

Unlock the *Potential*

Redevelopment by

CVP | Caves Valley Partners

Leasing by



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

FOR LEASE

Baltimore City, Maryland

VILLAGE OF CROSS KEYS

5100 FALLS ROAD & 2 HAMILL ROAD | BALTIMORE, MARYLAND 21210



VILLAGE SQUARE

Village Square 1: 372 sf - 4,150 sf
Village Square 2: 234 sf - 13,000 sf

THE QUADRANGLE

Ground Level: 576 sf - 9,608 sf
Lobby Level: 811 sf - 8,962 sf
Third Floor: 319 sf - 16,000 sf
Fourth Floor: 534 sf - 1,174 sf

ZONING

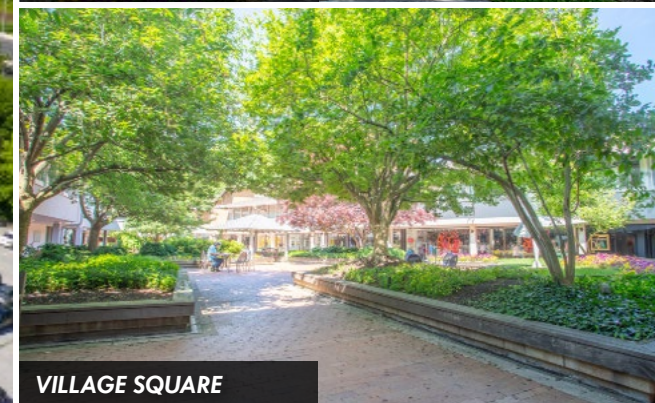
C2 (Community Commercial)
OR-2 (Office Residential)

RENTAL RATE

\$24.50 - \$30.00/sf, Full Service

HIGHLIGHTS

- ▶ Ideally located immediately off of I-83 via Northern Parkway or Cold Spring Lane
- ▶ Recently purchased by local owner, Caves Valley Partners
- ▶ Multiple retail amenities on site
- ▶ Delta by Marriott hotel on site
- ▶ Campus like setting with ample free parking
- ▶ Extensive redevelopment and renovation plans in process for the entire project



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BIRDSEYE

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TIME TO UNLOCK THE POTENTIAL...

HERE'S WHAT'S COMING TO CROSS KEYS –

- » Addition of a grocer, multiple fast casual and table service restaurants, additional retail shops, and a boutique fitness concept
- » Shared conference facility for tenants in the Gatehouse
- » Gatehouse and entry improvements
- » Extensive interior upgrades, including office lobby renovations

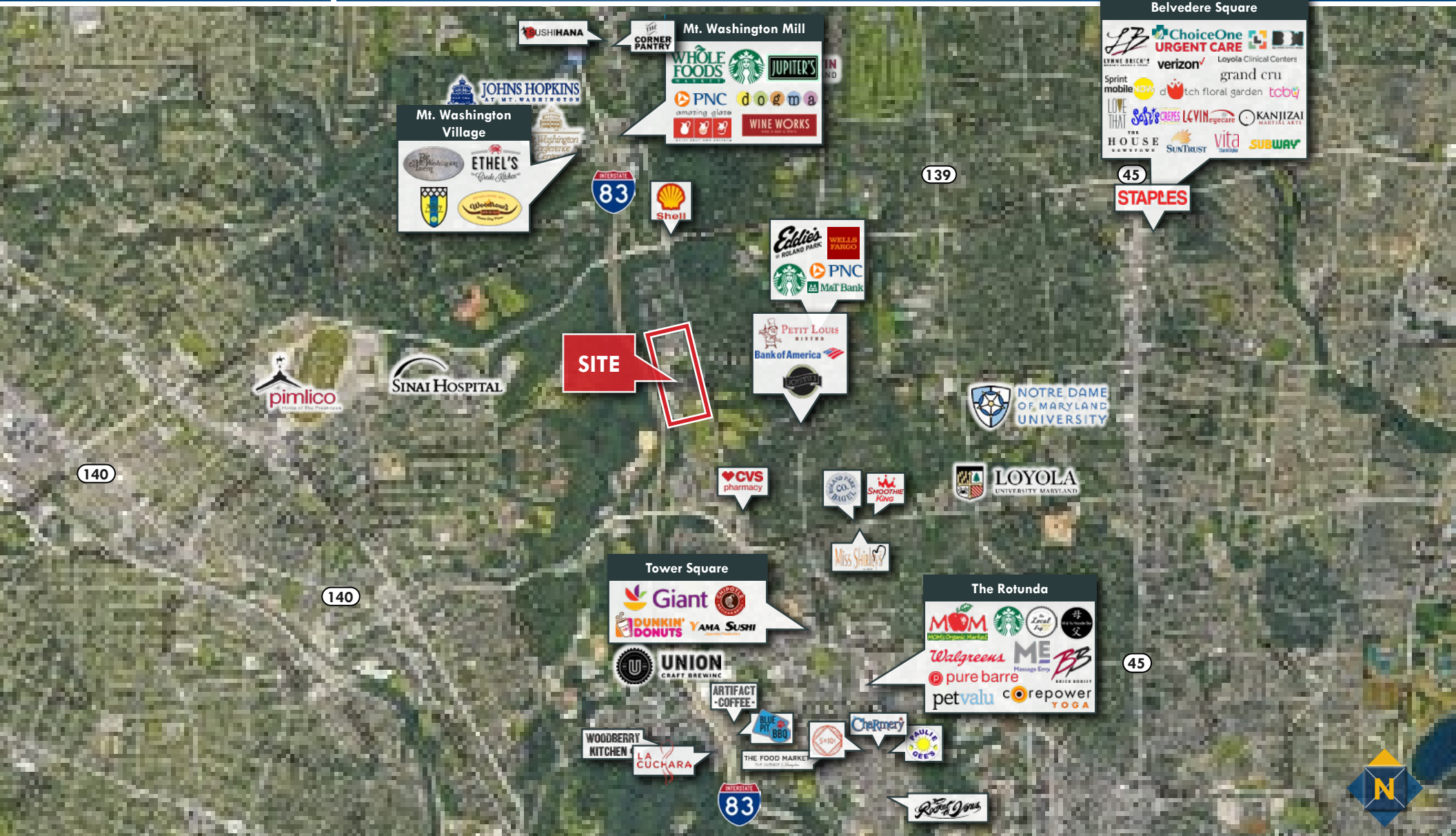


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TRADE AREA

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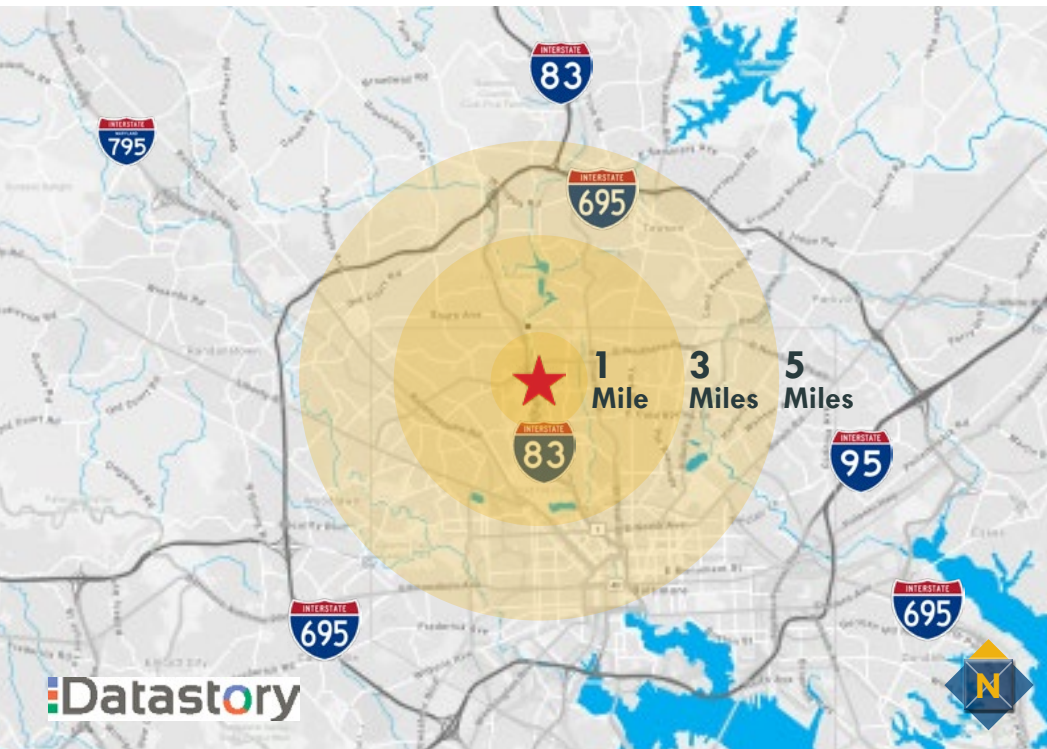


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
3,986 1 MILE	4,250 1 MILE	2.03 1 MILE	48.0 1 MILE
102,232 3 MILES	76,113 3 MILES	2.34 3 MILES	37.8 3 MILES
282,838 5 MILES	209,058 5 MILES	2.35 5 MILES	37.4 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$153,790 1 MILE	73.8% 1 MILE	91.4% 1 MILE	13,599 1 MILE
\$96,615 3 MILES	51% 3 MILES	88.4% 3 MILES	188,362 3 MILES
\$83,203 5 MILES	43% 5 MILES	87.3% 5 MILES	562,428 5 MILES

30.3%
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

27.3%
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

17.1%
EMERALD CITY
2 MILES

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These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

13.7%
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