

Proven Retail Anchor

High-performing daily traffic driver



THE WOODBERRY | COLD SPRING LANE | BALTIMORE, MD
2,520 - 3,000 SF (UP TO 5,520 SF AVAILABLE)



WHY THIS LOCATION WORKS FOR YOU



CAPTIVE AUDIENCE

On-site apartment community
with a 40% student population

LOYOLA UNIVERSITY

Students + Ridley Athletic
complex events



SINAI HOSPITAL

Employees & visitors

JONES FALLS TRAIL

Daily users



LIGHT RAIL

Foot Traffic (600
daily riders)

DUNKIN'

DAILY USE ANCHOR

Position your business at the center of The Woodberry Apartments

A thriving residential community with a built-in customer base and immediate proximity to Loyola University and Sinai Hospital.

This brand-new, raw commercial space offers flexible configurations ideal for retail, food & beverage, medical, and service-oriented concepts seeking reliable daily demand and predictable occupancy costs.

The existing coffee concept generates an average of **150K annual visits!**

Space Options:

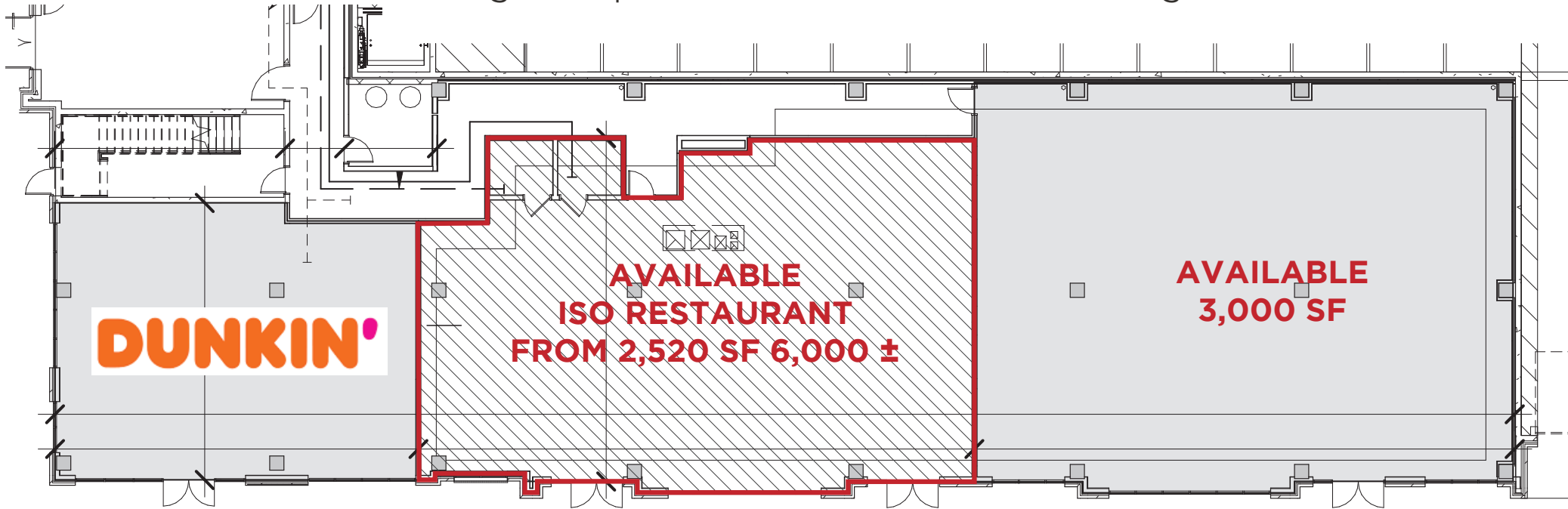
- **2,520 SF** - Boutique retail, QSR or service use
- **3,000 SF** - Medical, fitness or specialty retail
- Up to **5,520 SF** - Larger footprint/ full build-out opportunity

Build Your Concept from the Ground Up

A raw delivery provides the freedom to create a custom layout that fits your brand—supported by strong residential density and nearby institutional demand.

IDEAL USES:

Fast Casual Dining · Juice Bar/Smoothies · Medical/Therapy · Fitness Studio · Salon/Barber
· Tutoring · Campus-Oriented Retail · Pet Grooming





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