



LAKE FALLS VILLAGE

6080 FALLS ROAD | BALTIMORE, MARYLAND 21209

FOR
LEASE

4,048 SF
2ND FLOOR
OFFICE SPACE
AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4,048 SF ± 2nd floor office space available
- 3-story, 40,000 SF ± mixed-use center with retail, restaurant, service and office tenants
- Prime location in Mount Washington/Roland Park
- Situated at a signalized intersection
- Minutes from Charles Street, Roland Avenue, I-695 and I-83
- Open & ample surface parking
- Tenants include Aluma Yoga, The Corner Pantry, Sushi Hana, KCO Salon & Day Spa, Long & Foster Realtors, Serenity Nails, Script Sourcing, Mason-Mayes Boutique, Stretch Zone, Clarity Eyecare, Baltimore Dental Arts and more!

BUILDING SIZE:	4,048 SF ± (2ND FLOOR OFFICE)
STORIES:	3
PARKING:	184 SURFACE SPACES ±
TRAFFIC COUNT:	11,792 AADT (FALLS RD)
ZONING:	BL (BUSINESS LOCAL)
RENTAL RATE:	NEGOTIABLE



BIRDSEYE



INTERSTATE
83

103,729 AADT

bonjour
French Bakery/Cafe

scriptsourcing

aluma
YOGA

thrive
PHILOSOPHY

CLARITY
EYECARE

STRETCH ZONE
STRETCH · WORK · PLAY · REPEAT

BDA
BALTIMORE
DENTAL ARTS

K
CO
DESIGN
SALON | DAY SPA

SUSHIHANA

LONG & FOSTER
REAL ESTATE

MASON
MAYES

4,048 SF ± AVAILABLE

PYLON SIGN

THE
CORNER
PANTRY

total
Women's Health
of Baltimore

25



FALLS RD

11,792 AADT

25

PEPE'S

TROP COOL
PREMIUM ICES · CONES · SHAKES

LAKE AVE
8,801 AADT



GOOGLE STREET VIEW



SITE PLAN: LOWER LEVEL



- A Script Sourcing
- B Aluma Yoga
- C The Corner Pantry (Catering & Offices)
- D Serenity Nails
- E KCO Design & Day Spa
- F Sushi Hana Restaurant

PYLON SIGN

FALLS RD

25



SITE PLAN: PLAZA LEVEL



- G The Corner Pantry
- H Clarity Eyecare
- I Stretch Zone
- J Long & Foster Realtors
- K Mason-Mayes Boutique

PYLON SIGN

FALLS RD 25



SITE PLAN: UPPER LEVEL



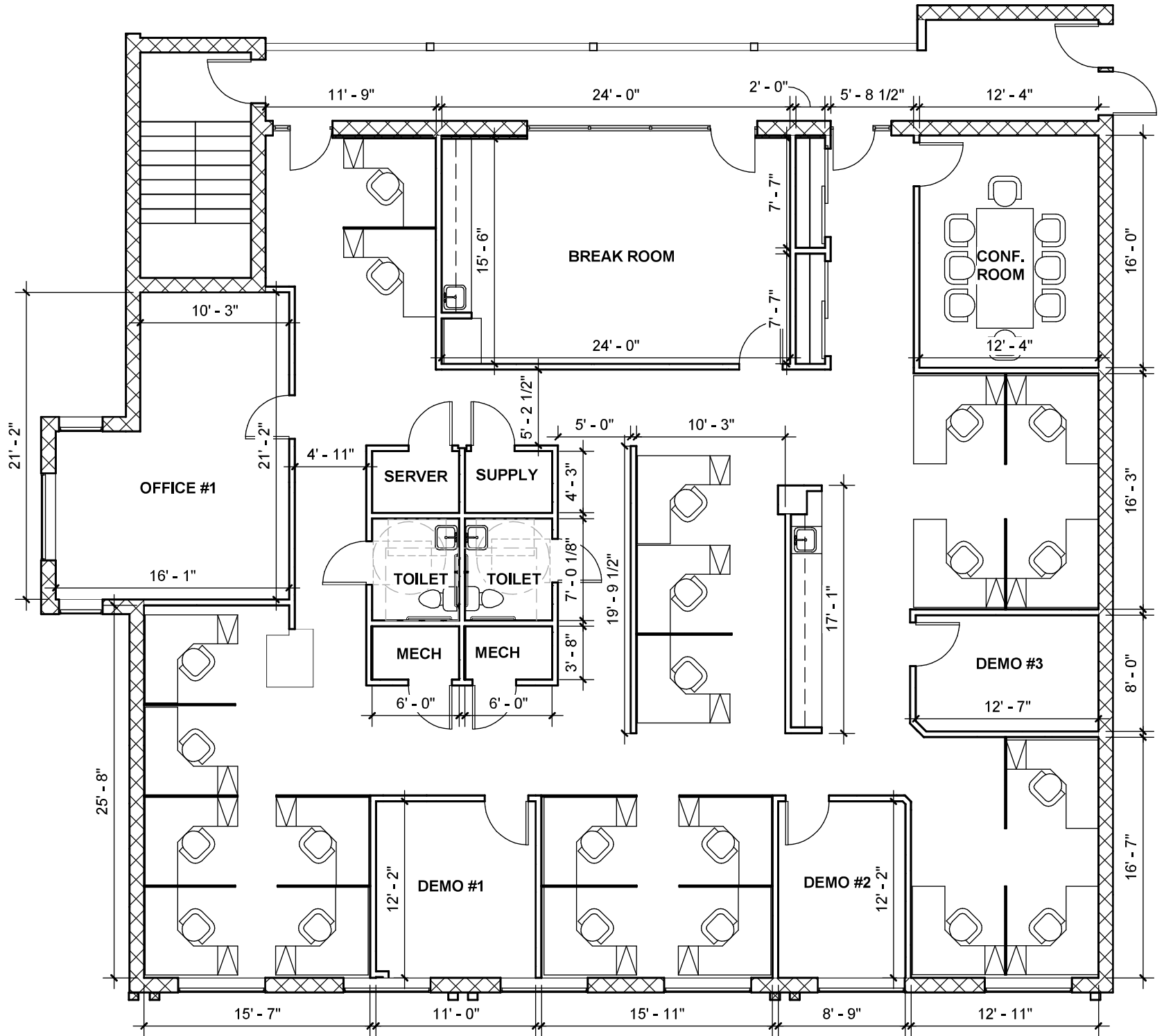
- L** AVAILABLE: 4,048 SF
- M** Thrive Chiropractic
- N** Becker Benefit Group
- O** Baltimore Dental Arts
- P** Total Women's Health of Baltimore

PYLON SIGN

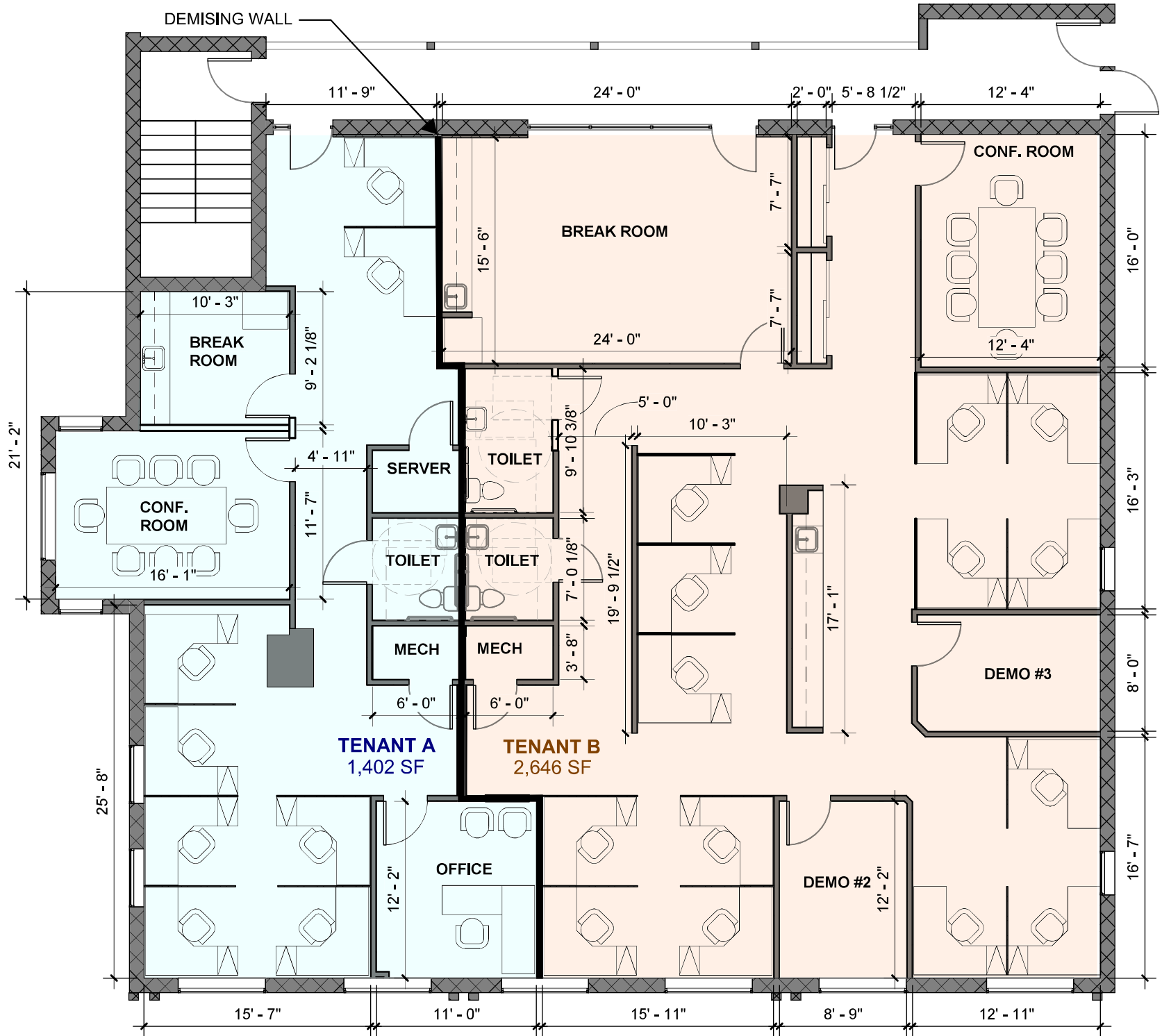
FALLS RD 25



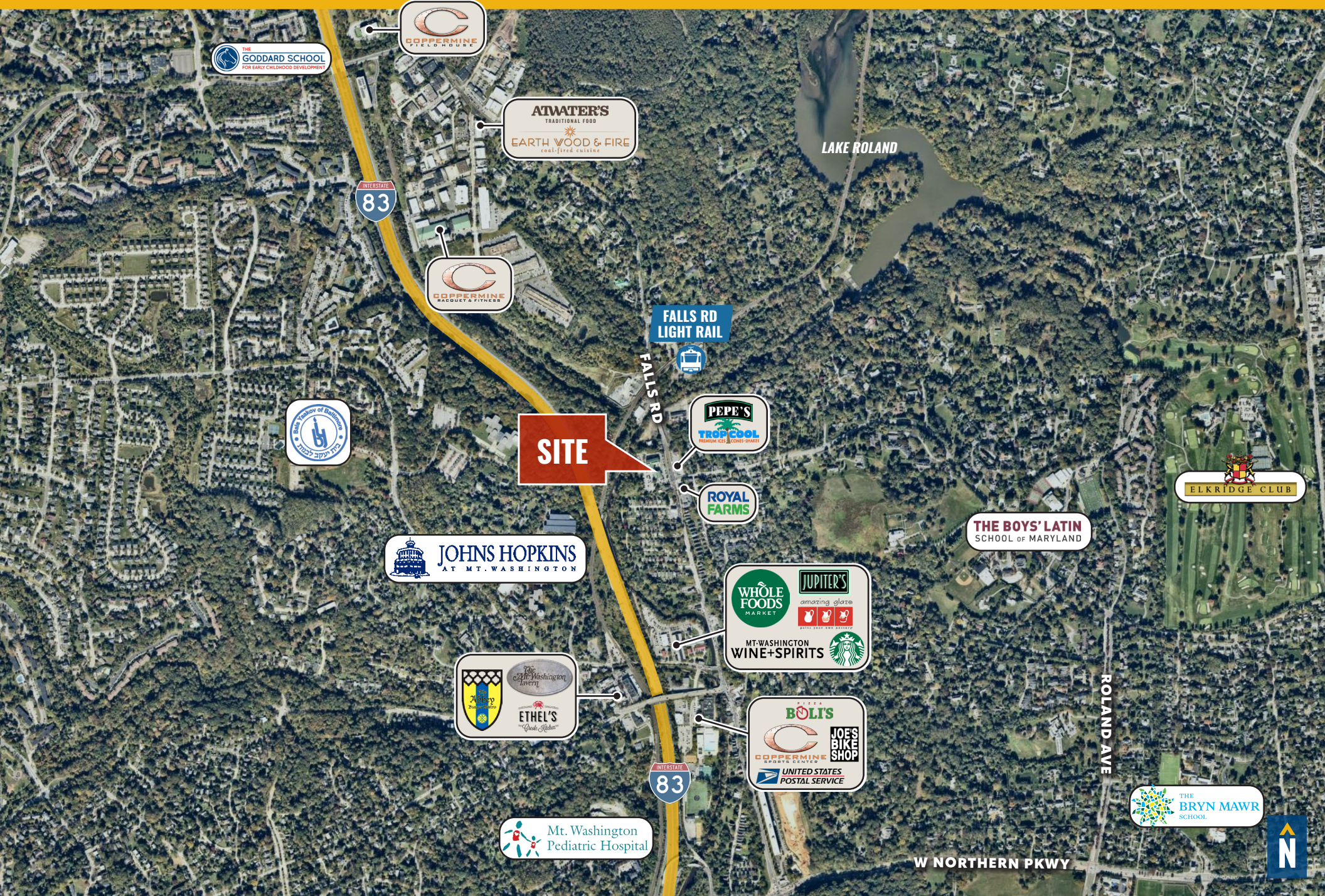
EXISTING FLOOR PLAN: SUITE 200



PROPOSED DEMISE PLAN: SUITE 200



LOCAL AERIAL



THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

COPPERMINE
FIELD HOUSE

ATWATER'S
TRADITIONAL FOOD
EARTH WOOD & FIRE
cool-fired cuisine

LAKE ROLAND

INTERSTATE
83

COPPERMINE
RACQUET & FITNESS

FALLS RD
LIGHT RAIL

Blue Key of Baltimore
CHILD CARE CENTER

SITE

PEPE'S
TROP COOL
FRUIT JUICES & COFFEE DRINKS

ROYAL
FARMS

ELKRIDGE CLUB

THE BOYS' LATIN
SCHOOL OF MARYLAND

JOHNS HOPKINS
AT MT. WASHINGTON

WHOLE FOODS
MARKET
JUPITER'S
amazing glaze
MT-WASHINGTON
WINE+SPIRITS

The Mt. Washington
Inn
ETHEL'S
"Queen of Sliders"

PIZZA
BOLLI'S
COPPERMINE
SPORTS CENTER
JOE'S BIKE SHOP
UNITED STATES
POSTAL SERVICE

ROLAND AVE

THE BRYN MAWR
SCHOOL

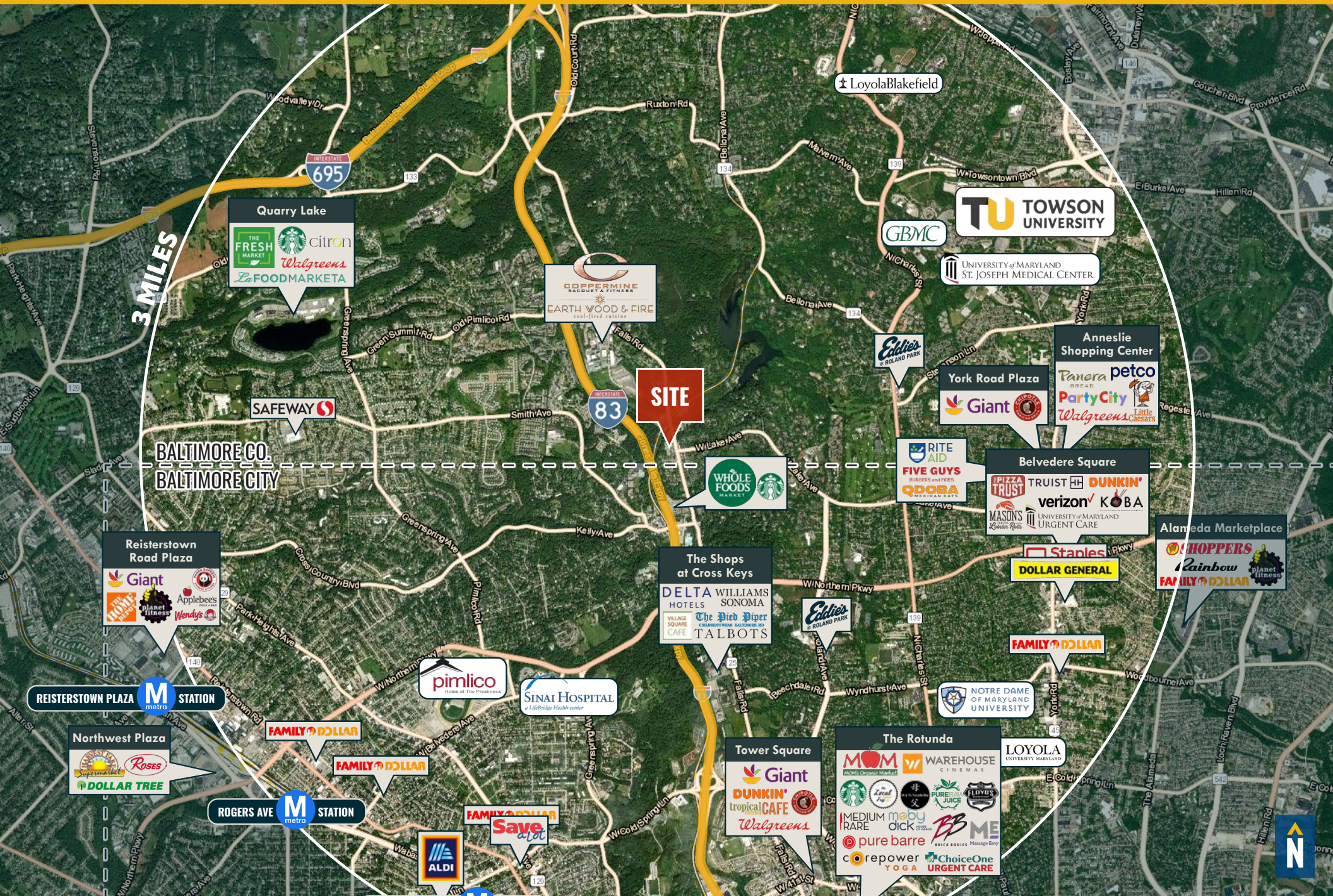
Mt. Washington
Pediatric Hospital

INTERSTATE
83

W NORTHERN PKWY



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



7,065

138,145

393,869

DAYTIME POPULATION



11,197

139,296

402,101

AVERAGE HOUSEHOLD INCOME



\$146,736

\$128,379

\$107,683

NUMBER OF HOUSEHOLDS



3,168

55,384

166,797

MEDIAN AGE

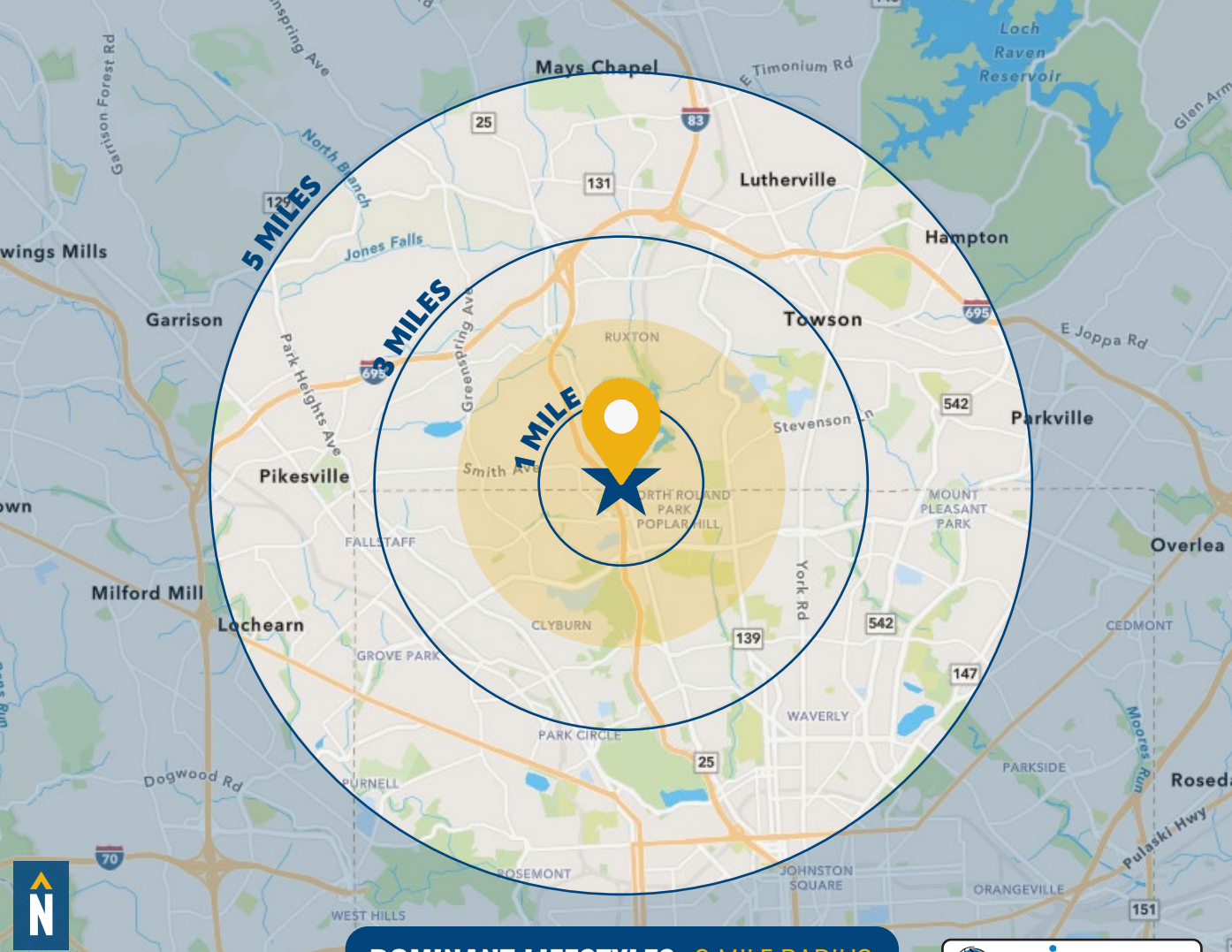


41.0

37.9

39.0

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 2 MILE RADIUS

[esri MORE INFO](#)

33%

URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

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.

14%

TOP TIER



MEDIAN

AGE: 45.4

HH INCOME: \$209,720

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.

8%

LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

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