

FOR LEASE Available Immediately



Cold Spring Shopping Center

1401-1415 E Cold Spring Lane, Baltimore, MD 21239

Overview






Prime retail spaces and basement space located at the intersection of Loch Raven Boulevard and E Cold Spring Lane. The center is anchored by Family Dollar and has great exposure and access from Cold Spring Lane. This is an excellent opportunity for retail / service users seeking space near Morgan State University.

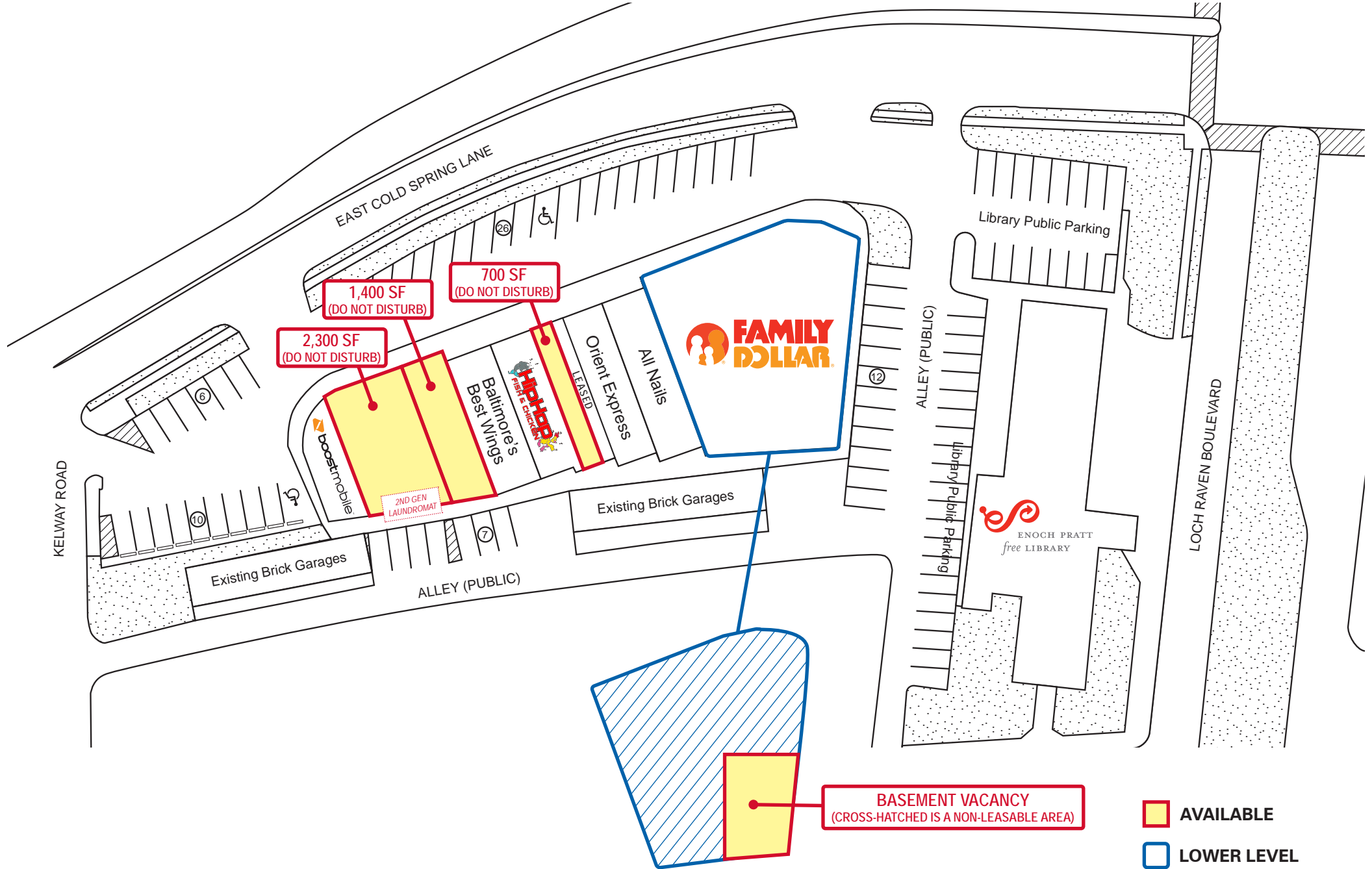
Quick Facts

Availability Immediate
Size Retail Space: Various; Basement Space: 2,300 sf +/-
Rental Rate Negotiable
Net Charges CAM: \$3.66/sf; Taxes: \$2.53/sf; Insurance: (included in CAM)

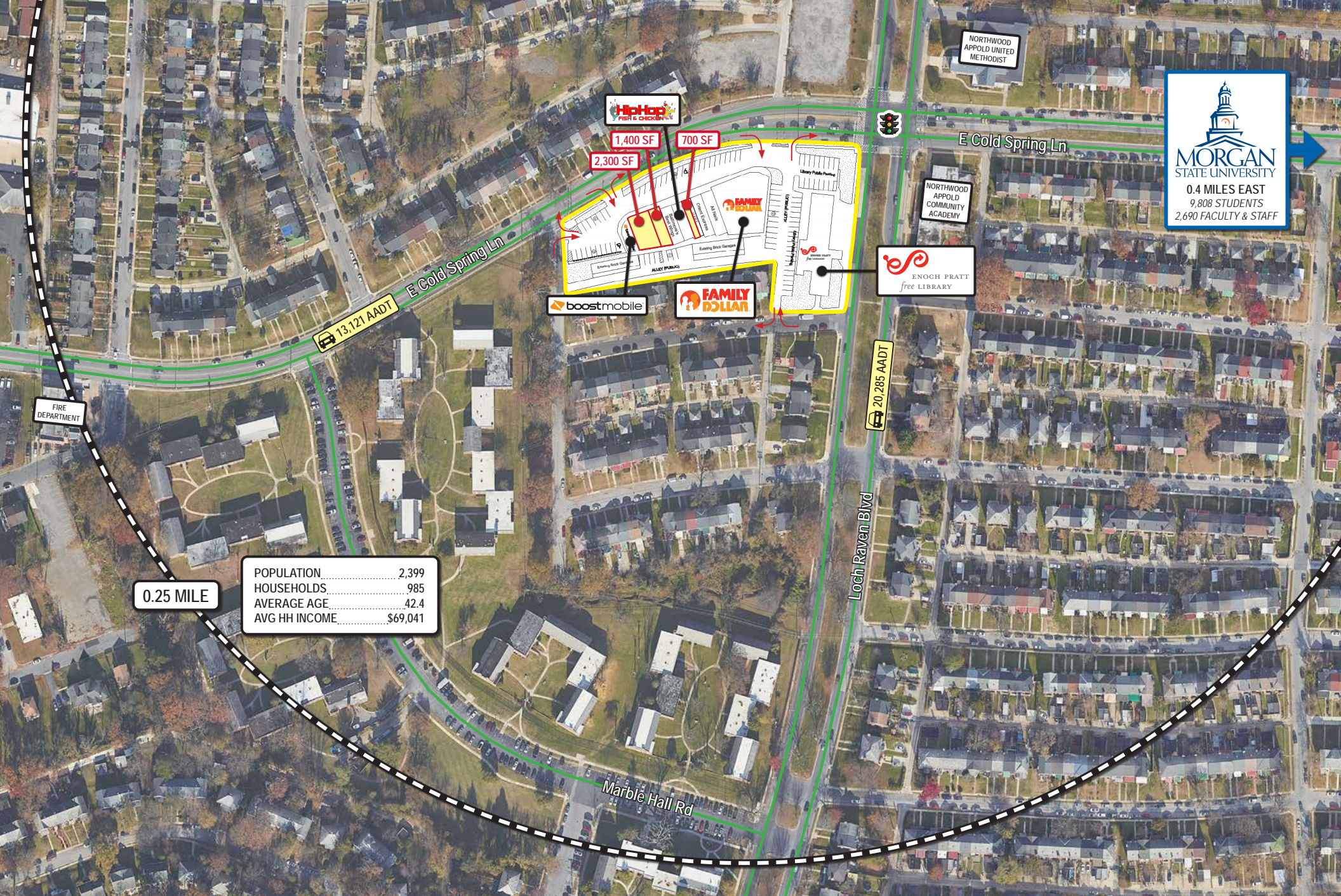
Join these
Tenants



2023 Demographics	1 mile	3 mile	5 miles
 POPULATION	27,890	231,349	571,570
 HOUSEHOLDS	11,156	96,772	243,362
 AVG. HH INCOME	\$82,221	\$97,446	\$95,975
 DAYTIME POPULATION	32,595	276,343	819,716
 TRAFFIC COUNT	20,285 AADT (Loch Raven Blvd)	13,121 AADT (E Cold Spring Ln)	



- AVAILABLE
- LOWER LEVEL



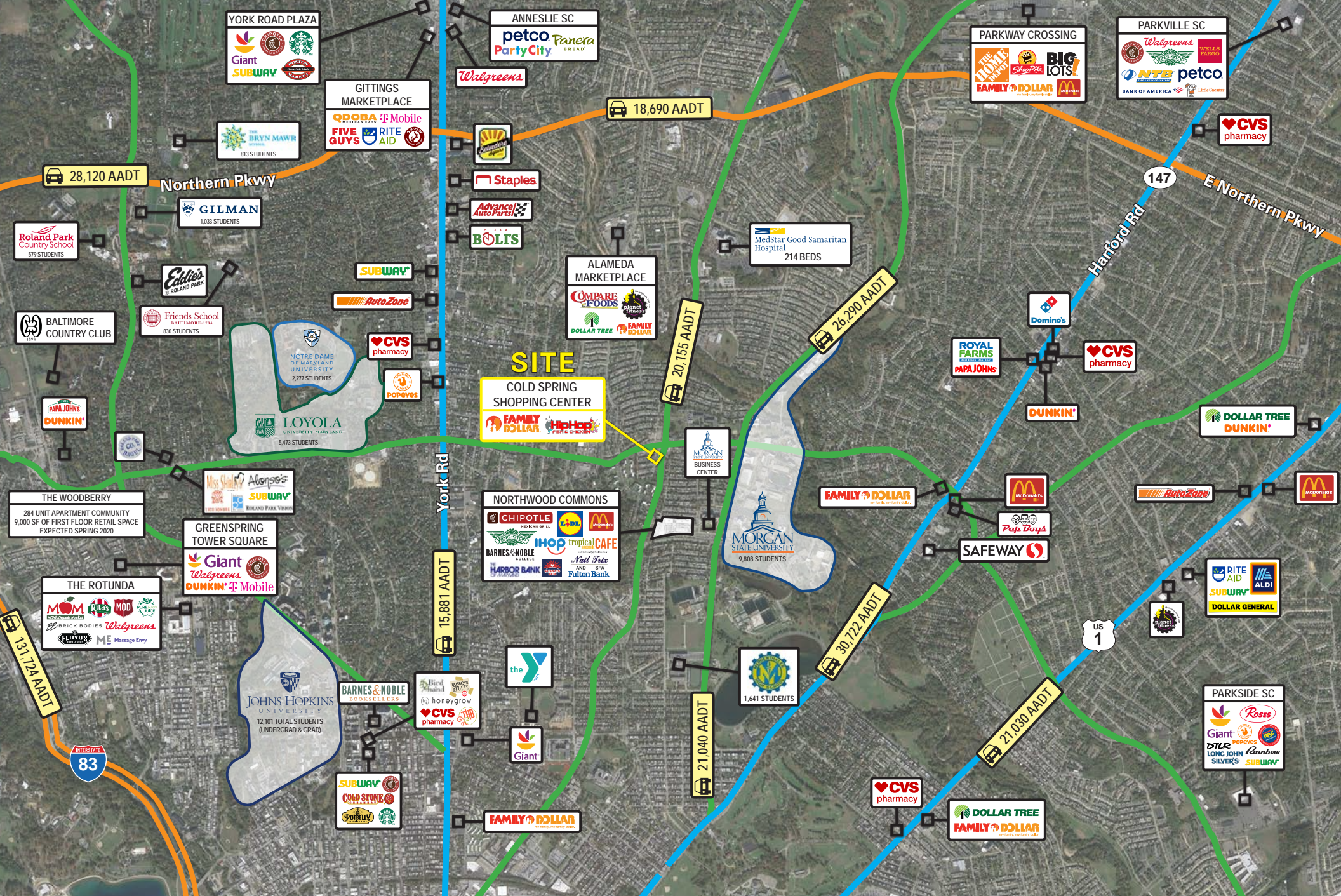
MORGAN STATE UNIVERSITY
 0.4 MILES EAST
 9,808 STUDENTS
 2,690 FACULTY & STAFF

POPULATION.....	2,399
HOUSEHOLDS.....	985
AVERAGE AGE.....	42.4
AVG HH INCOME.....	\$69,041

0.25 MILE

13,121 AADT


20,285 AADT




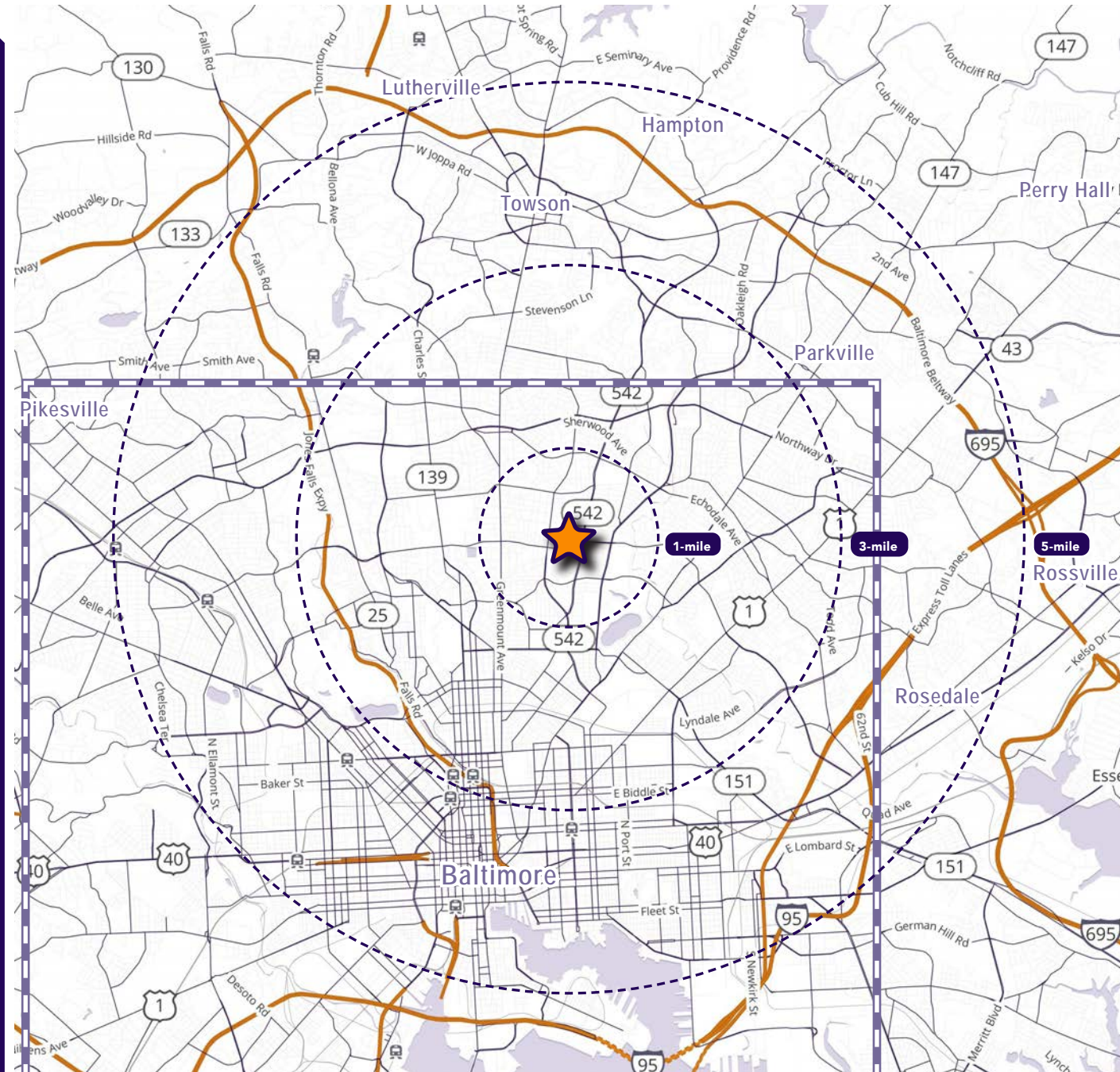
Interested? Contact:

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