

# ROLAND PARK SHOPPING CENTER

4800 Roland Ave, Baltimore, MD 21210

Baltimore City



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## JOIN

## RETAIL FOR LEASE

- Premier retail opportunity located within Baltimore's affluent Roland Park neighborhood.
- Second generation bank space available within iconic shopping center.
- Originally designed by Wyatt & Nolting in the 1890s, the center remains one of the nation's earliest shopping destinations.
- Located at the convergence of Baltimore County and Baltimore City.
- Join curated retail lineup: Petit Louis Bistro, Johnny's, The Pig & The Parrot, Charm City Natural Health.
- Project includes 27,338 SF of office space above ground floor retail.
- 50 surface parking spaces.
- Situated at the intersection of Roland Avenue & Upland Rd (12,710 ADT)
- 3,534 Available 3/1/26

LEASED BY:

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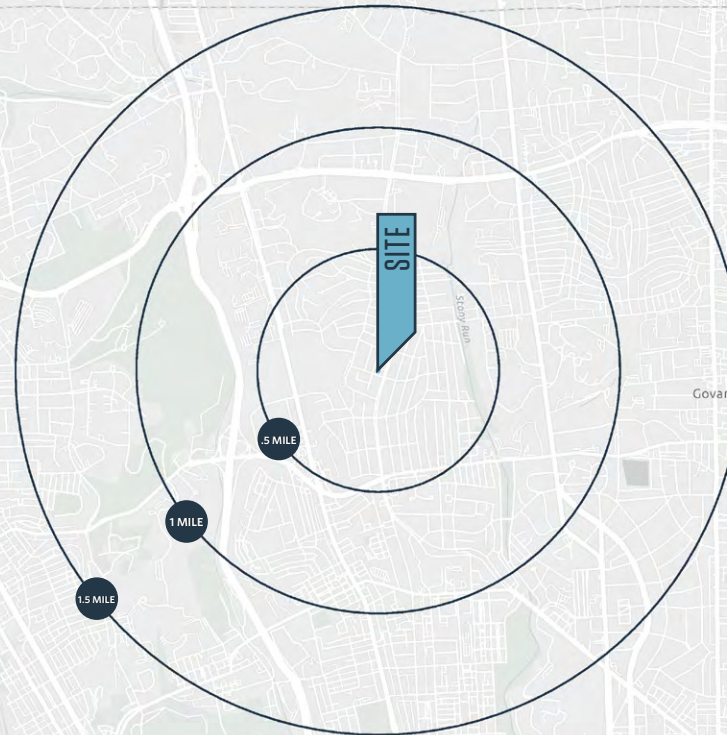
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## AVAILABLE SPACE:

- 3,534 SF

## LOCATION & DEMOGRAPHICS



[DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2023

Roland Ave	12,710 ADT
Falls Road	11,521 ADT

### 0.5-MILE

### 1-MILE

### 1.5-MILES



Population  
2,664

14,959

39,341



Households  
1,228

5,714

17,359



Daytime Population  
3,172

14,075

44,265



Average Household Income  
\$233,140

\$161,092

\$143,423

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## MARKET AERIAL



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MID-VIEW AERIAL



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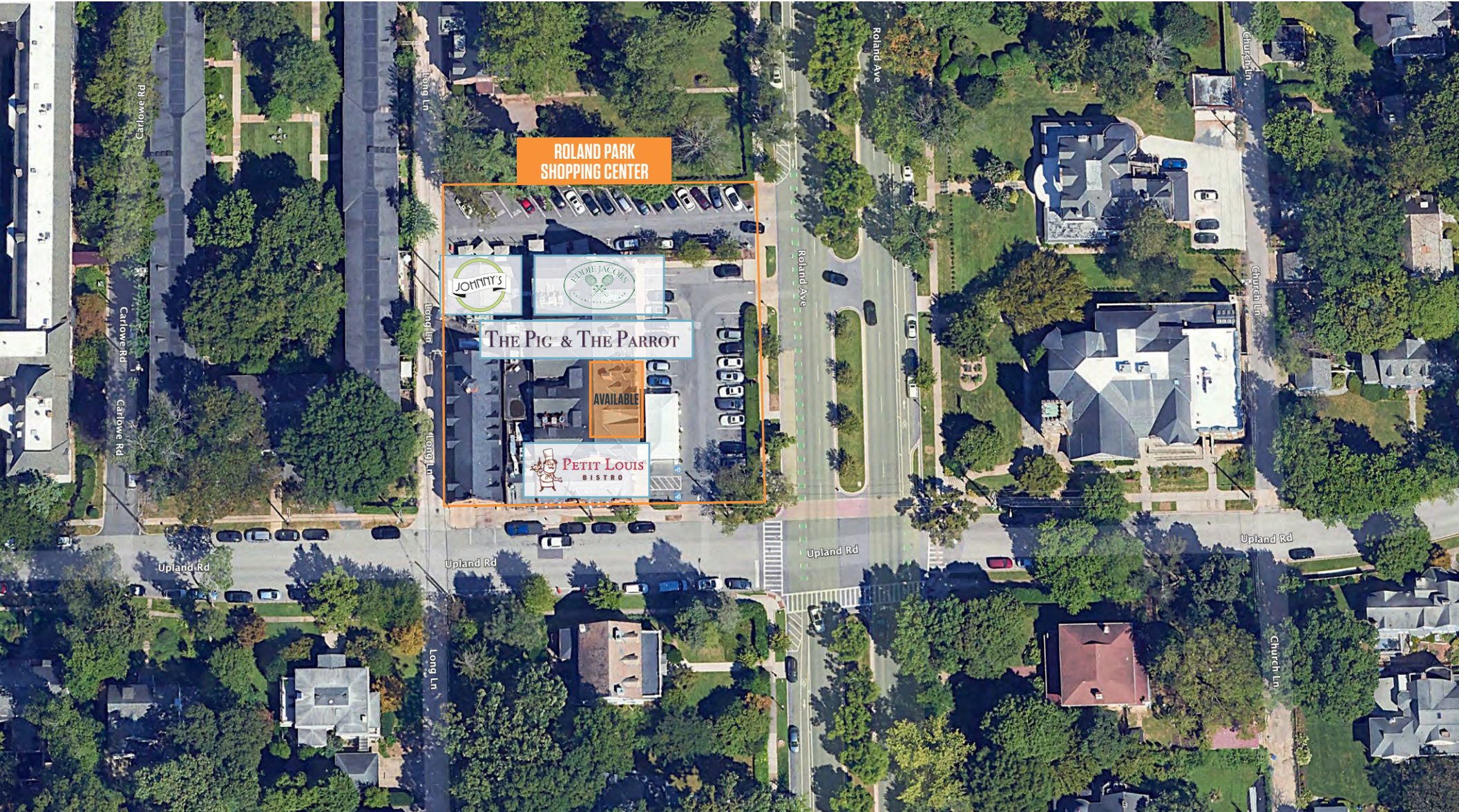
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CLOSE-UP AERIAL



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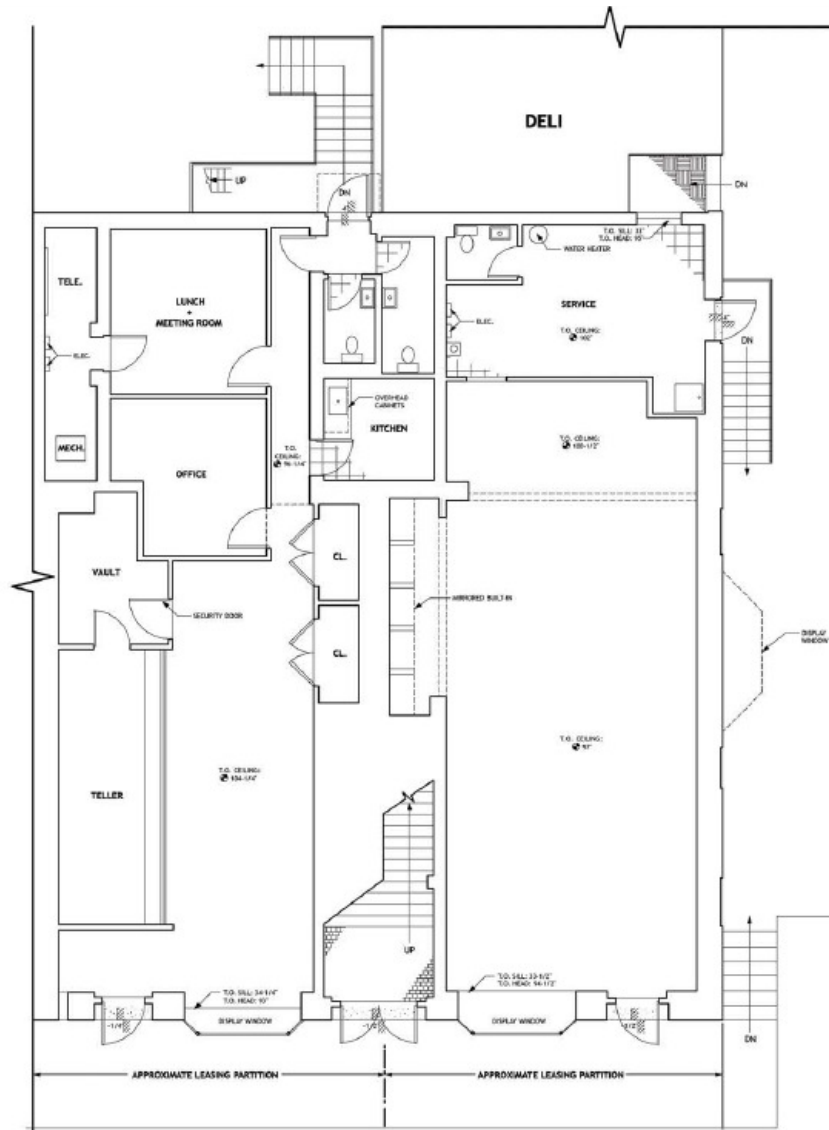


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AVAILABLE SPACE LOD

BANK OF AMERICA



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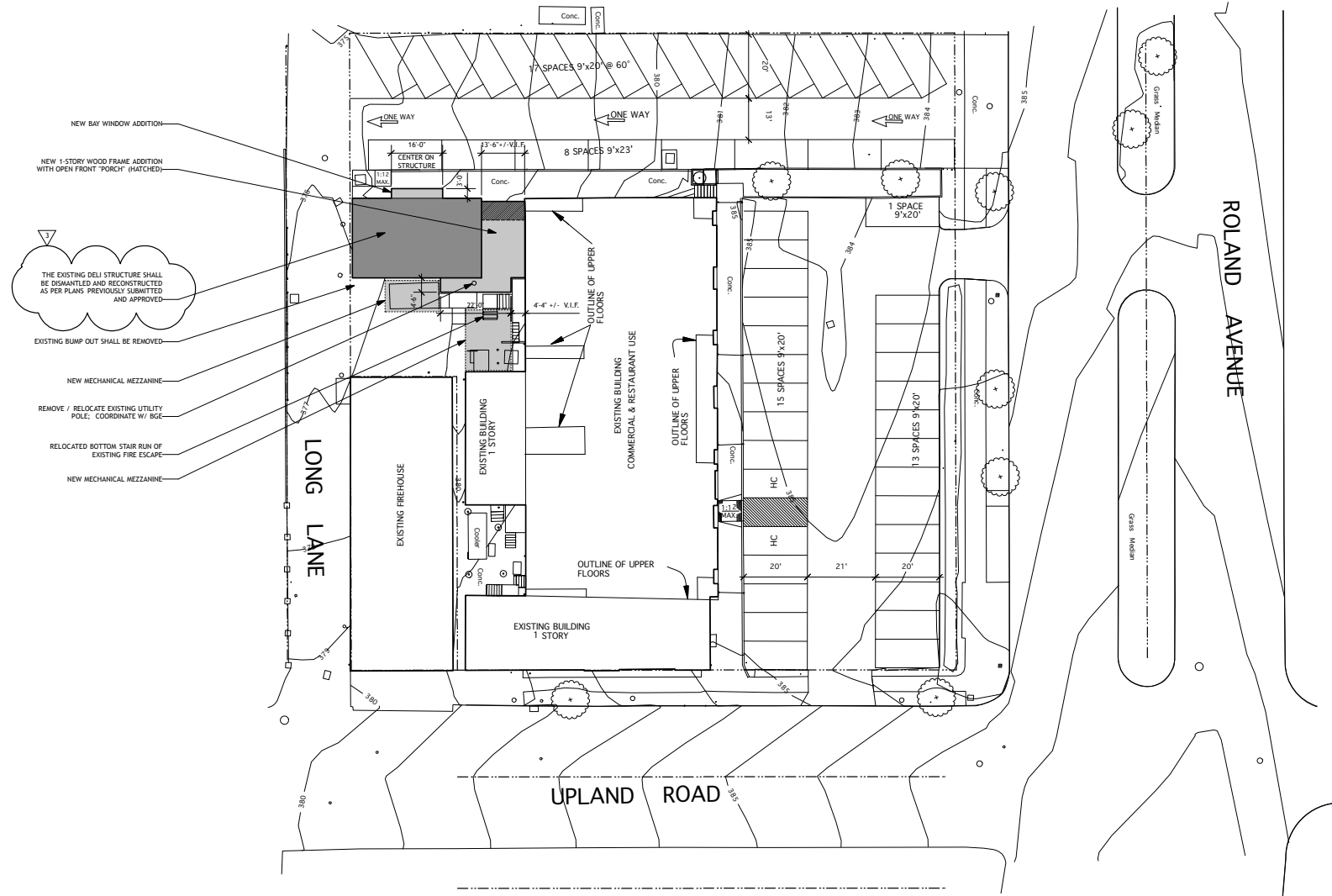
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## BUILDING SITE PLAN





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PHOTOS



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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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