



## JOIN THESE RETAILERS



## RETAIL FOR LEASE

- Prime retail opportunity located at the intersection of Loch Raven Boulevard (17,450 ADT) and E Cold Spring Lane (13,322 ADT)
- Located in close proximity to Morgan State University (10,739 students)
- Available: 8,900 SF (additional +/- 2,300 SF basement space), 1,400 SF\*, 2,300 SF\*  
\*Currently occupied

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**KEITH BARNETT**

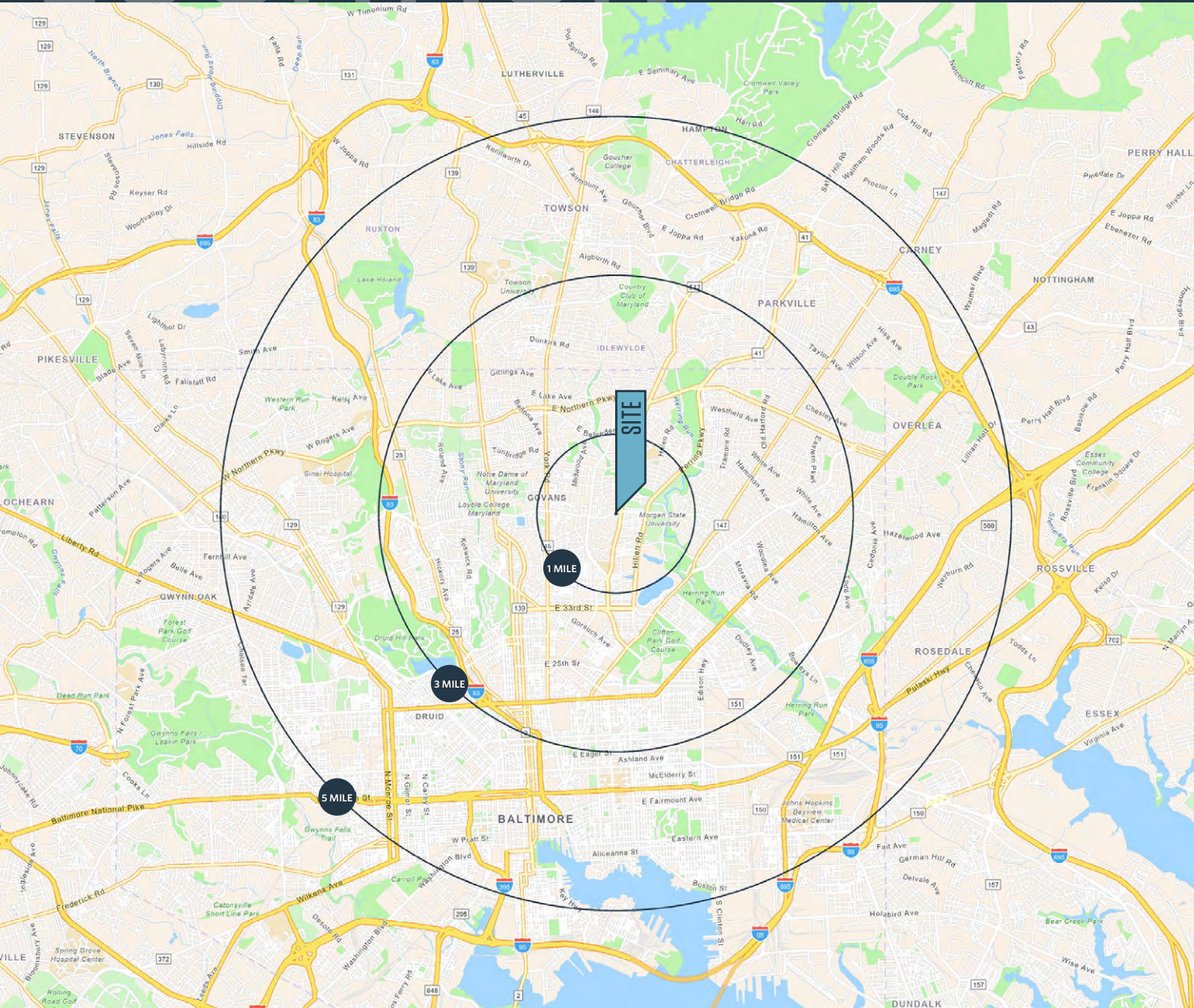
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# LOCATION

# COLDSPRING SHOPPING CENTER

E COLD SPRING LANE, BALTIMORE, MD 21239, BALTIMORE CITY



## PROPERTY HIGHLIGHTS:

- 8,900 SF [additional +/- 2,300 SF basement space]
- 2,300 SF [2nd Gen Laundromat]
- 1,400 SF

## DEMOGRAPHICS | 2024:

| 1-MILE             | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|
| Population         |           |           |
| 27,593             | 225,141   | 557,819   |
| Daytime Population |           |           |
| 23,782             | 186,183   | 650,438   |
| Households         |           |           |
| 11,254             | 95,608    | 241,129   |
| Average HH Income  |           |           |
| \$86,442           | \$102,093 | \$101,453 |

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023:

|                    |            |
|--------------------|------------|
| Loch Raven Blvd    | 17,450 ADT |
| E Cold Spring Lane | 13,322 ADT |

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# MARKET

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# CLOSE UP

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# SITE PLAN

# COLDSPRING SHOPPING CENTER

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## FOR MORE INFORMATION, PLEASE CONTACT:

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