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**OFFERED FOR SALE**  
6239 FALLS ROAD, BALTIMORE

## PROPERTY HIGHLIGHTS

\$4,200,000  
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**



Find more info on 6239 here.



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



*We work with passion and professionalism.*



**ICSC FORT MEADE ALLIANCE**

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