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OFFICE/RETAIL

OFFERED FOR SALE
6239 FALLS ROAD, BALTIMORE

PROPERTY HIGHLIGHTS

\$4,500,000

15,708 sq. ft.

Zoning: BR-AS

Currently demised as 10,000sf and 5,000sf both at grade entrance and connected interiorly

Parking ratio 4.27:1 – 67 spaces

Iconic market location and presence

A quarter mile from the Light Rail and minutes from the Jones Falls Expressway, I-83 and I-695

DEMOGRAPHICS



**3 MI DAYTIME
POPULATION 100,317**



**AVERAGE HOUSEHOLD
INCOME \$124,979**



TRAFFIC COUNT 13,239



**STUART TITLE
VP & BROKER
410-551-9116**

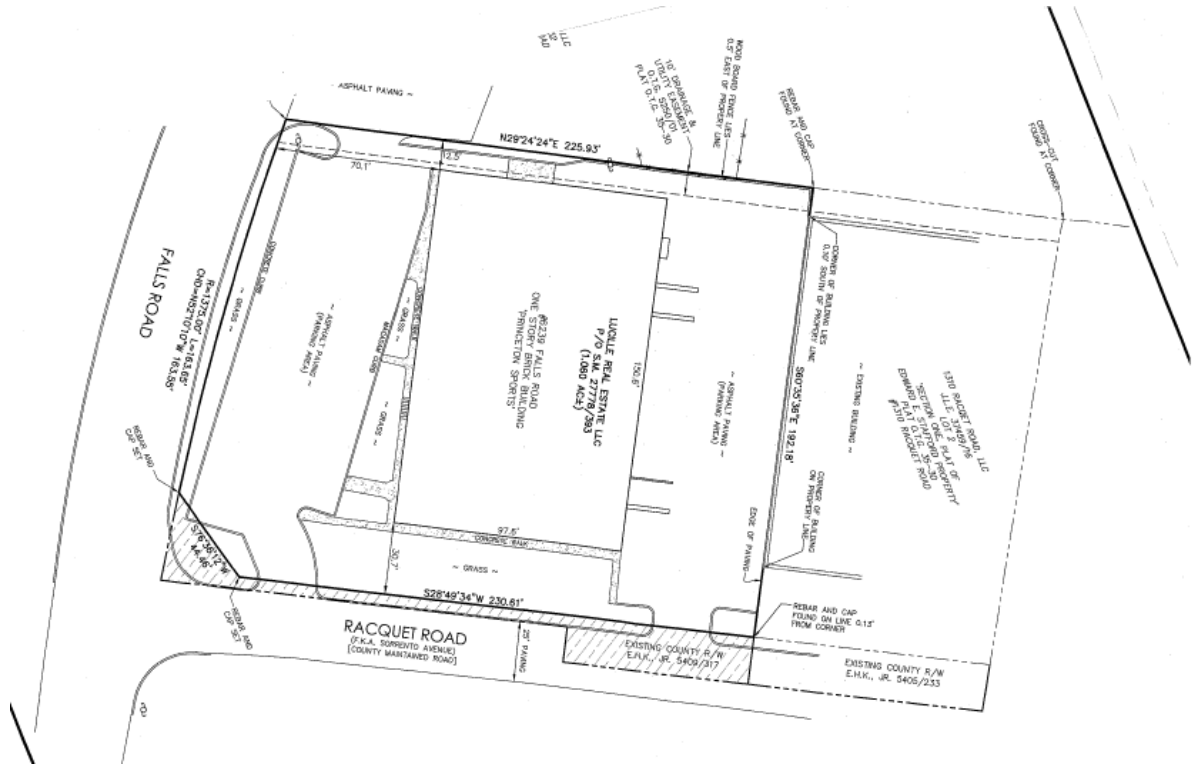



We work with passion and professionalism.



**ICSC
FORT MEADE ALLIANCE**

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 6239 Falls Road, Baltimore Maryland

