

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)

NNN CHARGES (2021)

▶ CAM	\$6.15 psf
▶ Insurance	\$0.15 psf
▶ Property Taxes	\$2.22 psf
▶ TOTAL	\$8.52 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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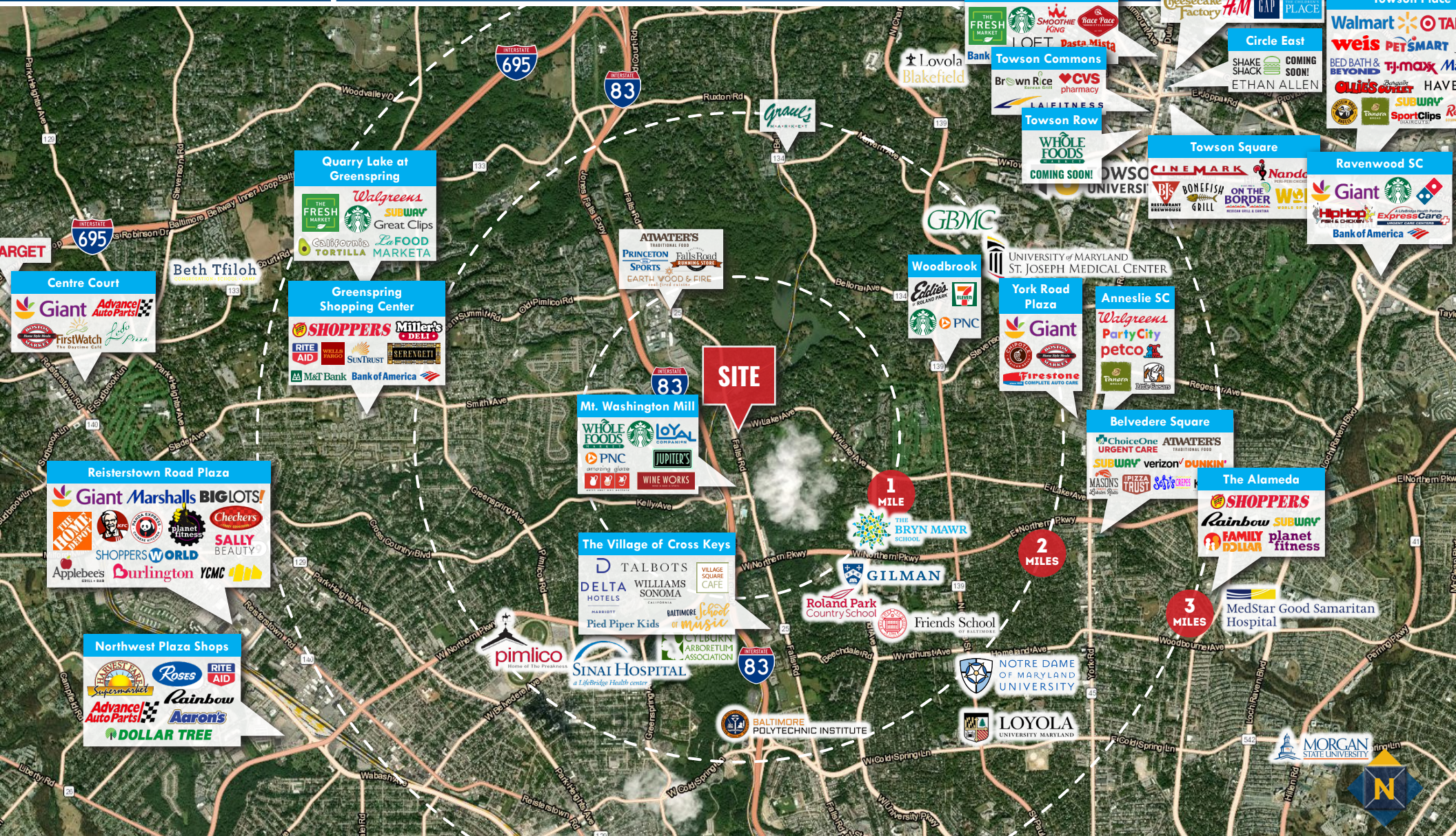


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TRADE AREA

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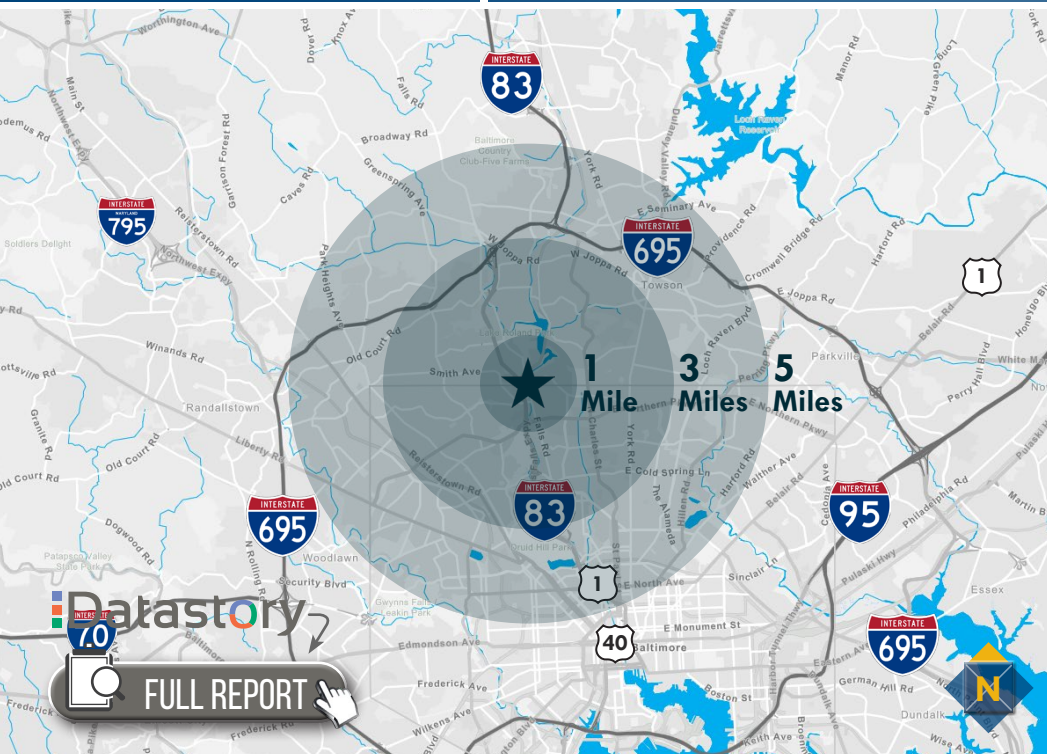


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LOCATION / DEMOGRAPHICS (2019)

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

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