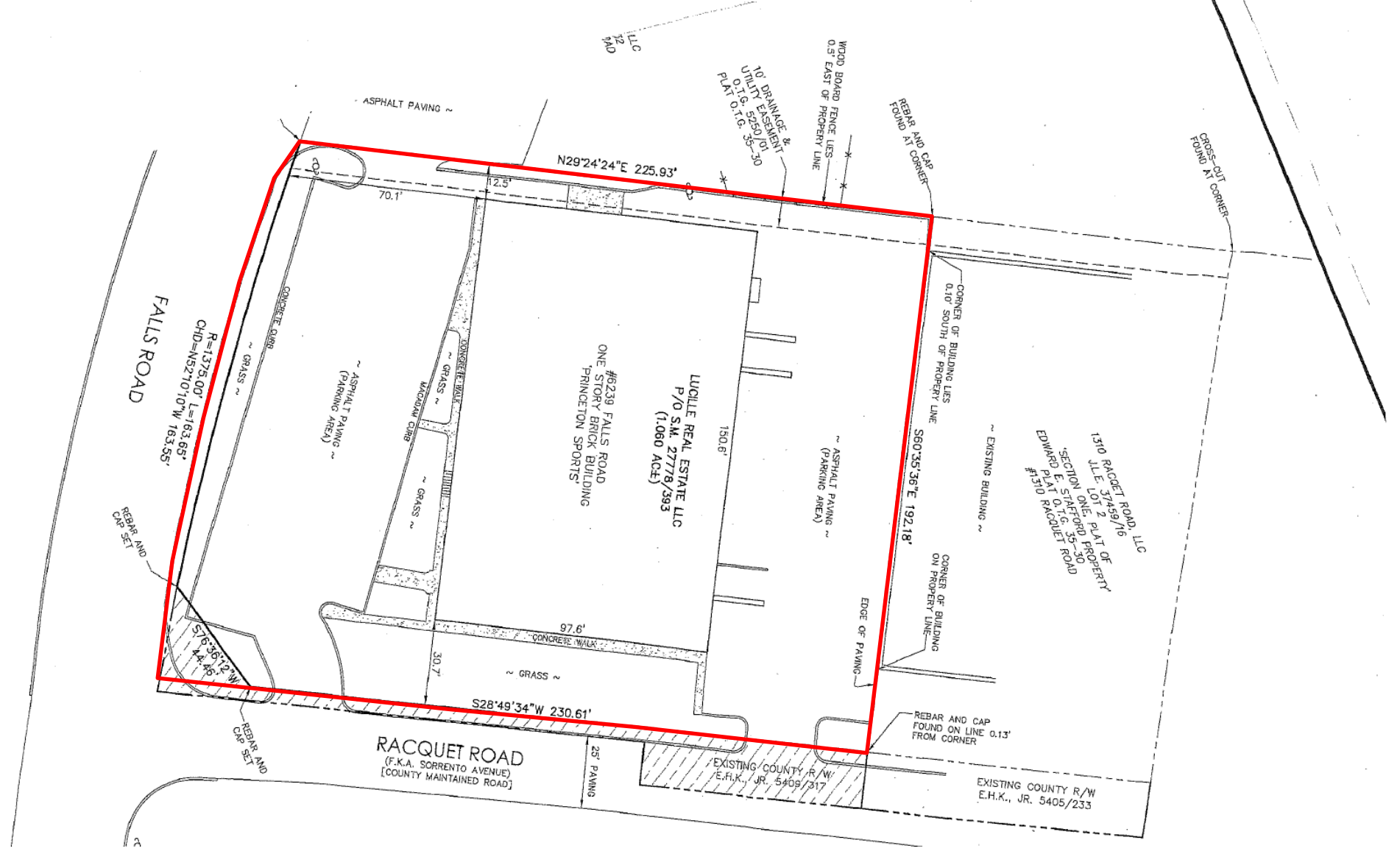
MVK MILL VALLEY KITCHENS

Kleenize RUG CLEANERS

SIMPLY BEAUTIFUL FLOWERS & GIFTS

GG GARDENS & GRASS

EARTH WOOD & FIRE coal-fired cuisine

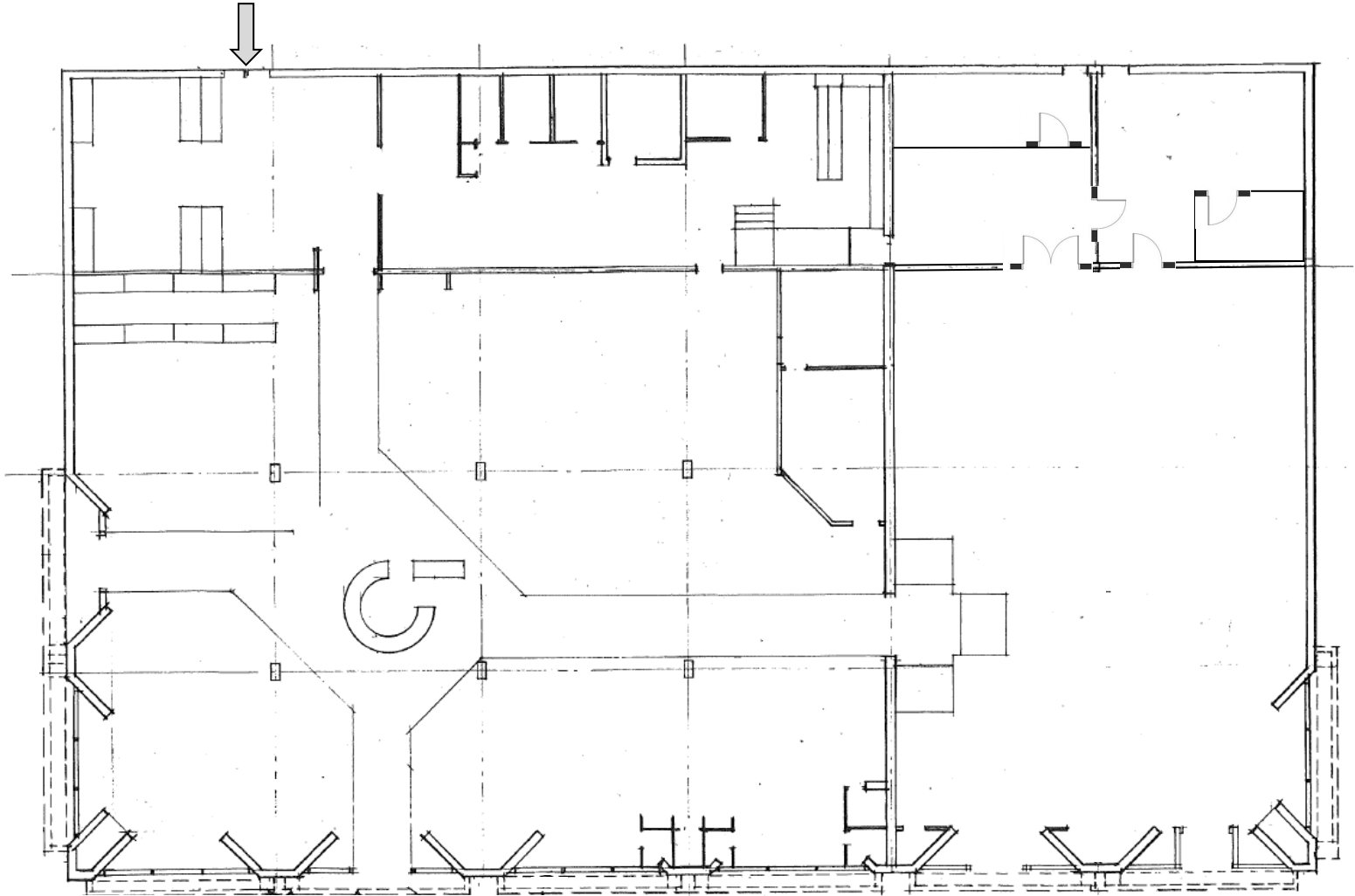


PROPERTY FACTS

Site	1 acre / 43,864 square feet land 190 +/- feet of Falls Road frontage
Annual Property Taxes	\$ 16,579
Current Tenant Vacating	Princeton Sports will be vacating the premises Summer 2025.
Parking	Surface Parking of 67 spaces Ratio 4.3 : 1
Construction	Steel and block New rubber membrane roof Oct 2021
Ceiling Height	Varies
HVAC Units	See page 11
Main Floor	10,000sf rectangular floorplate Additional mezzanine for storage Exterior 10' roll up door At grade
Upper Floor	5,000sf Can be divided
Lunch Room	Employee
Restrooms	1 set of single restrooms 2 rough-ins
Power	All electric
Internet Service	Comcast



DRIVE IN DOOR AREA



FLOOR PLAN

1/8" = 1'-0"

HVAC ROOFTOP UNIT LIST AND LAYOUT

Figure a 10-12 year lifespan for most Commercial HVAC equipment. Obviously, this can be longer depending on maintenance and equipment repairs.

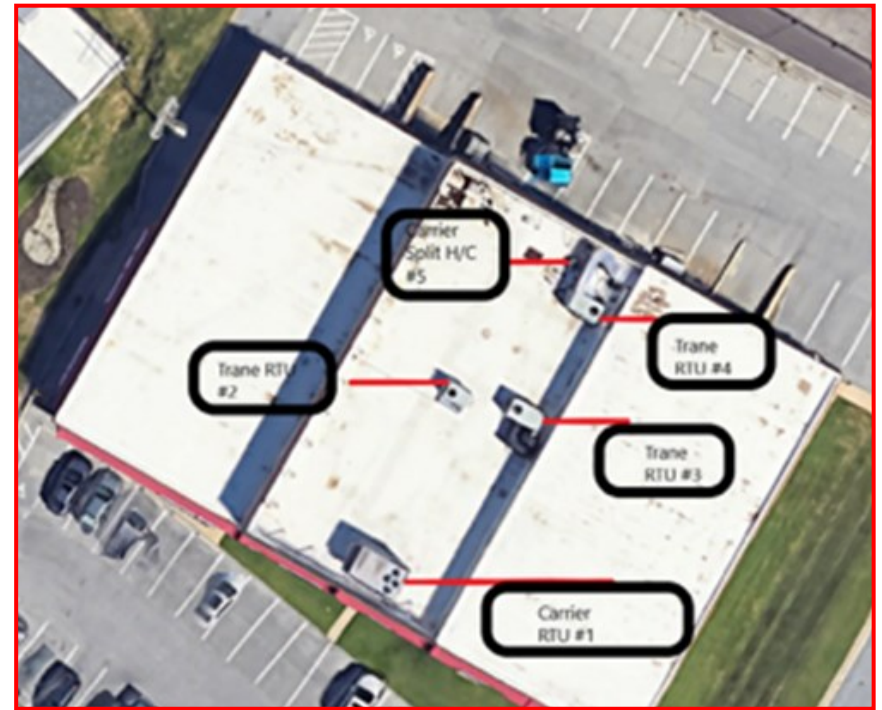
Carrier **RTU #1** 25-ton Gas RTU
M#48TCED28ACA5A0B0A0
S#3511U38227
Manufactured in 2011

Trane **RTU #2** 5-ton Gas RTU
M#YSC060A3EHA2
S#729103355L
Manufactured in 2007

Trane **RTU #3** 7.5-ton Gas RTU
M#YSC092A3EHA2N
S#751100104L
Manufactured in 2007

Trane **RTU #4** 7.5-ton Gas RTU
M#YSC092A3EHA2N
S#75119797L
Manufactured in 2007

Carrier **Split Unit #5** 2-Ton Split
M#38CK024300
S#1592E25789
Manufactured in 1992
Air handler on Mezzanine level



CONFIDENTIALITY AGREEMENT

THIS AGREEMENT is made as of the date identified on the signature page hereto by _____ for the benefit of Princeton Sports (the 'Company').

RECITALS:

WHEREAS, the Company desires to disclose to _____ desires to receive from the Company, certain information that is of a confidential or proprietary nature regarding the property 6239 Falls Road, Baltimore, MD 21209 (the 'Property');

WHEREAS, the protection of such confidential information is of critical importance and unique value to the Company and its business; and

WHEREAS, the Company is willing to disclose such confidential information to _____ only in accordance with the terms of this Agreement.

AGREEMENTS:

NOW, THEREFORE, in consideration of these premises and the disclosure to _____ by the Company of certain information, the parties covenant and agree as follows:

Confidential Information. The 'Confidential Information' referred to in and protected by this Agreement shall mean any and all confidential or proprietary documents, written materials, data and other information relating to the Property disclosed by the Company, or any officer, director, employee or agent of the Company to _____.

Exclusions from Confidential Information. Notwithstanding the foregoing, confidential information shall not include information that: (a) is or becomes generally known or available to the public other than as a result of a disclosure by _____ in violation of this Agreement; (b) was known to _____ prior to its disclosure by the Company; (c) becomes available to _____ a non-confidential basis from a third party not bound by a confidentiality agreement or other obligation of secrecy with respect to such information; or (d) is required to be disclosed by law, regulation or court order.

No Unauthorized Use or Disclosure. _____ covenants and agrees that it will not, at any time, directly or indirectly, divulge or disclose, or authorize or permit any other person or entity to divulge or disclose, any of the Confidential Information to any person or entity; provided, however, that the Confidential Information may be disclosed to those employees, accountants, consultants, attorneys, and agents of _____ and its affiliates who have a need to know such information in connection with evaluating a potential investment in the Property with non-disclosure responsibility pledged by any and all. At the Company's request, _____ shall return to the Company or destroy all Confidential Information, provided, however, that _____ may retain any proprietary analyses, summaries or works derived from or which incorporate Confidential Information, which shall remain subject to this Agreement.

Remedies. _____ acknowledges that an irreparable injury may result to the Company and its business in the event of a breach of any of the covenants _____ contained in this Agreement _____ also acknowledges and agrees that the damages or injuries which the Company may sustain as a result of any such breach are difficult to ascertain and money damages alone may not be an adequate remedy to the Company _____ therefore agrees that if a controversy arises concerning the obligations of _____ under this Agreement, such obligations shall be enforceable in a court of equity by a decree of specific performance and the Company shall also be entitled to any injunctive relief necessary to prevent or restrain any violation of the provisions of this Agreement.

Governing Law. This Agreement shall be governed by the laws of the State of Maryland.

Miscellaneous. No contract or agreement with respect to the Property shall be deemed to exist between _____ and the Company unless and until they have executed a definitive written agreement relating thereto. Unless such definitive agreement has been executed, _____ shall not be under any legal obligation to proceed with a potential investment in the Property, and either party may terminate the discussions or negotiations with respect to the Property at any time. The failure of either party to insist, in any one or more instances, upon performance of any of the terms or conditions of this Agreement shall not be construed as a waiver or a relinquishment of any other right granted hereunder or of the future performance of any such term, covenant or condition. In the event that any provision of this Agreement shall be held to be invalid or unenforceable for any reason whatsoever, it is agreed such invalidity or unenforceability shall not affect any other provision of this Agreement and the remaining covenants, restrictions and provisions hereof shall remain in full force and effect and any court of competent jurisdiction may so modify the objectionable provision as to make it valid, reasonable and enforceable. This Agreement shall inure to the benefit of, and shall be enforceable by, the Company and its successors and assigns. This Agreement shall be binding upon, and shall be enforceable against, _____ and its successors and assigns. This Agreement constitutes the entire agreement and understanding between the parties hereto in reference to the matters herein agreed upon, and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties in connection with the subject matter hereof. This Agreement may only be amended or modified by an agreement in writing signed by all of the parties hereto. Signatures exchanged via facsimile or electronic mail shall have the same force and effect as original signatures.

IN WITNESS WHEREOF, this Confidentiality Agreement has been executed as of the date shown below.

By: _____
Print Name: _____
Title: _____
Date: _____



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