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RETAIL FOR LEASE

- Prime retail opportunity located at the intersection of Loch Raven Boulevard [17,282 ADT] and E Cold Spring Lane [15,090 ADT]
- Located in close proximity to Morgan State University [11,559 students]
- Available: 8,897 SF end cap (potential to demise)

RACHEL KLEIN

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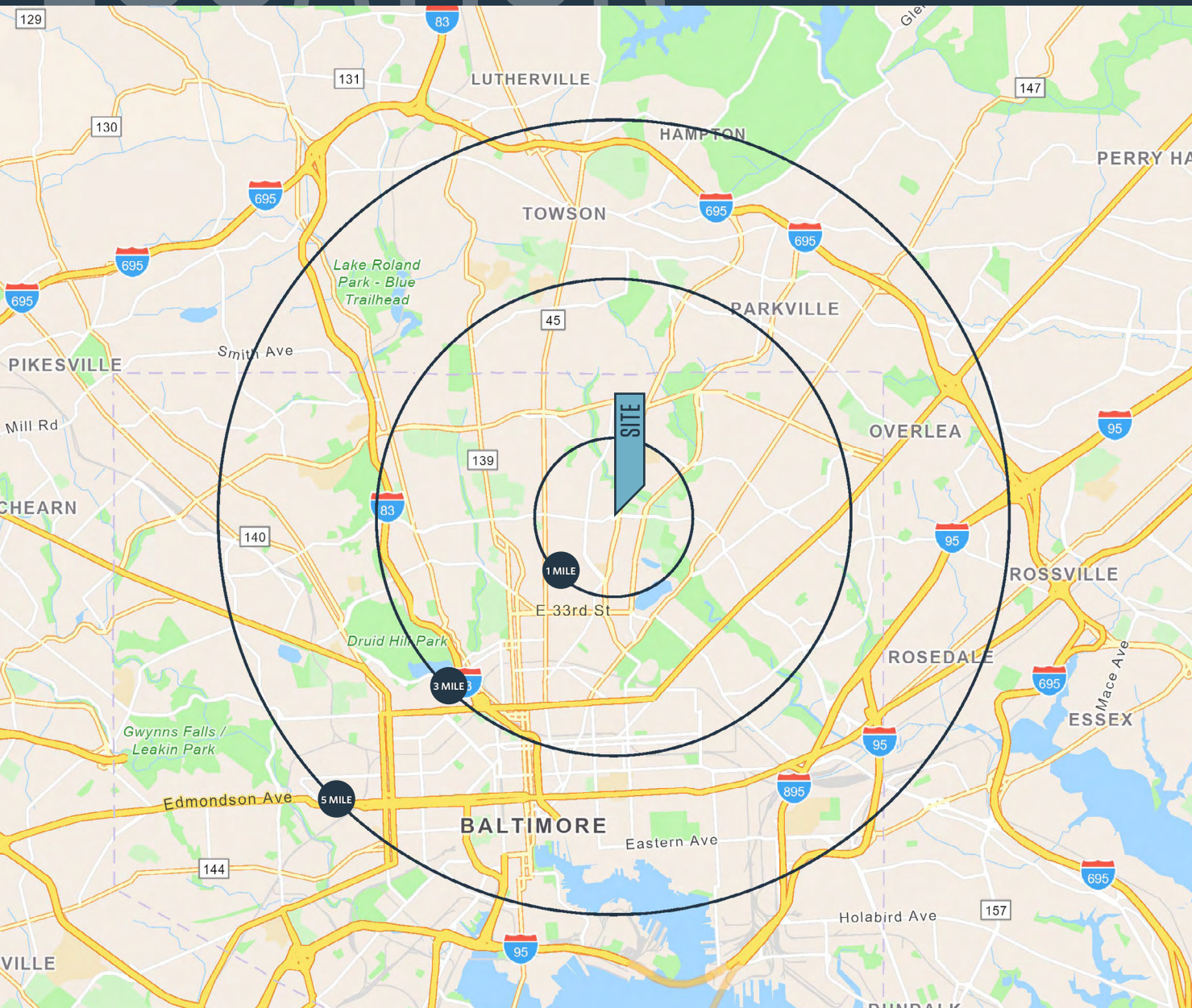
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LOCATION

COLDSPRING SHOPPING CENTER

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



PROPERTY HIGHLIGHTS:

- 8,897 SF end cap
[potential to demise]

DEMOGRAPHICS | 2026:

1-MILE	3-MILE	5-MILE
Population		
27,075	222,700	558,884
Daytime Population		
23,436	189,447	630,879
Households		
11,356	96,747	247,084
Average HH Income		
\$93,735	\$107,159	\$106,113

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2025:

Loch Raven Blvd	17,282 ADT
E Cold Spring Lane	15,090 ADT

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MARKET

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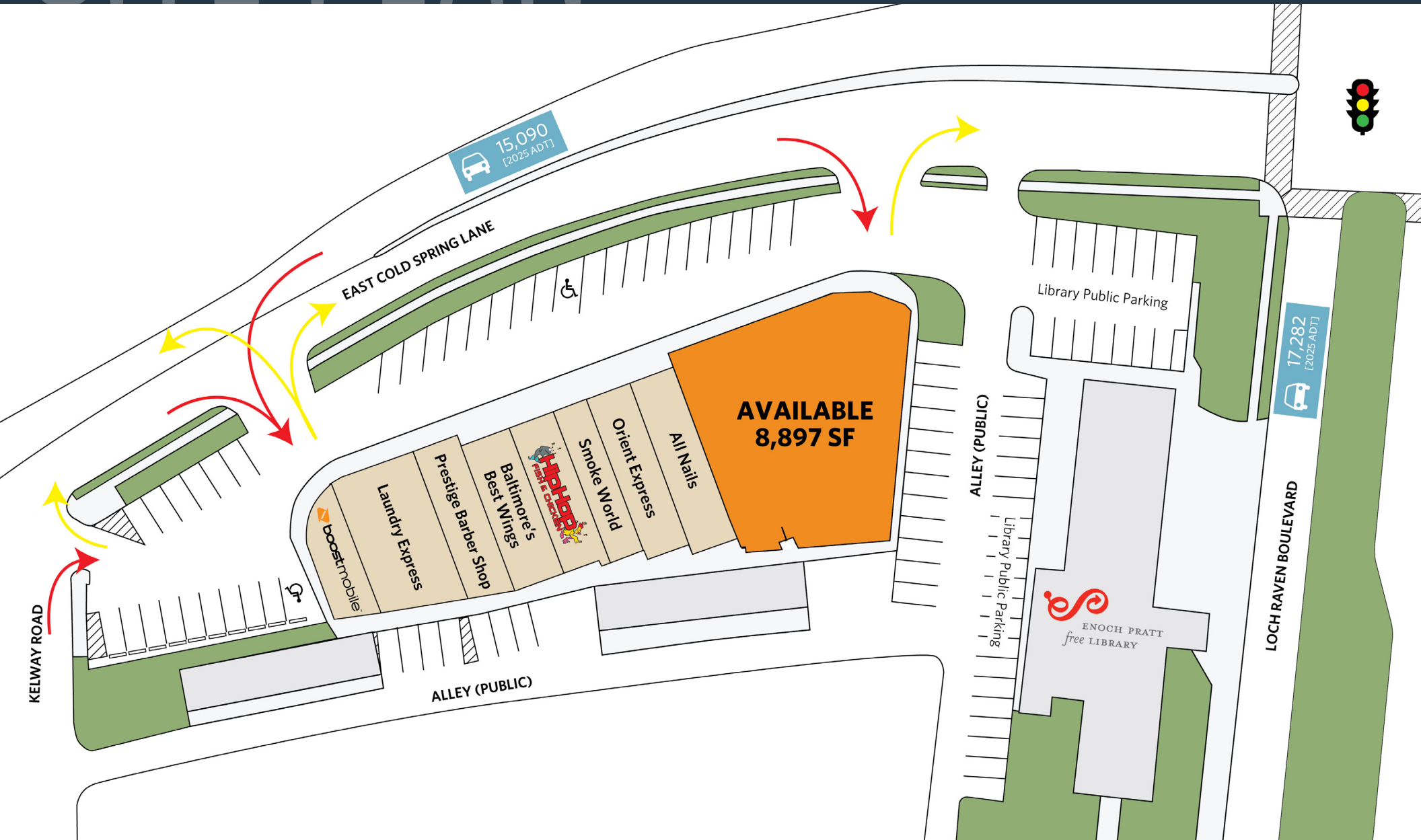
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PROPOSED SUBDIVISION

COLDSPRING SHOPPING CENTER

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

8,897 SF

CONCEPTUAL SUBDIVISION PLAN



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