

**BELVEDERE WEST**  
YORK RD & BELVEDERE AVE  
BALTIMORE, MD 21212

**RESTAURANT SPACE:**

- 1,800 SF ground level plus outside patio
- 1,800 SF basement included no charge
- Full-serve restaurant with complete equipment
- Located next to the popular Zen West Cantina and across from Belvedere Square, the site draws from the same outstanding market area.
- The space offers both inside and outside dining options, full kitchen with hood in great shape, 6-burner gas range, smokers, prep tables, sinks, storage, and walk-ins.

**MEDICAL SPACE:**

- ±1,400 SF medical office space with two treatment rooms
- Dedicated parking behind the building
- Formerly a podiatry practice

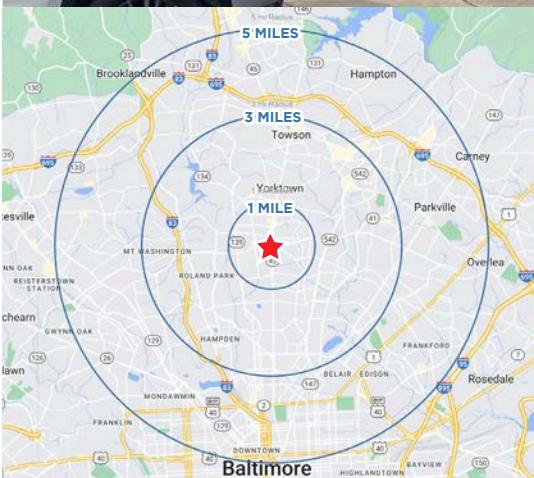
**TRAFFIC COUNTS:**

- 17,843 AADT on York Rd

**DEMOGRAPHICS:**

1 MILE	3 MILES	5 MILES
<b>POPULATION</b>		
25,180	185,406	497,815
<b>HOUSEHOLDS</b>		
10,193	76,214	205,896
<b>AVERAGE HOUSEHOLD INCOME</b>		
\$118,908	\$102,891	\$89,121
<b>DAYTIME POPULATION</b>		
5,016	96,327	236,895

**FOR LEASE**  
FULLY FIXTURED RESTAURANT & RARE MEDICAL SPACE



RESTAURANT  
1,800 SF  
438 E Belvedere Ave



MEDICAL  
±1,400 SF  
5922 York Rd



