



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:

NEGOTIABLE



CONCEPTUALS

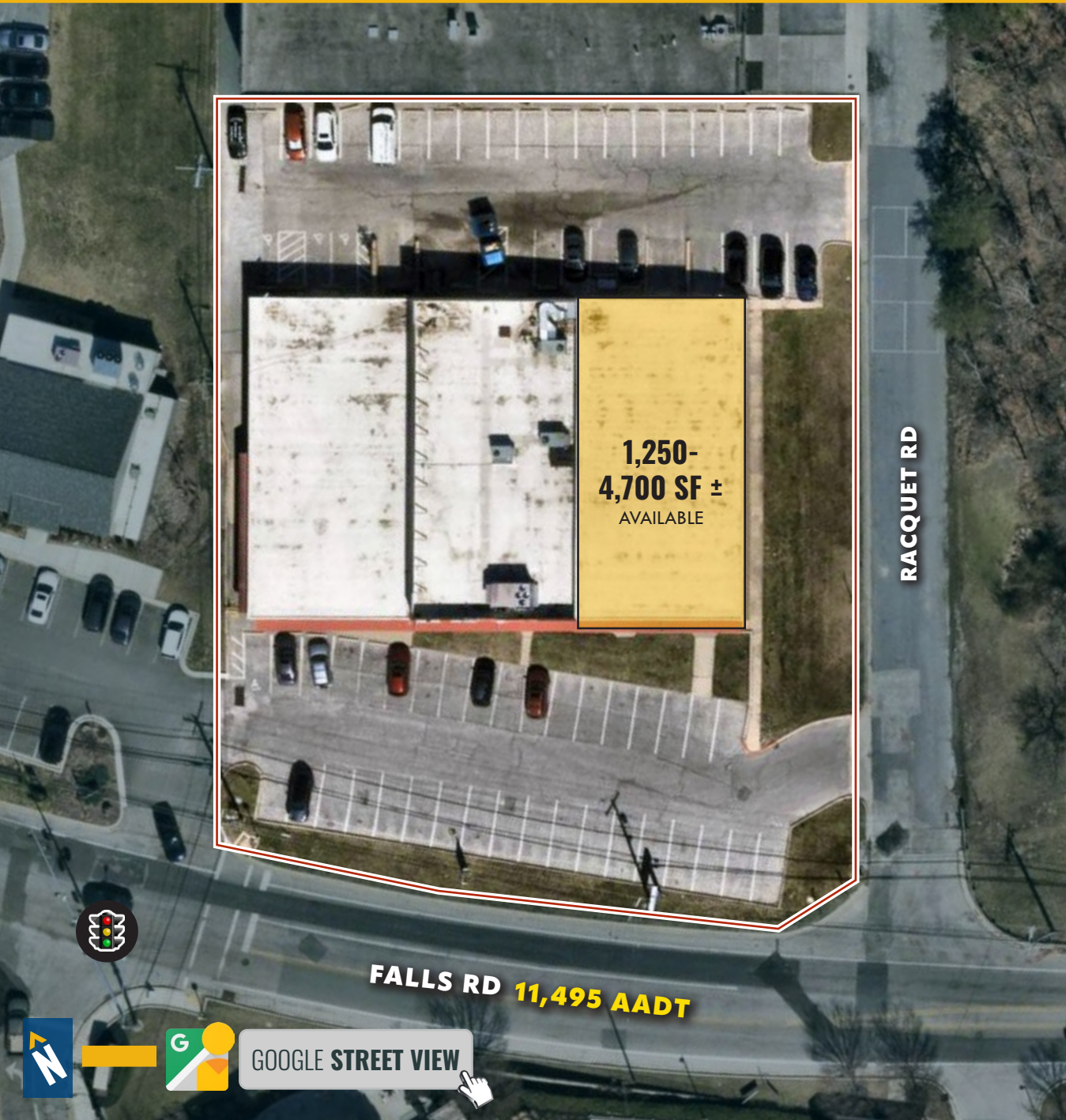


[illegible]

The floor plan shows a symmetrical layout with two main rectangular spaces, one colored blue on the left and one colored red on the right. Each space is labeled with the text "2,350 SF ± AVAILABLE". A central vertical corridor runs between these two spaces, featuring several doors. To the left of the blue space, there is a narrow strip of area containing a staircase and several small rooms or storage areas, some of which are labeled with text like "ROOM", "CL. 2", "CL. 3", "CL. 4", "CL. 5", "CL. 6", "CL. 7", "CL. 8", "CL. 9", "CL. 10", "CL. 11", "CL. 12", "CL. 13", "CL. 14", "CL. 15", "CL. 16", "CL. 17", "CL. 18", "CL. 19", "CL. 20", "CL. 21", "CL. 22", "CL. 23", "CL. 24", "CL. 25", "CL. 26", "CL. 27", "CL. 28", "CL. 29", "CL. 30", "CL. 31", "CL. 32", "CL. 33", "CL. 34", "CL. 35", "CL. 36", "CL. 37", "CL. 38", "CL. 39", "CL. 40", "CL. 41", "CL. 42", "CL. 43", "CL. 44", "CL. 45", "CL. 46", "CL. 47", "CL. 48", "CL. 49", "CL. 50", "CL. 51", "CL. 52", "CL. 53", "CL. 54", "CL. 55", "CL. 56", "CL. 57", "CL. 58", "CL. 59", "CL. 60", "CL. 61", "CL. 62", "CL. 63", "CL. 64", "CL. 65", "CL. 66", "CL. 67", "CL. 68", "CL. 69", "CL. 70", "CL. 71", "CL. 72", "CL. 73", "CL. 74", "CL. 75", "CL. 76", "CL. 77", "CL. 78", "CL. 79", "CL. 80", "CL. 81", "CL. 82", "CL. 83", "CL. 84", "CL. 85", "CL. 86", "CL. 87", "CL. 88", "CL. 89", "CL. 90", "CL. 91", "CL. 92", "CL. 93", "CL. 94", "CL. 95", "CL. 96", "CL. 97", "CL. 98", "CL. 99", "CL. 100". At the top of the plan, there is a "SERVICE" area. The entire plan is enclosed within a thick black border.

OPTION 3

AERIAL / EXISTING CONDITIONS



MARKET AERIAL

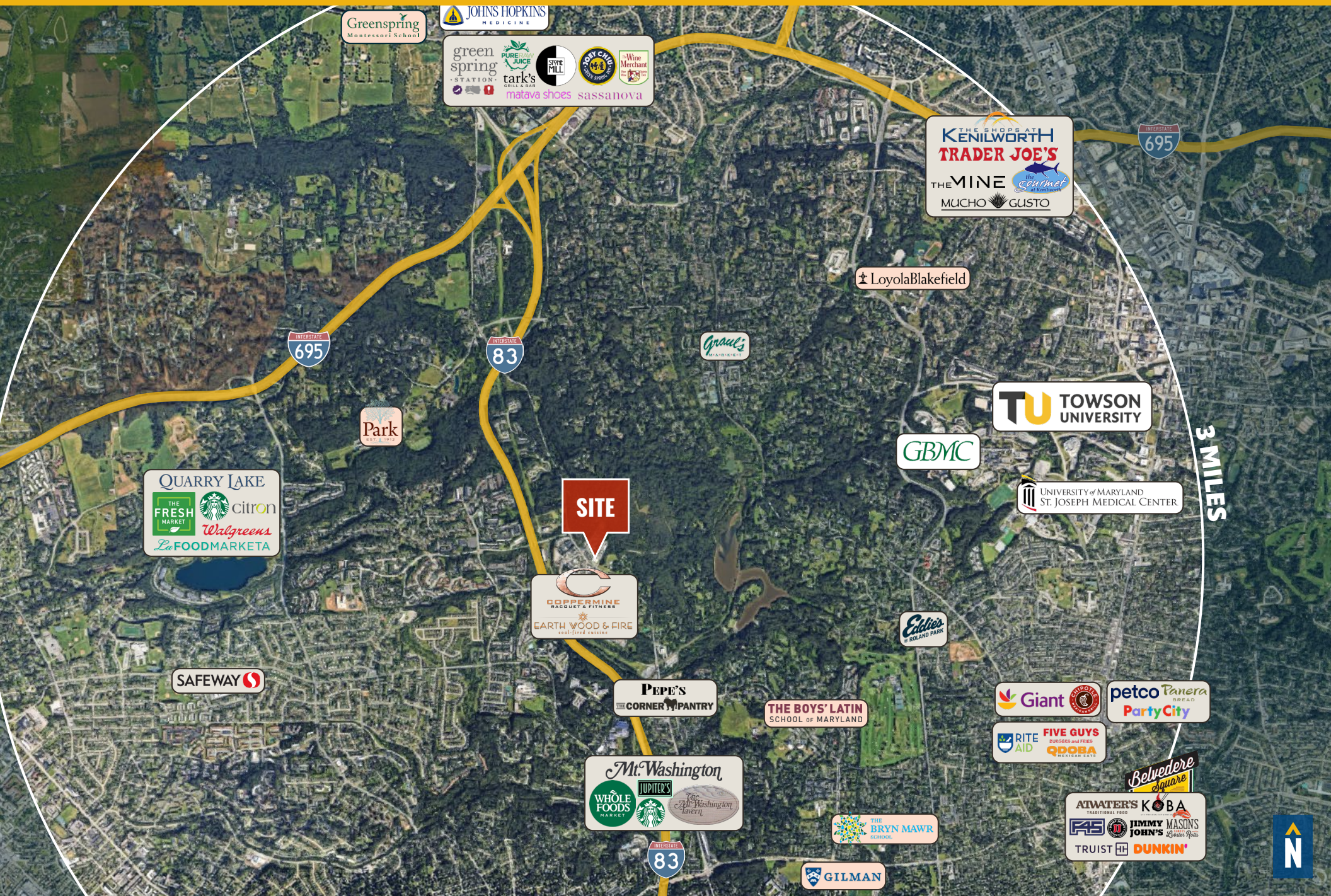
PRIVATE SCHOOLS WITHIN A 3-MILE RADIUS (ENROLLMENT #S APPROXIMATE)

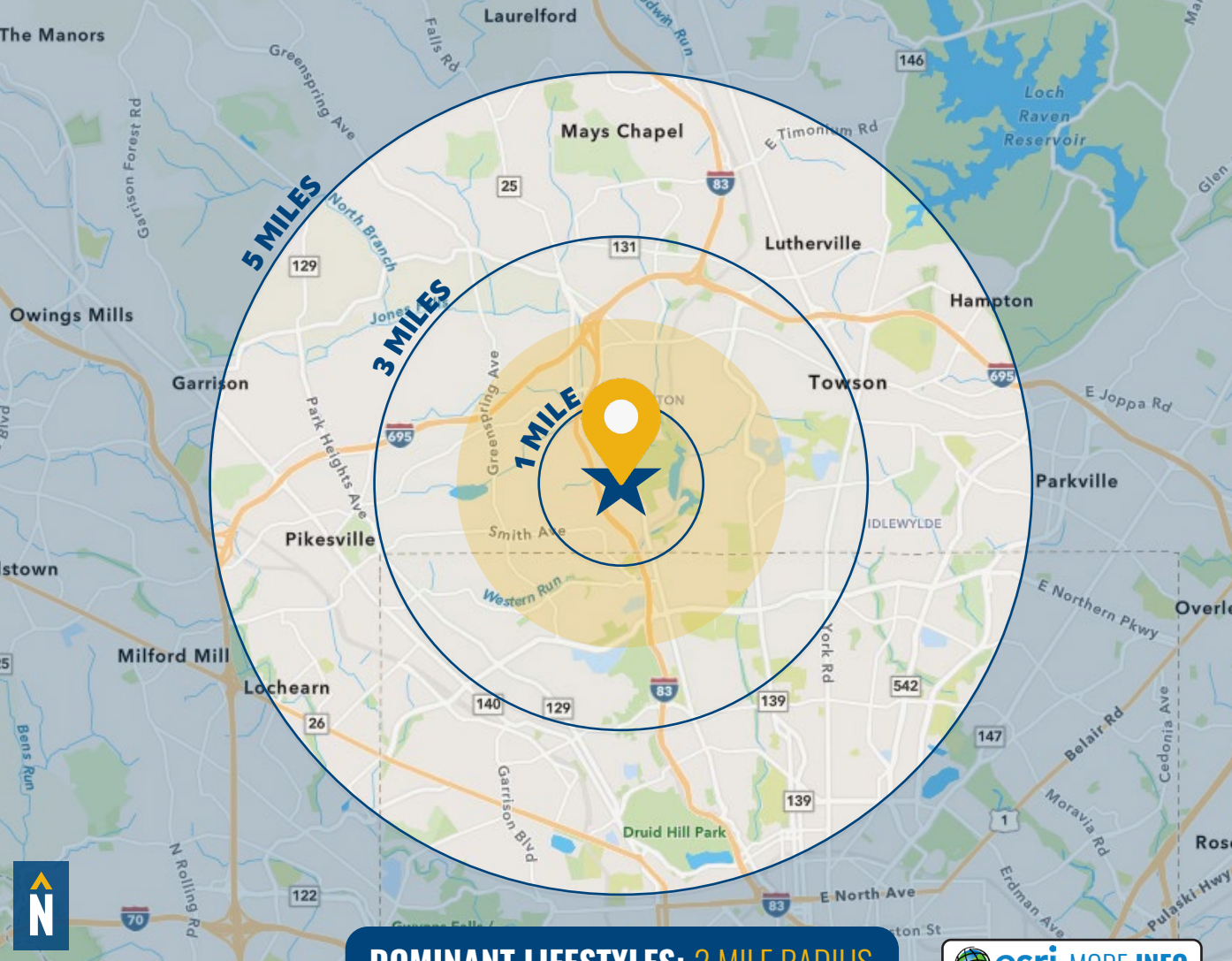
THE BOYS' LATIN SCHOOL OF MARYLAND
THE BRYN MAWR SCHOOL
FRIENDS SCHOOL OF BALTIMORE
GILMAN SCHOOL
GREENSPRING MONTESSORI SCHOOL

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





DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

36% URBAN CHIC



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



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



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

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