

FOR LEASE

Baltimore County, MD

FALLS LAKE COMMONS

6057-6067 FALLS ROAD | BALTIMORE, MARYLAND 21209

AVAILABLE

1,551 sf

LEASE TERM

5 - 10 years

OCCUPANCY

Immediate

ZONING

BL (Business Local)

BASE RENTAL RATE

Negotiable

NNN CHARGES (2018)

- ▶ CAM \$6.57 psf
- ▶ Insurance \$0.15 psf
- ▶ Property Taxes \$2.16 psf

HIGHLIGHTS

- ▶ Rare retail opportunity in Mt. Washington / Roland Park area
- ▶ Minutes from Charles Street, Roland Avenue, I-695 and I-83
- ▶ Join Royal Farms, People's Cleaners, Yog Frozen Yogurt and Loving Pet Care Hospital



NEARBY RETAILERS:



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SITE PLAN

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BIRDSEYE

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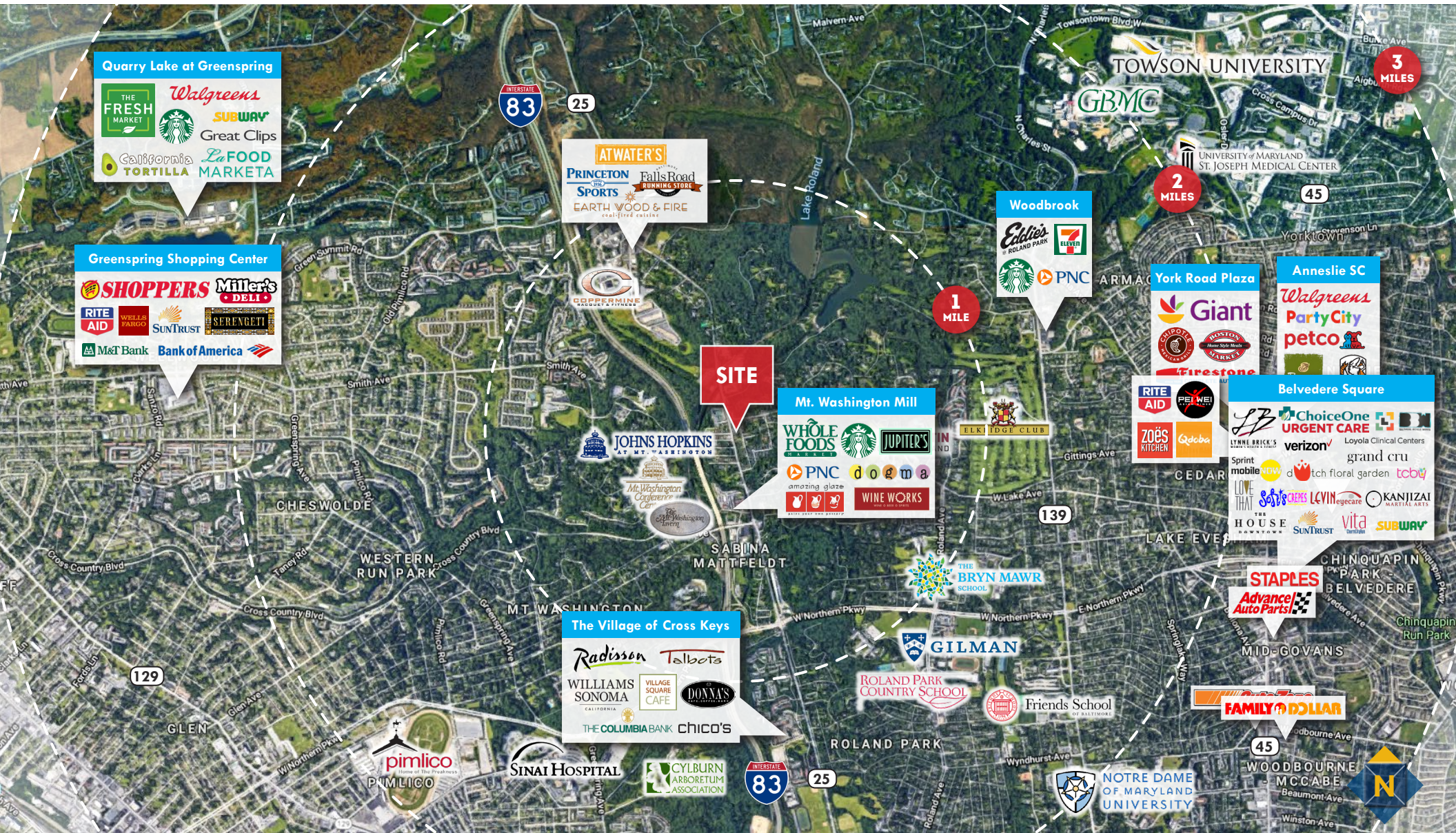


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TRADE AREA

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Quarry Lake at Greenspring

Woodbrook

2 MILES

3 MILES

Greenspring Shopping Center

SITE

Mt. Washington Mill

Anneslie SC

Belvedere Square

The Village of Cross Keys

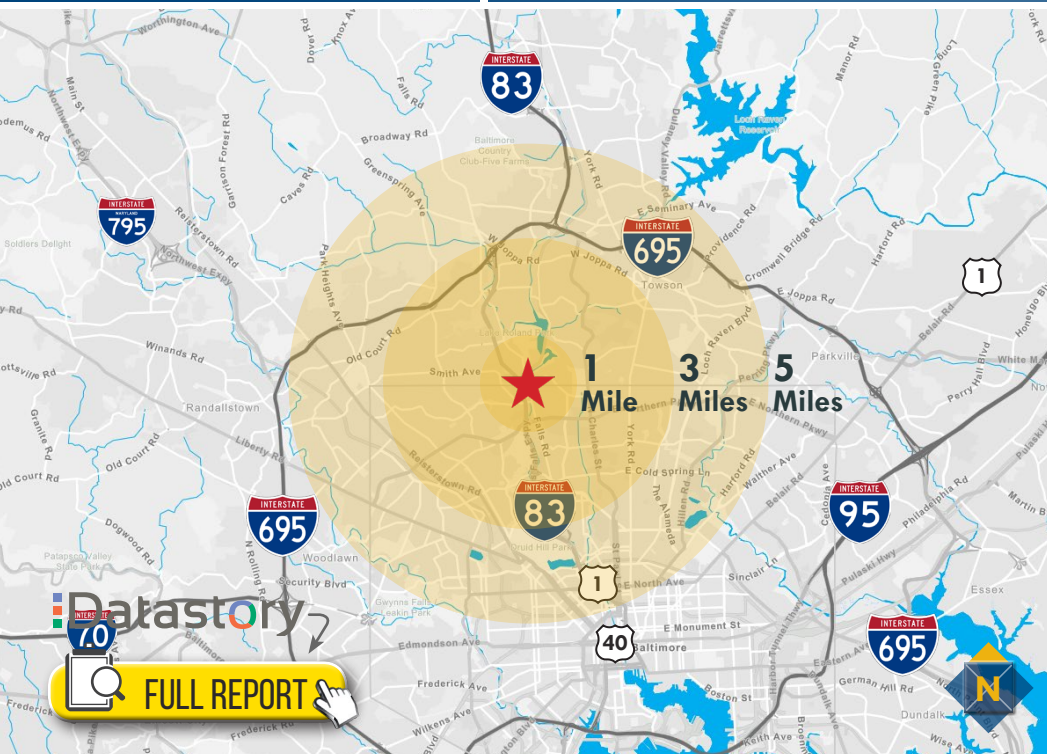
STAPLES

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LOCATION / DEMOGRAPHICS

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<p>RESIDENTIAL POPULATION</p> <p>7,152 1 MILE</p> <p>149,099 3 MILES</p> <p>418,257 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>3,146 1 MILE</p> <p>58,153 3 MILES</p> <p>167,044 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>2.25 1 MILE</p> <p>2.37 3 MILES</p> <p>2.36 5 MILES</p>	<p>MEDIAN AGE</p> <p>39.0 1 MILE</p> <p>38.7 3 MILES</p> <p>38.6 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$145,764 1 MILE</p> <p>\$107,986 3 MILES</p> <p>\$88,094 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>92.5% 1 MILE</p> <p>71.5% 3 MILES</p> <p>65.1% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>96.6% 1 MILE</p> <p>94.9% 3 MILES</p> <p>94.1% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>9,765 1 MILE</p> <p>144,284 3 MILES</p> <p>431,971 5 MILES</p>

24%
URBAN CHIC
2 MILES

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These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

2.39
AVERAGE HH SIZE

43.3
MEDIAN AGE

\$109,400
MEDIAN HH INCOME

16%
ENTERPRISING PROFESSIONALS
2 MILES

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These residents are well educated and climbing the ladder in STEM (science, technology, engineering and mathematics) occupations. This young market makes over 1-1/2 times more income than the US median.

2.48
AVERAGE HH SIZE

35.3
MEDIAN AGE

\$86,600
MEDIAN HH INCOME

14%
TOP TIER
2 MILES

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The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

2.84
AVERAGE HH SIZE

47.3
MEDIAN AGE

\$173,200
MEDIAN HH INCOME

10%
GOLDEN YEARS
2 MILES

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Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

2.06
AVERAGE HH SIZE

52.3
MEDIAN AGE

\$71,700
MEDIAN HH INCOME