



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:

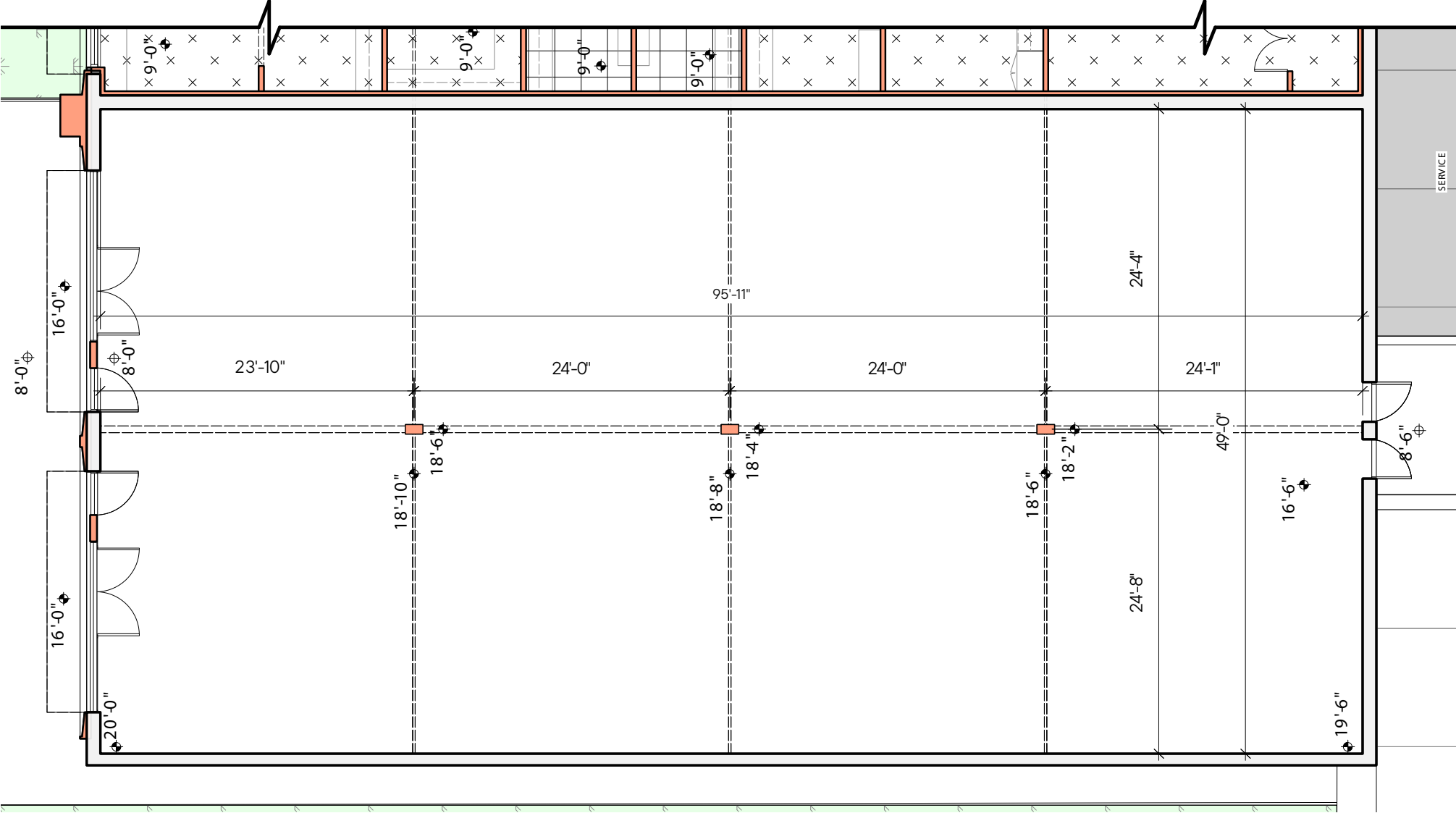
\$45.00 PSF, NNN



CONCEPTUALS



FLOOR PLAN



3,450 SF ±
AVAILABLE

1,250 SF ±
AVAILABLE

SERVICE

ROOM

LOBBY

STAIR 2

STAIR 4

STAIR 5

STAIR 6

STAIR 7

STAIR 8

STAIR 9

STAIR 10

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STAIR 13

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2ND FLOOR

2,350 SF ± AVAILABLE

2,350 SF ± AVAILABLE

ROOM 200A

ROOM 200B

ROOM 200C

ROOM 200D

ROOM 200E

ROOM 200F

ROOM 200G

ROOM 200H

ROOM 200I

ROOM 200J

ROOM 200K

ROOM 200L

ROOM 200M

ROOM 200N

ROOM 200O

ROOM 200P

ROOM 200Q

ROOM 200R

ROOM 200S

ROOM 200T

ROOM 200U

ROOM 200V

ROOM 200W

ROOM 200X

ROOM 200Y

ROOM 200Z

ROOM 200AA

ROOM 200AB

ROOM 200AC

ROOM 200AD

ROOM 200AE

ROOM 200AF

ROOM 200AG

ROOM 200AH

ROOM 200AI

ROOM 200AJ

ROOM 200AK

ROOM 200AL

ROOM 200AM

ROOM 200AN

ROOM 200AO

ROOM 200AP

ROOM 200AQ

ROOM 200AR

ROOM 200AS

ROOM 200AT

ROOM 200AU

ROOM 200AV

ROOM 200AW

ROOM 200AX

ROOM 200AY

ROOM 200AZ

ROOM 200BA

ROOM 200BB

ROOM 200BC

ROOM 200BD

ROOM 200BE

ROOM 200BF

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ROOM 200CT

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ROOM 200CW

ROOM 200CX

ROOM 200CY

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ROOM 200DA

ROOM 200DB

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ROOM 200EW

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ROOM 200FA

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ROOM 200FC

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ROOM 200LC

ROOM 200LD

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ROOM 200LK

ROOM 200LL

ROOM 200LM

ROOM 200LN

ROOM 200LO

ROOM 200LP

ROOM 200LQ

ROOM 200LR

ROOM

[illegible]

OPTION 3

AERIAL / EXISTING CONDITIONS



MARKET AERIAL

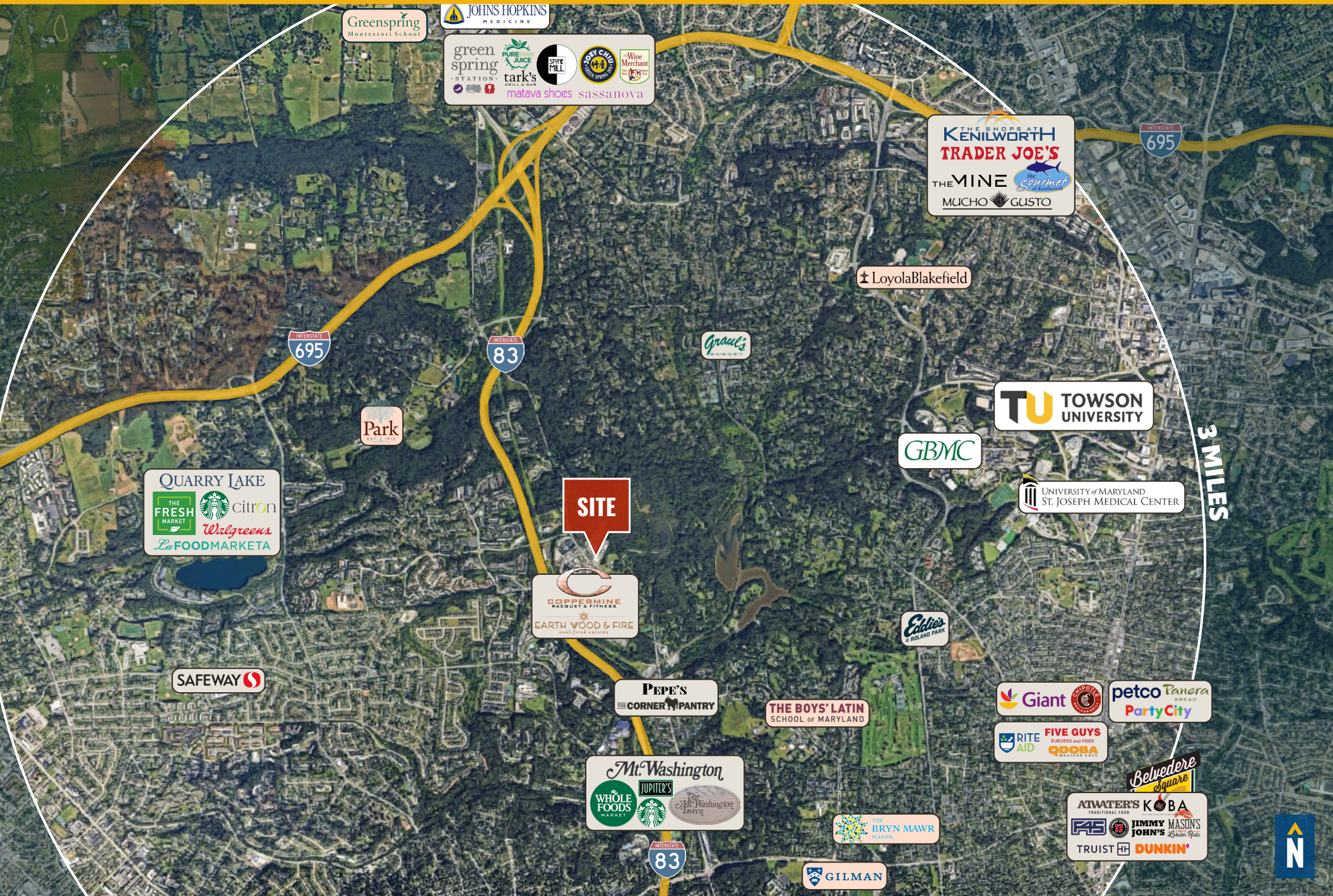
PRIVATE SCHOOLS WITHIN A 3-MILE RADIUS (ENROLLMENT #S APPROXIMATE)

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



Greenspring
Montessori School

JOHNS HOPKINS
MEDICINE

green
spring
STATION
PURE RAW JUICE
tark's
matava shoes
sassanova

THE SHOPS AT
KENILWORTH
TRADER JOE'S
THE MINE
MUCHO GUSTO

LoyolaBlakefield

Park

QUARRY LAKE
THE FRESH MARKET
citron
Walgreens
La FOODMARKETA

SITE

COPPERMINE
RACQUET & FITNESS
EARTH WOOD & FIRE
FIRE & ICE

TU TOWSON
UNIVERSITY

GBMC

UNIVERSITY of MARYLAND
St. JOSEPH MEDICAL CENTER

3 MILES

SAFEWAY

PEPE'S
THE CORNER PANTRY

THE BOYS' LATIN
SCHOOL OF MARYLAND

Giant

petco Panera
Party City

RITE AID
FIVE GUYS
QDOBA

Mt. Washington
JUPITER'S
WHOLE FOODS MARKET
Starbucks
The Mt. Washington Tavern

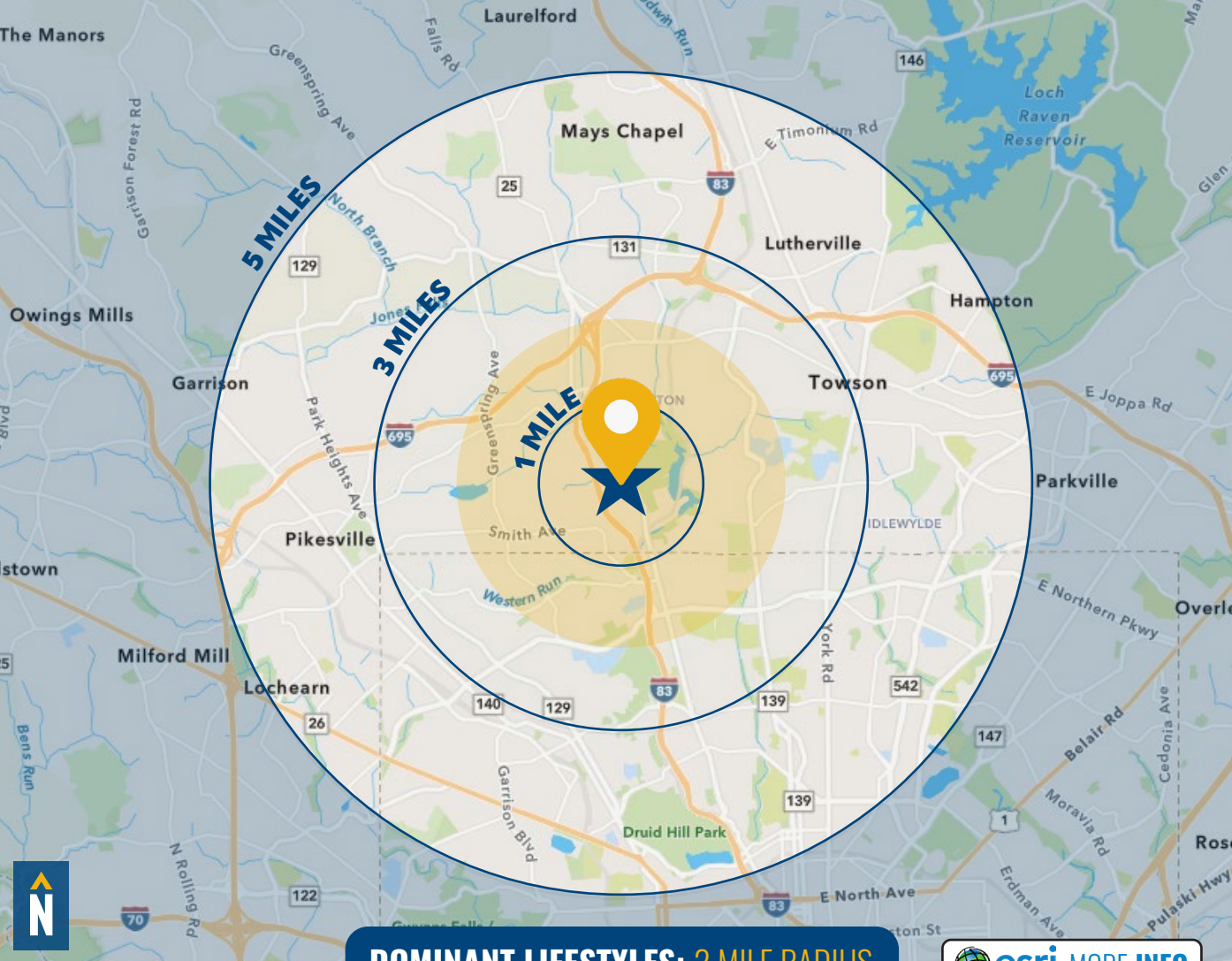
THE BRYN MAWR
SCHOOL

Belvedere Square
ATWATER'S K O B A
F&S
JIMMY JOHN'S
MASON'S
TRUIST
DUNKIN'

83

GILMAN





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:**



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