



# HAMPDEN

## 2ND FLOOR FOR LEASE



LEASE PRICE:  
**\$2,950/MO NNN**

AVAILABLE SF:  
**2,000SF**

## HIGHLIGHTS

- ▶ JOIN THE EVOLVING FALLS RD. HAMPDEN CORRIDOR.
- ▶ THIS 2ND FLOOR SPACE COULD BE GREAT FOR A FITNESS, DANCE, OR YOGA STUDIO.
- ▶ INCLUDES A BATHROOM AND SHOWER.
- ▶ EASY ACCESS OFF ROUTE 83.





# INTERIOR PHOTO





# AERIAL MAP



**The Rotunda**

MOM  
FINE MEN'S SALONS

I88

BB  
BBKAROLLES

ChoiceOne  
URGENT CARE

RITE  
AID

Starbucks

The UPS Store

MOD

**THE AVENUE**

The Avenue

THE FOOD MARKET  
In Watermelon Sugar

GOLDEN WEST CAFE

Charmery  
AVENUE

ASH+OAK

Oyster

Flavor

Luigi's

TRIST

hawl

ROYAL FARMS

SOUVLAKI

BLUEBIRD

Grand

Homewood Field

Babb Field at Stromberg Stadium

Johns Hopkins University



# RETAIL MAP





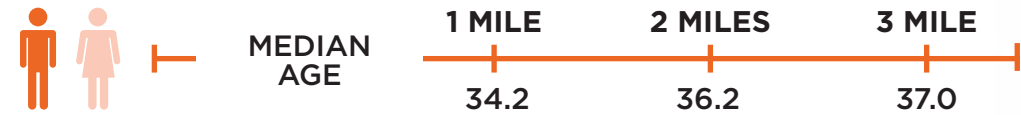
# AREA MAP





# DEMOGRAPHICS | 4001 FALLS RD

## HOUSEHOLDS & INCOME







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