

FOR LEASE
3700 Falls Rd
Baltimore, MD 21211



LOCATION REVIEW

LEASE PRICE:
\$23 SF/YR NNN

AVAILABLE SF: **10,000SF**

ZONING: **C-1**

PARKING: **20 SPACES/1.6 RATIO**

HIGHLIGHTS

- ▶ NEXT TO “THE AVENUE”
- ▶ CAN BE DEMISED
- ▶ 21 PARKING SPACES
- ▶ CORNER BUILDING AT LIGHT
- ▶ LOADING DOCK
- ▶ HIGH CEILINGS
- ▶ 10,000 SF PLUS 2,500 SF BASEMENT



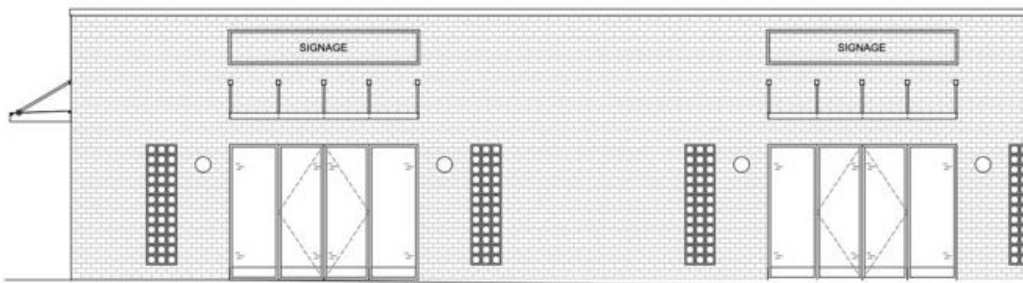
3700 FALLS ROAD

Baltimore, MD

This 10,000 SF building, a longtime staple of Baltimore's Hampden neighborhood, operated as a grocery store from 1956 through the 1980s before later housing a Rite Aid and Walgreens Pharmacy until Spring 2025. Rising demand for high-visibility & smaller retail spaces inspired a reimagining of the property's potential. With convenient parking and direct access from Falls Road, this property is ideally positioned to host three to four tenants, offering flexible opportunities for office, retail, or hospitality uses—making it a prime investment for redevelopment and community-focused activation.



FORMERLY A&P GROCERY & WALGREENS PHARMACY



PROPOSED EAST FACING ELEVATION ALONG FALLS ROAD



PROPOSED FACADE IMPROVEMENTS

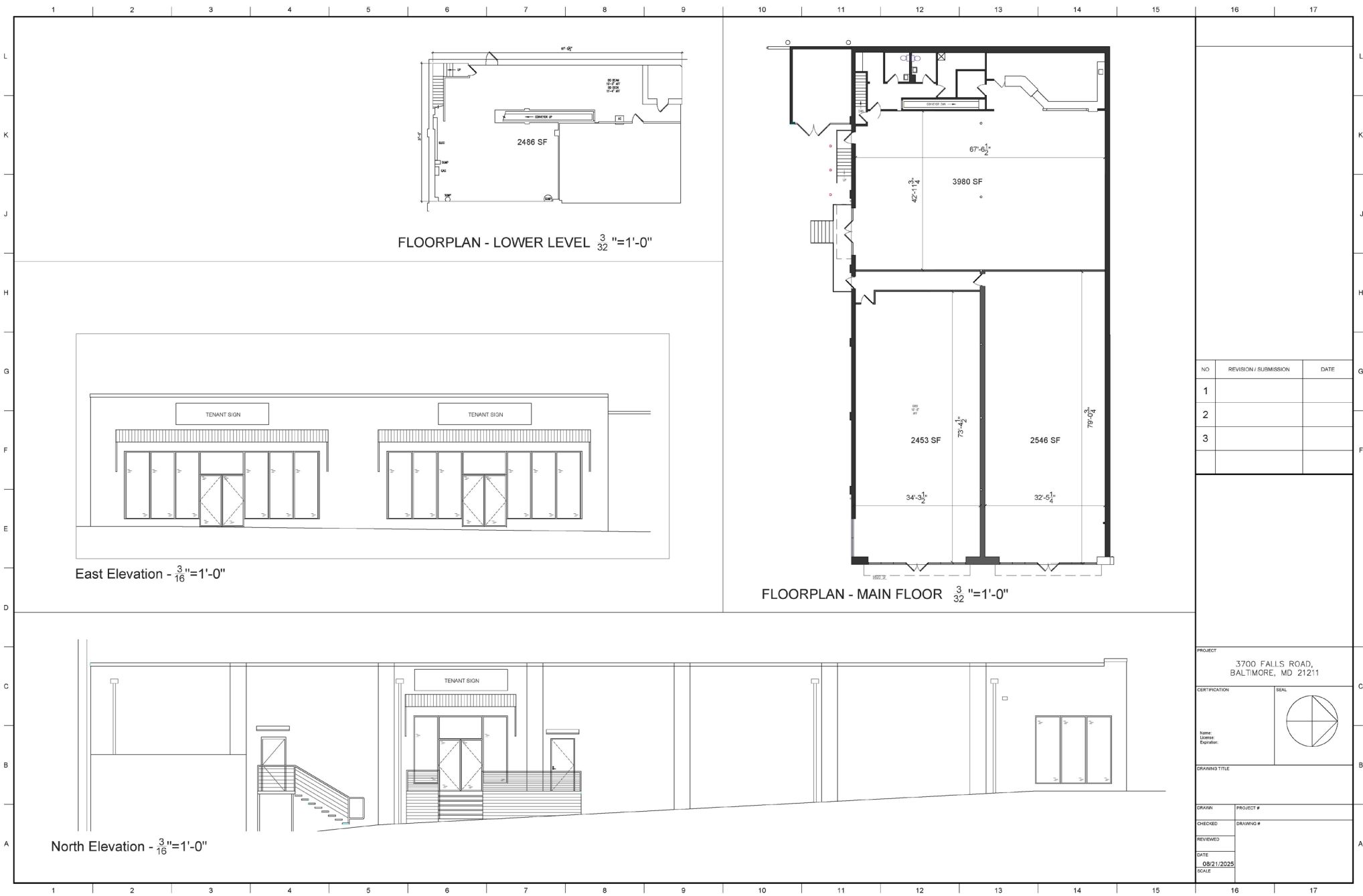


PROPOSED FACADE IMPROVEMENTS

EXTERIOR PHOTOS



POTENTIAL DEMISING FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



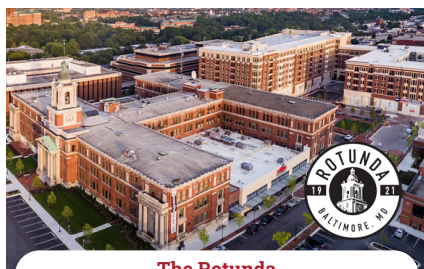
AERIAL MAP



Falls Road



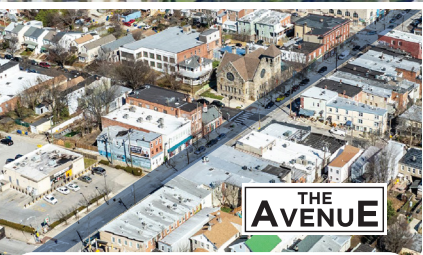
wicked sisters



The Rotunda



3700 FALLS RD



THE AVENUE

The Avenue



Johns Hopkins University

AERIAL MAP

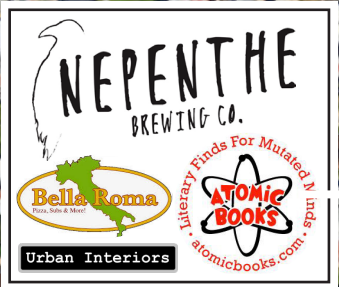
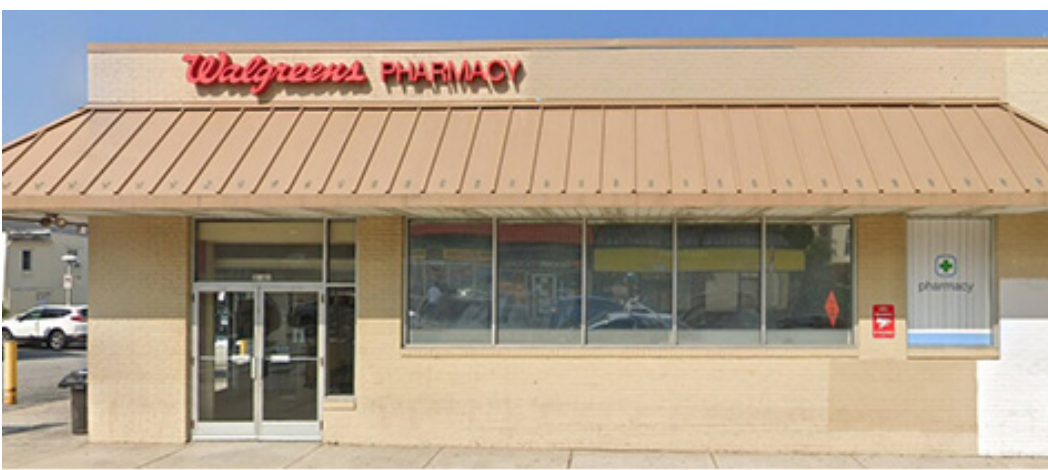


PHOTO DETAIL



PLAT MAP

0.0. \$ Survey C.S. 3803

D. C. 5h, 4250

276.

per App. 1501 C.5b

La. 47 Dec 1

6050.

C 54 6069

UNION

AVE.

Lot 30A

Lot 3, 2

Let's go!

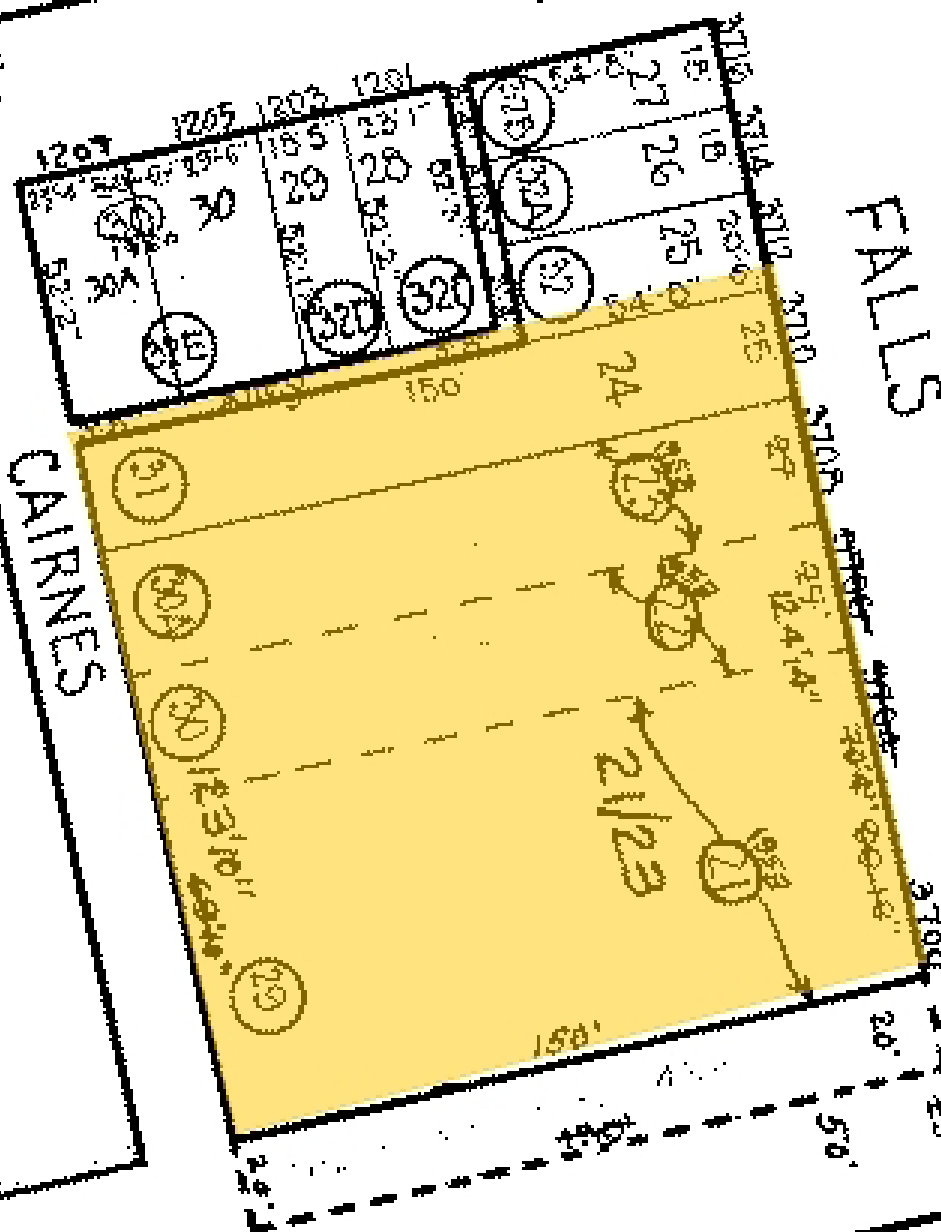
LOT 4/8

CAIRNES

FAILS

W. 37TH ST.

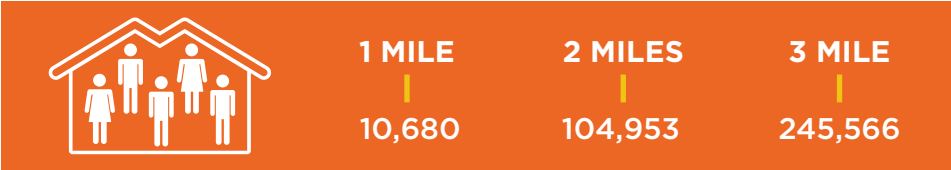
27TH & ST.



DEMOGRAPHICS | 3700 FALLS RD

HOUSEHOLDS & INCOME

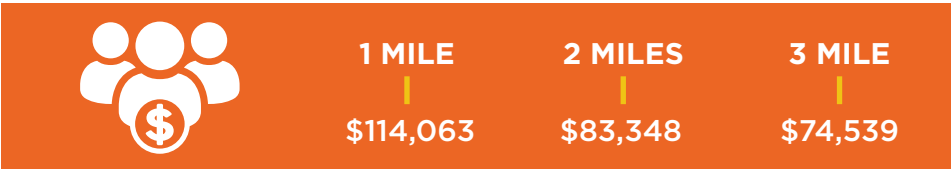
TOTAL HOUSEHOLDS



TOTAL POPULATIONS



AVERAGE HOUSEHOLD INCOME





**3700 FALLS RD
BALTIMORE, MD 21211**

CONTACT

Ross Conn

Broker

Cell: 301-275-5509

Work: 410-342-5263

email: Ross@AvenueRealEstateLLC.com

web: avenuerealestatellc.com



9711 Washingtonian Blvd STE 550

Gaithersburg MD 20878

410-342-5263

To view Our Available Listings, Please visit
www.averealestate.com/properties