

Unlock the Potential

Redevelopment by

CVP | Caves Valley Partners

Leasing by



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

FOR LEASE

Baltimore City, Maryland

VILLAGE OF CROSS KEYS

5100 FALLS ROAD & 2 HAMILL ROAD | BALTIMORE, MARYLAND 21210



VILLAGE SQUARE

500 sf up to 7,000 sf

THE QUADRANGLE

Ground Level: 298 sf - 15,169 sf

Lobby Level: 9,396 sf

Third Floor: 470 sf - 1,824 sf

Fourth Floor: 773 sf - 1,157 sf

ZONING

C2 (Community Commercial)

OR-2 (Office Residential)

RENTAL RATE

\$28.50 - \$31.50/sf, Full Service

HIGHLIGHTS

- ▶ Ideally located immediately off of I-83 via Northern Parkway or Cold Spring Lane
- ▶ Recently purchased by local owner, Caves Valley Partners
- ▶ Multiple retail amenities on site
- ▶ Delta by Marriott hotel on site
- ▶ Campus like setting with ample free parking
- ▶ Extensive redevelopment and renovation plans in process for the entire project



VILLAGE SQUARE



VILLAGE SQUARE



THE QUADRANGLE



THE QUADRANGLE



VILLAGE SQUARE



Matt Mueller

410.494.4658

mmueller@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC

Henson Ford

410.494.4657

hford@mackenziecommercial.com

410-821-8585

2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093

Dylan Bozel

410.494.4896

dbozel@mackenziecommercial.com

www.MACKENZIECOMMERCIAL.com

FOR LEASE

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BIRDSEYE

VILLAGE OF CROSS KEYS | 5100 FALLS ROAD & 2 HAMILL ROAD | BALTIMORE, MARYLAND 21210



TIME TO UNLOCK THE POTENTIAL... HERE'S WHAT'S COMING TO CROSS KEYS –

- » Addition of a grocer, multiple fast casual and table service restaurants, additional retail shops, and a boutique fitness concept
- » Shared conference facility for tenants in the Gatehouse
- » Gatehouse and entry improvements
- » Extensive interior upgrades, including office lobby renovations

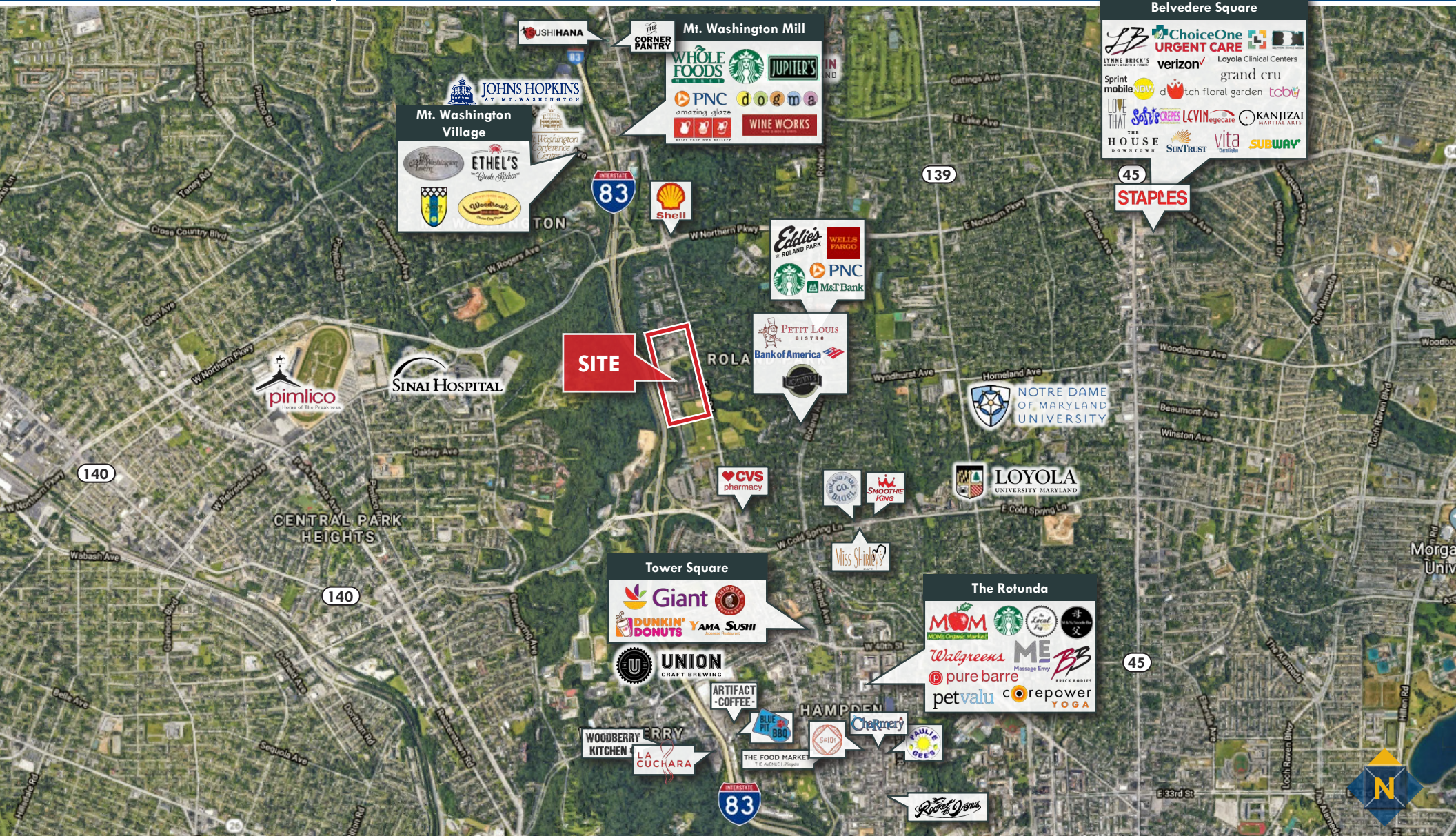


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TRADE AREA

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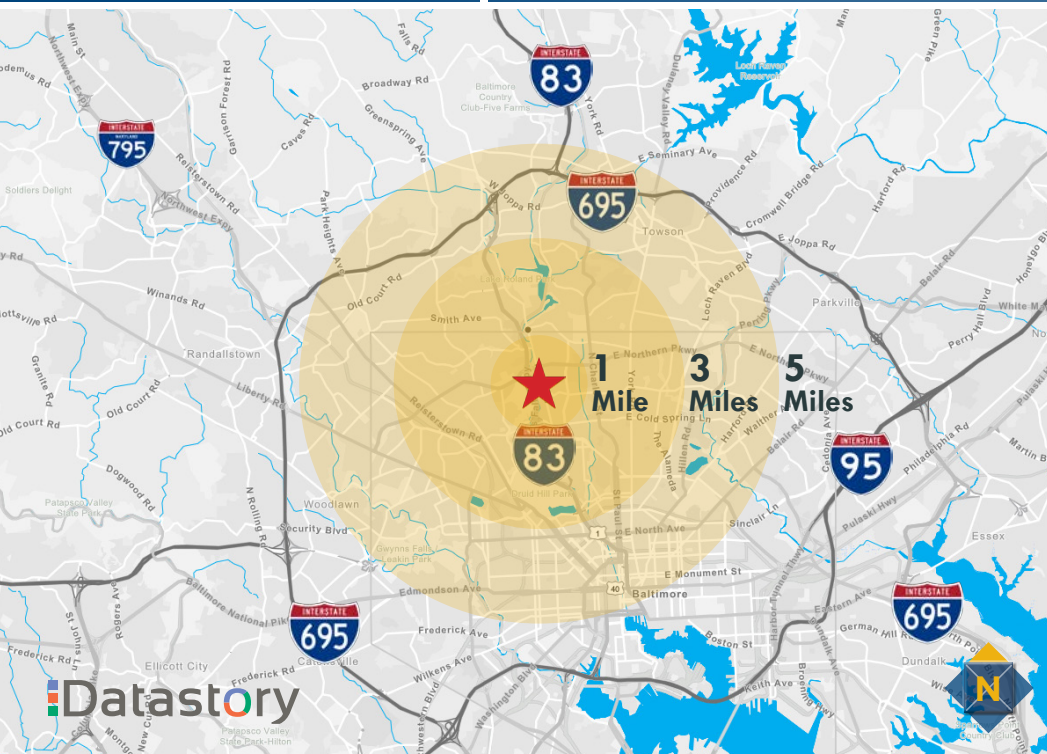


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LOCATION / DEMOGRAPHICS

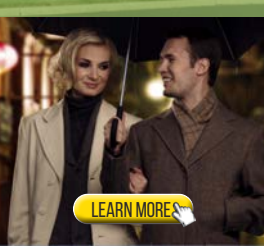
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RESIDENTIAL POPULATION 3,986 1 MILE 102,232 3 MILES 282,838 5 MILES	NUMBER OF HOUSEHOLDS 4,250 1 MILE 76,113 3 MILES 209,058 5 MILES	AVERAGE HH SIZE 2.03 1 MILE 2.34 3 MILES 2.35 5 MILES	MEDIAN AGE 48.0 1 MILE 37.8 3 MILES 37.4 5 MILES
AVERAGE HH INCOME \$153,790 1 MILE \$96,615 3 MILES \$83,203 5 MILES	EDUCATION (COLLEGE+) 73.8% 1 MILE 51% 3 MILES 43% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.4% 1 MILE 88.4% 3 MILES 87.3% 5 MILES	DAYTIME POPULATION 13,599 1 MILE 188,362 3 MILES 562,428 5 MILES

30.3%
URBAN CHIC
2 MILES

These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.



2.39
AVERAGE HH SIZE
43.3
MEDIAN AGE
\$109,400
MEDIAN HH INCOME

[LEARN MORE](#)

27.3%
GOLDEN YEARS
2 MILES

Independent, active seniors nearing the end of their careers or already in retirement, these consumers actively pursue a variety of leisure interests—travel, sports, dining out, museums and concerts.

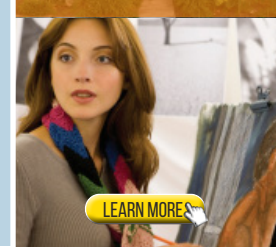


2.06
AVERAGE HH SIZE
52.3
MEDIAN AGE
\$71,700
MEDIAN HH INCOME

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17.1%
EMERALD CITY
2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

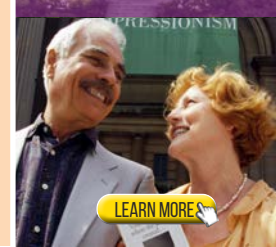


2.06
AVERAGE HH SIZE
37.4
MEDIAN AGE
\$59,200
MEDIAN HH INCOME

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13.7%
TOP TIER
2 MILES

The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.



2.84
AVERAGE HH SIZE
47.3
MEDIAN AGE
\$173,200
MEDIAN HH INCOME

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