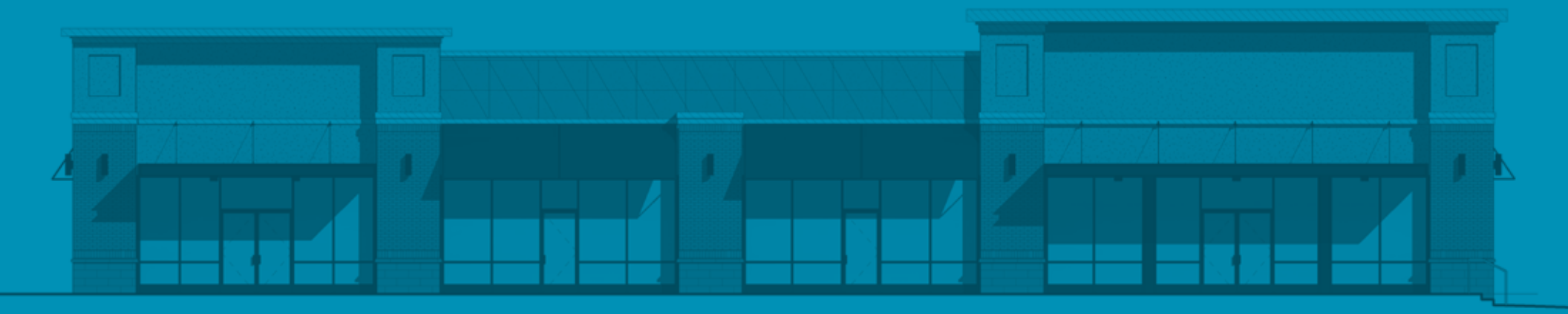
mfi realty

beyond brokerage.



mfi realty

about us

mfi strives to provide its clients with best in class service. We have spent the last 45 years specializing in retail leasing and currently lease over 4,600,000 SF throughout the Mid-Atlantic region. Representing some of the very best local, regional and national concepts, we evolve as the markets change to consistently remain at the forefront of the industry.

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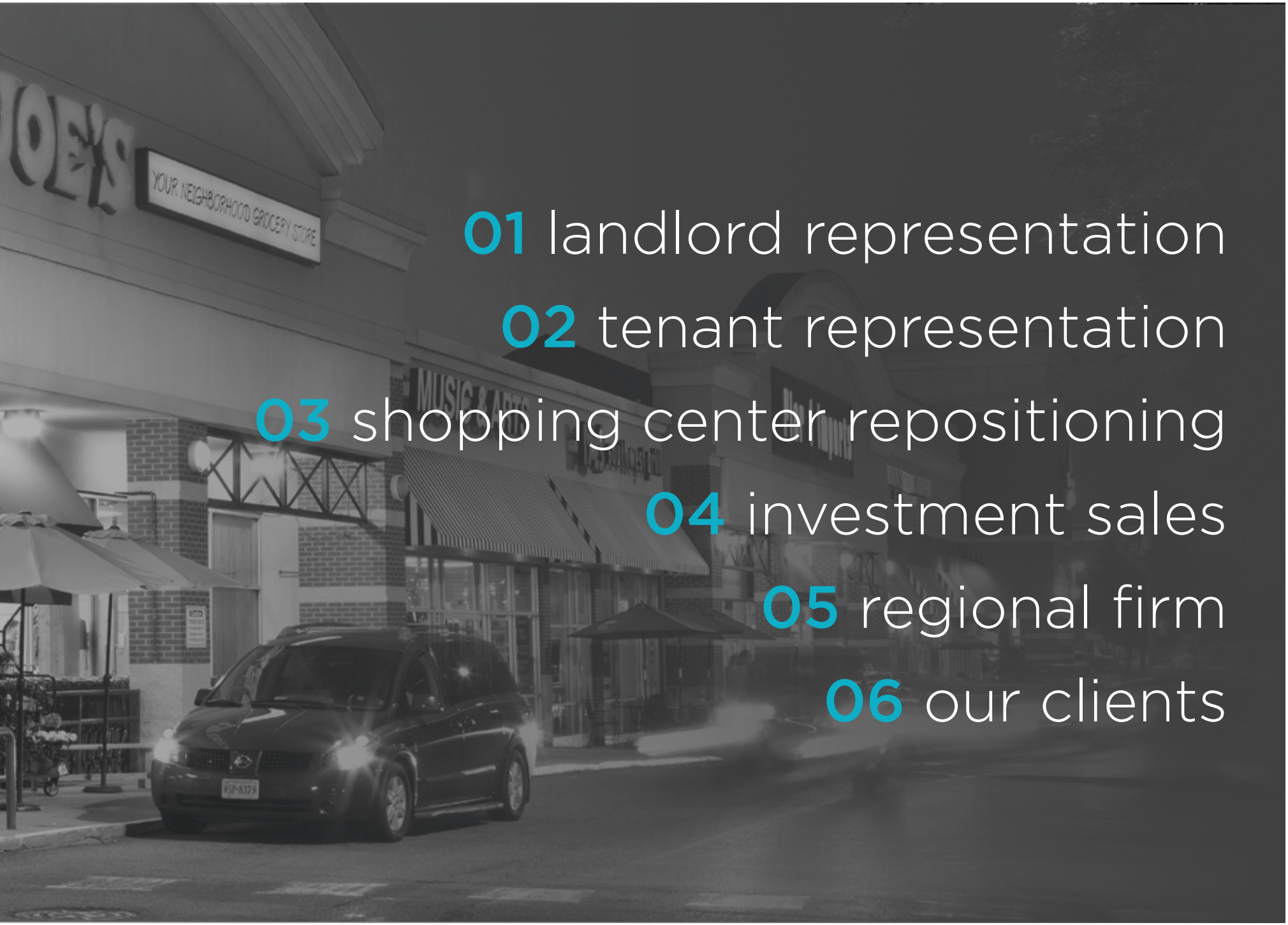
mfirealty.com



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OUR SERVICES

LANDLORD REPRESENTATION

At mfi we proudly represent our clients in the leasing of raw land, free-standing buildings, retail strip centers, mixed use projects, and beyond. Our leading market research, combined with our commitment to work tirelessly for our clients, help close more deals and maximize the value of our clients' assets.

MAGOTHY GATEWAY
Anne Arundel County, Maryland

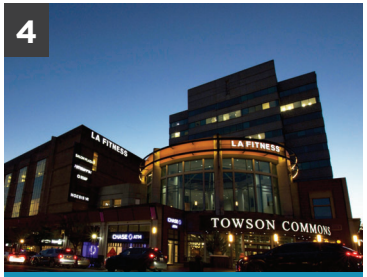
MARTIN PLAZA
Baltimore County, Maryland

FEATURED PROPERTIES

424 YORK
14,565 SF
Towson, Maryland

CROSSROAD SQUARE
72,550 SF
Westminster, Maryland

FAIRGROUNDS PLAZA
128,224 SF
Timonium, Maryland



TOWSON COMMONS
81,266 SF
Towson, Maryland

MARTIN PLAZA
215,516 SF
Middle River, Maryland

ST. JOHN'S PLAZA
97,254 SF
Ellicott City, Maryland

COLUMBIA CROSSING
60,000 SF
Columbia, Maryland

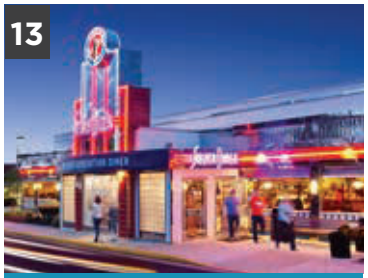
MAGOTHY GATEWAY
115,794 SF
Severna Park, Maryland

LAUREL LAKES CENTRE
388,590 SF
Laurel, Maryland

MAPLEWOOD CENTER
135,349 SF
Manassas, Virginia

WOODLEY PARK
7,637 SF
Washington, DC

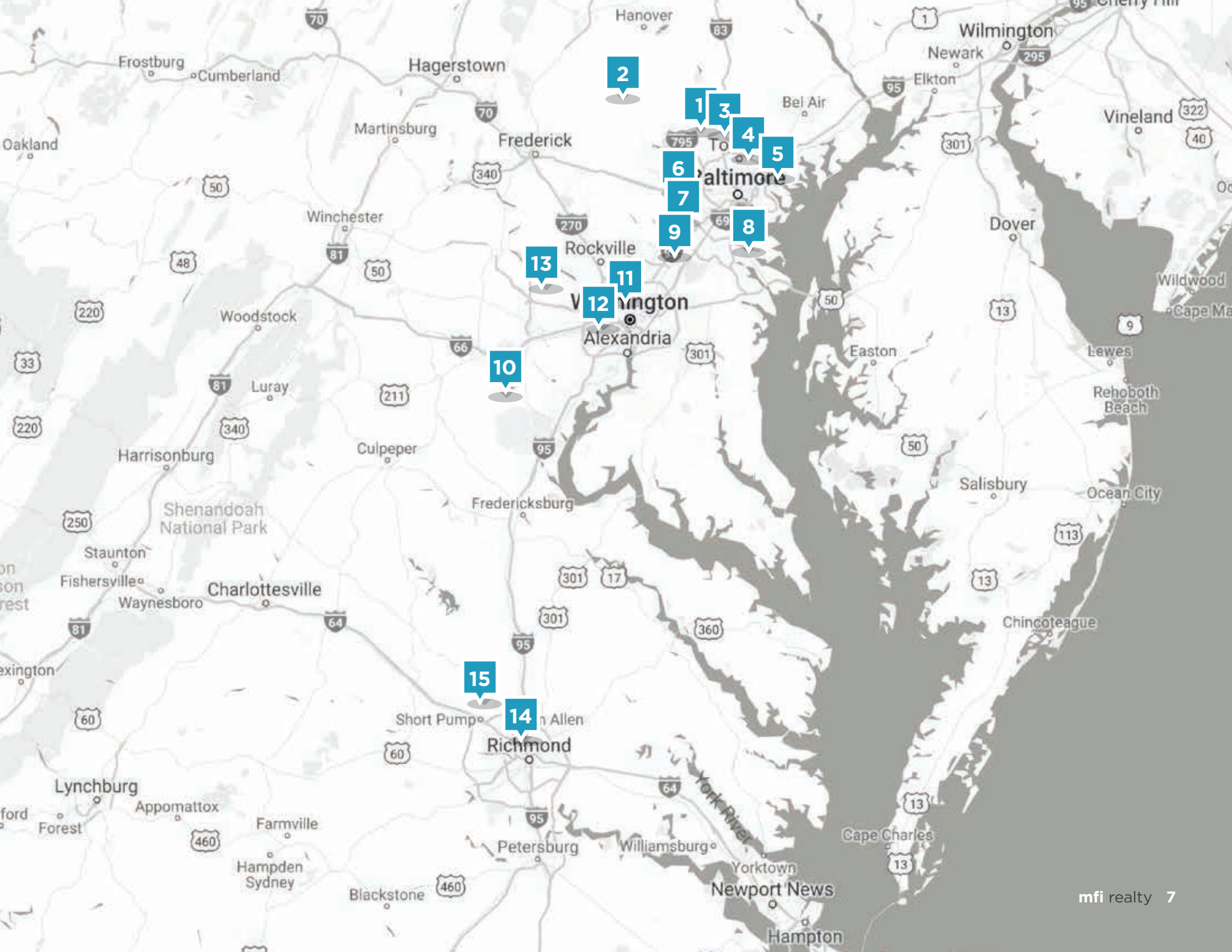
BAILEY'S CROSSROADS
168,734 SF
Bailey's Crossroads, Virginia



RESTON CORNER
7,839 SF
Reston, Virginia

CARYTOWN PLACE
38,863 SF
Richmond, Virginia

NUCKOLS PLACE
97,350 SF
Glen Allen, Virginia


Hanover
Wilmington
Newark
Elkton
Frostburg
Cumberland
Hagerstown
Bel Air
Vineland
Martinsburg
Frederick
Oakland
Baltimore
Dover
Winchester
Rockville
Wildwood
Woodstock
Alexandria
Easton
Lewes
Luray
Rehoboth Beach
Harrisonburg
Culpeper
Salisbury
Ocean City
Shenandoah National Park
Fredericksburg
Staunton
Fishersville
Waynesboro
Charlottesville
Chincoteague
Short Pump
Richmond
Lynchburg
Appomattox
Farmville
Petersburg
Williamsburg
York River
Cape Charles
Yorktown
Newport News
Hampden Sydney
Blackstone
Hampton
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OUR SERVICES

TENANT REPRESENTATION

Our team goes above and beyond to understand our client's needs and their customer base in order to identify the best locations for each particular concept we represent. Using demographic surveys, market knowledge and our superior local relationships, we can best fill any site requirement and help develop strategies for growth.

PATEL BROTHERS
Ashburn, Virginia

FAST-FIRE'D
BLAZE PIZZA
BLAZE PIZZA
BLAZE PIZZA

SURPLUS FREIGHT
FURNITURE & MATTRESS

HYPER KIDZ!

BURGERFI
BURGERFI

OUR SERVICES

SHOPPING CENTER REPOSITIONING

mfi has the ability to identify emerging areas,
survey these markets to find under-utilized properties, and revitalize them to create great value and investment opportunities for our clients.

LAUREL LAKES CENTRE
Laurel, Maryland

SHOPPING CENTER REPOSITIONING

Carytown Place

Richmond, Virginia

Our team led the transformation of a 120,000 SF telecom call center to an award-winning retail center. We proudly introduced The Fresh Market, Petco, Panera, Chipotle and Hand & Stone Spa to the historic Carytown neighborhood.

BEFORE

AFTER

Towson Commons

Towson, Maryland

mfi undertook the nearly 96% vacant Towson Commons project after nearly 15 years of the building sitting vacant and numerous failed redevelopment efforts. The team used their strong relationships and knack for design to successfully reposition the project with national tenants and best in class locals.

BEFORE

AFTER

Magothy Gateway

Severna Park, Maryland

Magothy Gateway is location within minutes of Routes 10, 100 & I-97. Existing for a generation as a small neighborhood strip center, mfi saw its potential to become something greater as a full service grocery anchored center. After working with planning & zoning for the county and its own architects & engineers on the rezoning and site plan approval process, Magothy Gateway opened in 2017 to great success and a dynamic mix on national and local tenants.

BEFORE

AFTER

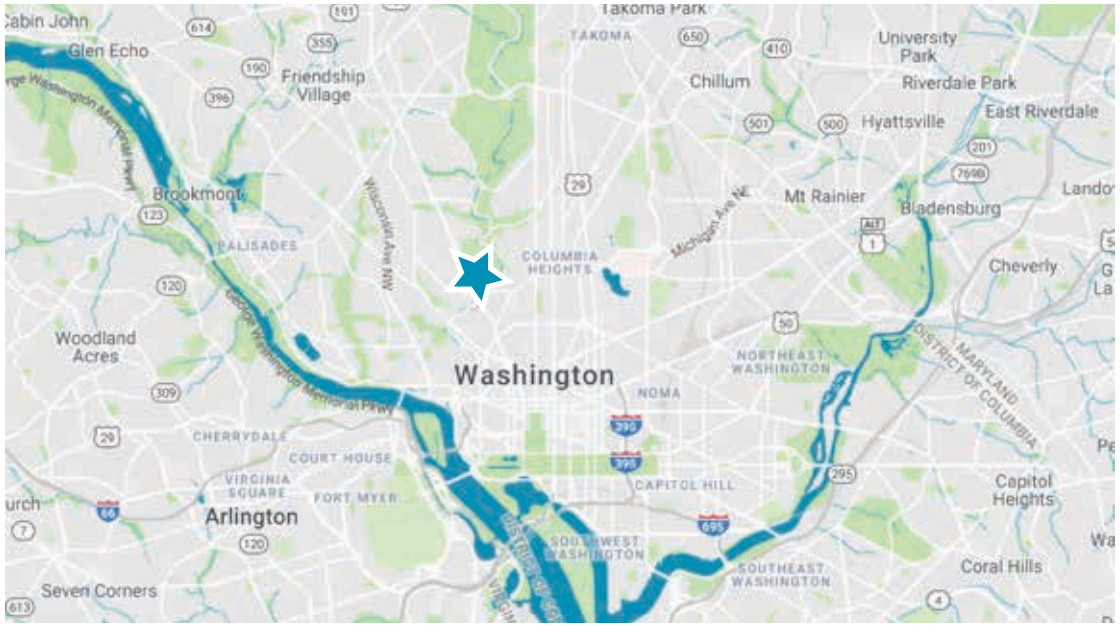
Woodley Park

Washington, D.C.

MFI was instrumental in redeveloping the NE corner of prominent Calvert Street NW & Connecticut Ave NW intersection in the prestigious Woodley Park neighborhood of Washington DC. Prior to the redevelopment, CVS was undersized in a mid-block store. Through its affiliates, MFI acquired nearby parcels and navigated through a complicated approval process providing neighborhood residents and visitors with a fresh CVS at the gateway into Woodley Park.

AFTER

BEFORE



Bailey's Crossroads

Bailey's Crossroads, Virginia

MFI was brought in by a group of existing owners to reposition the asset. Skillfully navigating the approval process, mfi brought in Best Buy, remodeled the entire center, expanded Trader Joes, and transformed Bailey's Crossroads into the premier retail center in the market.

BEFORE

AFTER

OUR SERVICES

INVESTMENT SALES

mfi represents buyers and sellers in the purchase and disposition of assets

including shopping centers, net leased properties, owner occupied businesses, and land.

DUKE STREET
Alexandria, Virginia
mfi represented the developer in the purchase of the land and assisted in the lease to Aldi.

ROLLING ROAD PLAZA
Represented buyer in the purchase of shopping center from national REIT.

CHURCH LANE SHOPPING CENTER
Represented buyer in purchase of generational asset from original ownership.

HEWLETT CROSSING
Represented seller in lease-up and sale of asset to national REIT.

SNOWDEN CROSSING
Sourced off-market deal in the sought-after Columbia, MD market.

REGIONAL FIRM

Our team has completed deals

in New Jersey, Pennsylvania, Delaware, Maryland, Washington DC, and Virginia. With a concentration in shopping centers from Richmond to Baltimore, our firm specializes in the Baltimore and Washington DC metro areas and can effectively handle the entire region for our clients. Additionally, when we partnered with X Team Retail Advisors we took our company international. We now work with 38 offices both in the US and beyond.

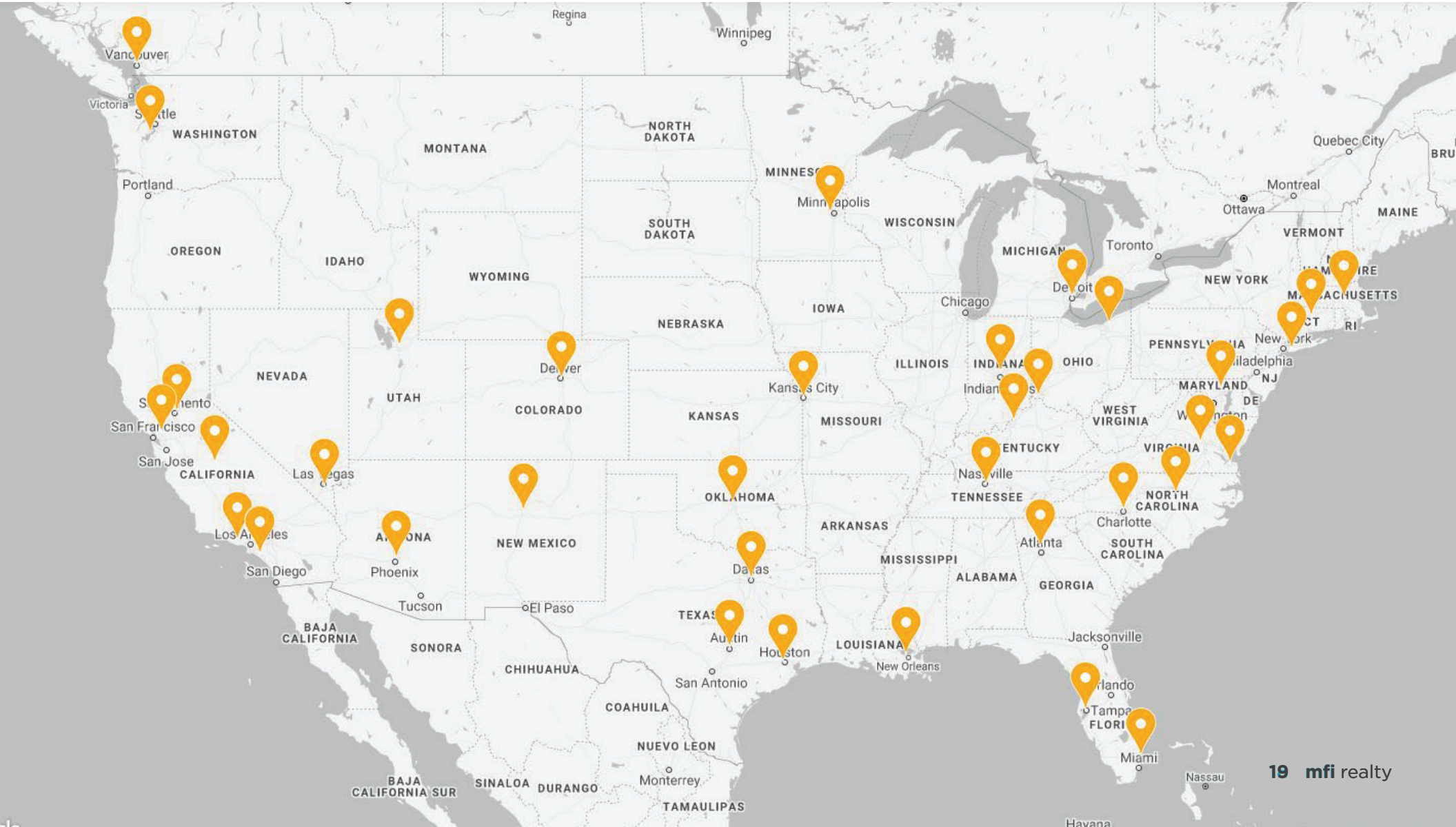
LOCATIONS MAP

INTERNATIONAL PRESENCE

X Team Retail Advisors Office Locations

PROUD PARTNER

XTEAM RETAIL ADVISORS



OUR CLIENTS

A&H ACQUISITIONS
AmCap INCORPORATED
ARETE CAPITAL
AutoStream CAR CARE CENTER
Bare Bones Grill & Brewery
FAST-FIRE'D BLAZE PIZZA
BLUE & OBRECHT
We all deserve better Brown Rice Korean Grill
BUILDING BETTER BURRITOS BUBBAKOO'S BURRITOS SINCE 2008
BUC-EE'S
BURGERFI
CALIBER CAR WASH
CALZEDONIA
CharmCityRun the sole of the city
DUNKIN'
Ernesto's FINE MEXICAN FOOD
FALCONERI filati naturali
GameTime Watch it! Play it! Win it!
Gong cha 貢茶
GreenValley Marketplace
HYPER KIDZ!
INDIA Bazaar
intimissimi
KIDDIE ACADEMY EDUCATIONAL CHILD CARE
KIMCO REALTY
Leo Pizza
LEVIN eyecare
mfi maryland financial investors, inc. commercial property management
MOSAIC REALTY PARTNERS
MY SALON Suite
NEXTDOOR PHARMACY
PATEL BROTHERS
PLAYA BOWLS EST. 2014 #GOBOWLSDEEP
PokéOno
OLD FASHIONED STYLE PrimoHoagies ITALIAN SPECIALTY SANDWICHES
Regent Development Consulting, Inc.
eureki! SIMPLIFY MATH CENTER engage. discover. learn.
SOBO
south moon under
SULLIVAN'S EST. 2019 COVE
SURPLUS FREIGHT FURNITURE & MATTRESS
TRUESPORTS PHYSICAL THERAPY
UBREAKIFIX
VANGUARD PROPERTIES
WOB WORLD OF BEER BAR & KITCHEN

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