



beyond brokerage.





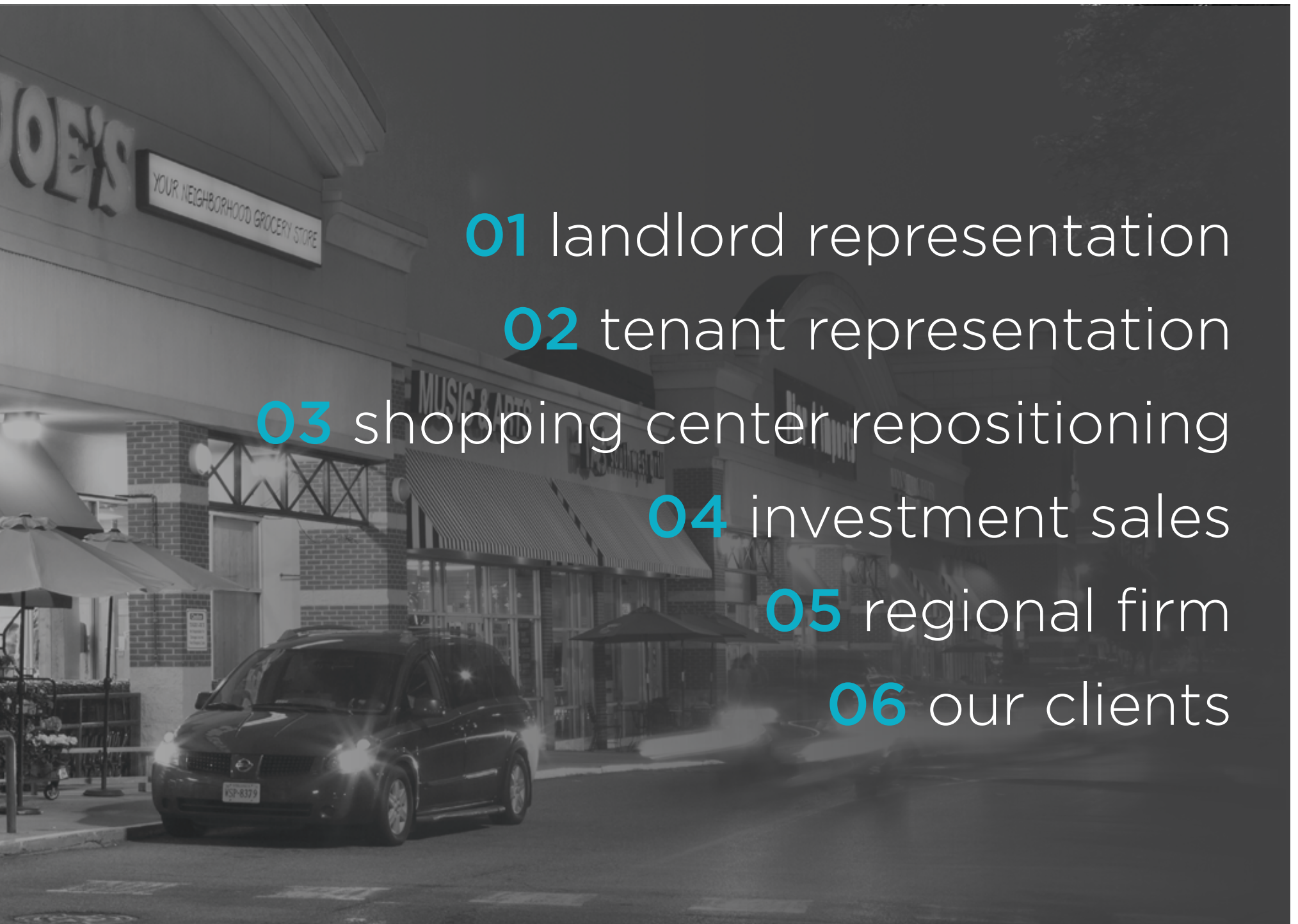
about us

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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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.

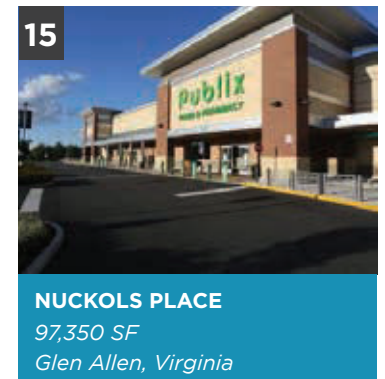
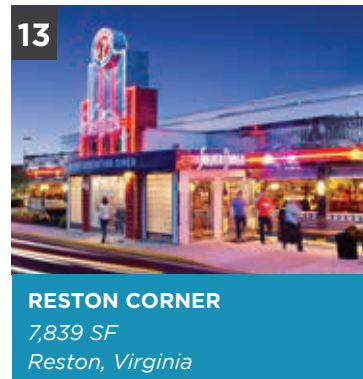
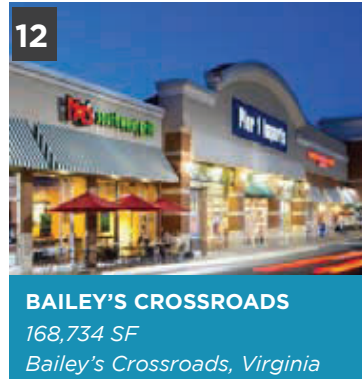
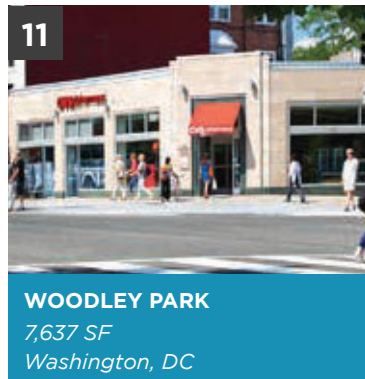
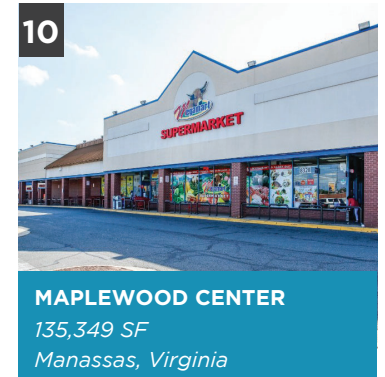
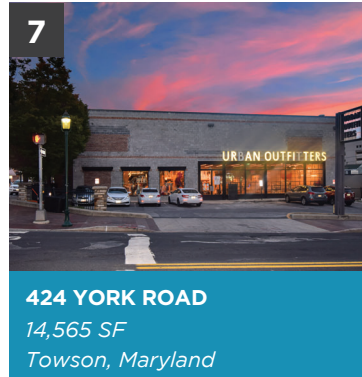
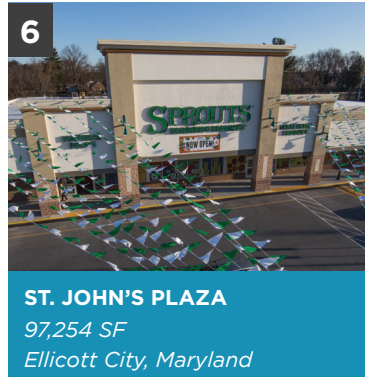
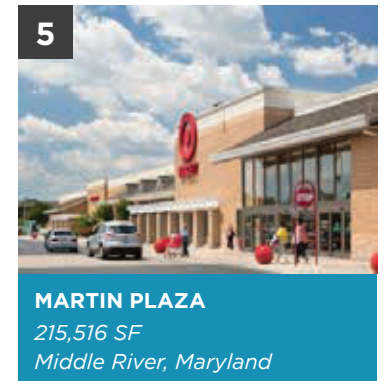
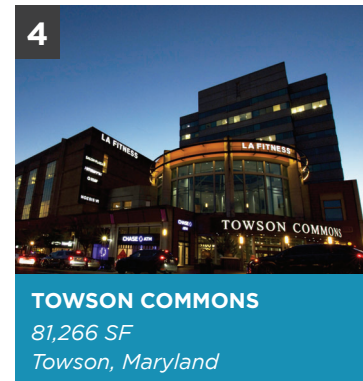
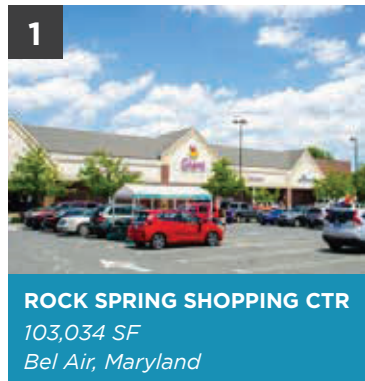


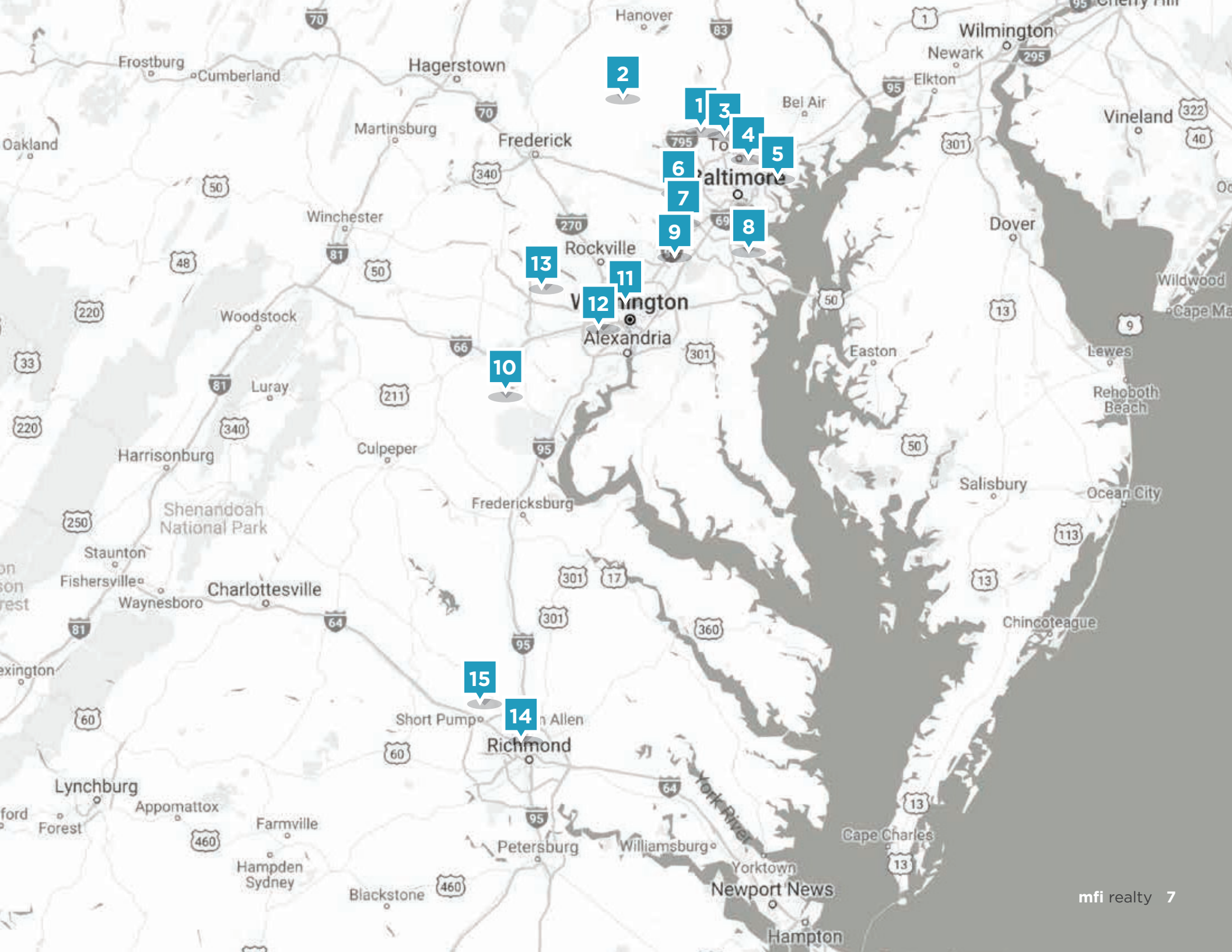


MARTIN PLAZA

Baltimore County, Maryland

FEATURED PROPERTIES







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.

■ TENANT REPRESENTATION



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.



■ 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.



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



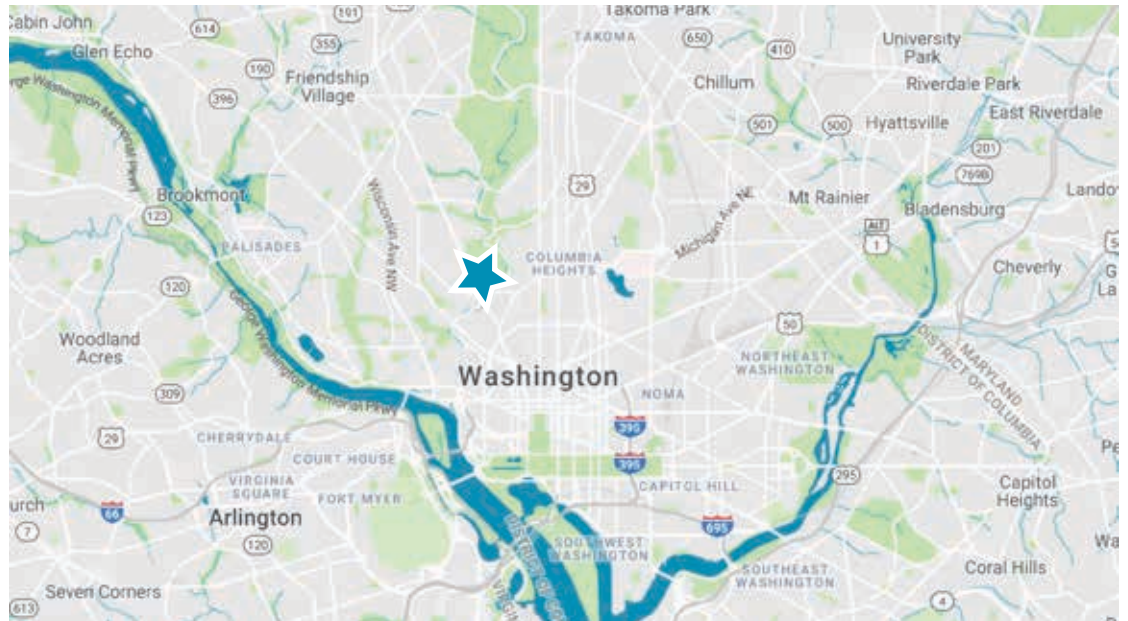
AFTER



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.



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.



ABOUT US

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.

X Team Retail Advisors Office Locations



■ OUR CLIENTS

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BALTIMORE

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