



STATION NORTH INVESTMENT SALE

2025 N. CHARLES STREET | BALTIMORE, MARYLAND 21218

FOR
SALE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- .351 Acre lot, improved by a 602 SF, active and income-producing gas station (4 pumps)
 - » 5 yr. Lease Term with 5% annual increases
 - » Current Base Rent: \$87,516.45/yr.
 - » See following page for financial summary
- Signalized corner location at N. Charles Street and E. 21st Street
- Multiple forms of ingress and egress to the site
- Investment opportunity with redevelopment potential
- Lack of gas and convenience store competition in the area

LOT SIZE:	.351 ACRES ±
YEAR BUILT:	1972
TRAFFIC COUNT:	9,614 AADT (N. CHARLES ST)
ZONING:	C-2 (COMMUNITY COMMERCIAL DISTRICT)
SALE PRICE:	\$950,000



AERIAL



E 21ST ST

100' ±

CHARLES ST

9,614 AADT

153' ±

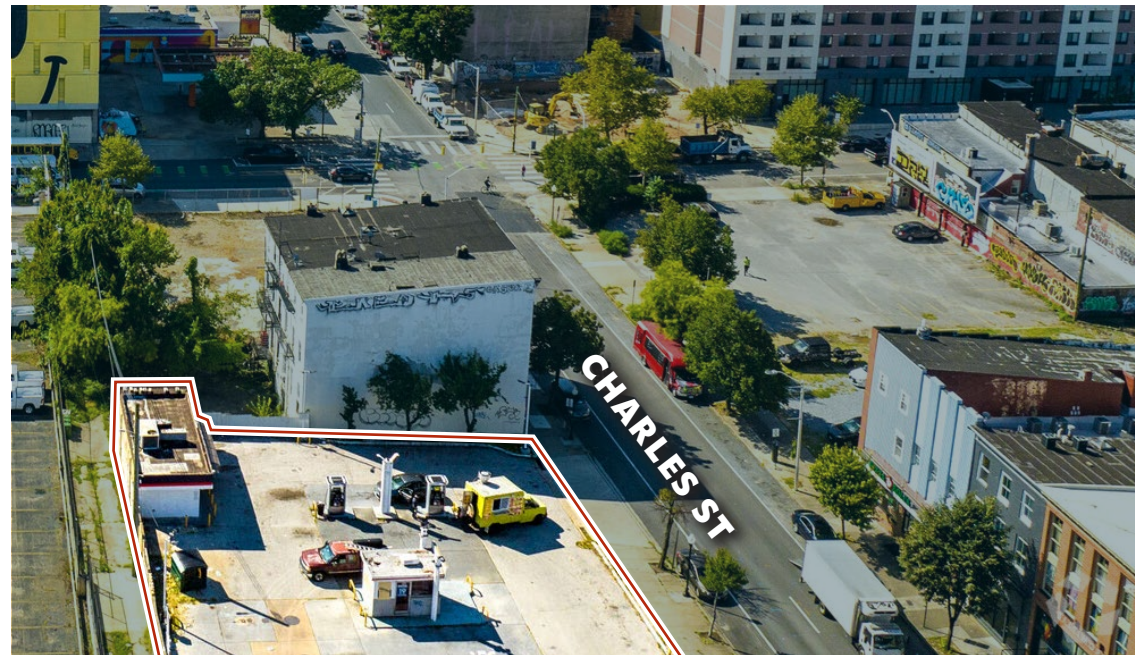


FINANCIAL OVERVIEW

LEASE COMMENCEMENT:	SEPTEMBER 2022
TENANT:	PRO-2 INTERACTIVE, INC.
USE:	GAS STATION AND CONVENIENCE STORE
LEASE TERM:	5 YEARS
OPTION TERM:	ONE (1) 5-YEAR, W/ 60 DAYS NOTICE
CURRENT BASE RENT:	\$87,516.45/YR., NNN
ANNUAL ESC.:	5% TO BASE RENT
REAL ESTATE TAXES:	\$2,000/MO. (PREPAID)

RENT SCHEDULE:

YEAR 1:	\$79,380.00
YEAR 2:	\$83,349.00
YEAR 3:	\$87,516.45
YEAR 4:	\$91,892.27
YEAR 5:	\$96,486.89
CAP RATE:	9.21%
SALE PRICE:	\$950,000



LOCAL BIRDSEYE



NEW PENN STATION REDEVELOPMENT

SITE

ub UNIVERSITY OF BALTIMORE

LYRIC BALTIMORE

BALTIMORE SYMPHONY ORCHESTRA

277 UNITS FITZGERALD THE BRASS TAP

alma TAPAS TEATRO

metro gallery

CHARLES BIG

PARKWAY HOME OF THE MARYLAND FILM FEST

McDonald's

Royal Blue

BW BALTIMORE BICYCLE WORKS

MOTOR HOUSE

IMPACT HUB

JONG KAK KOREAN CHARCOAL BARBECUE

save a lot

PIZZA BOL'S

INTERSTATE 83

INTERSTATE 83

1

N

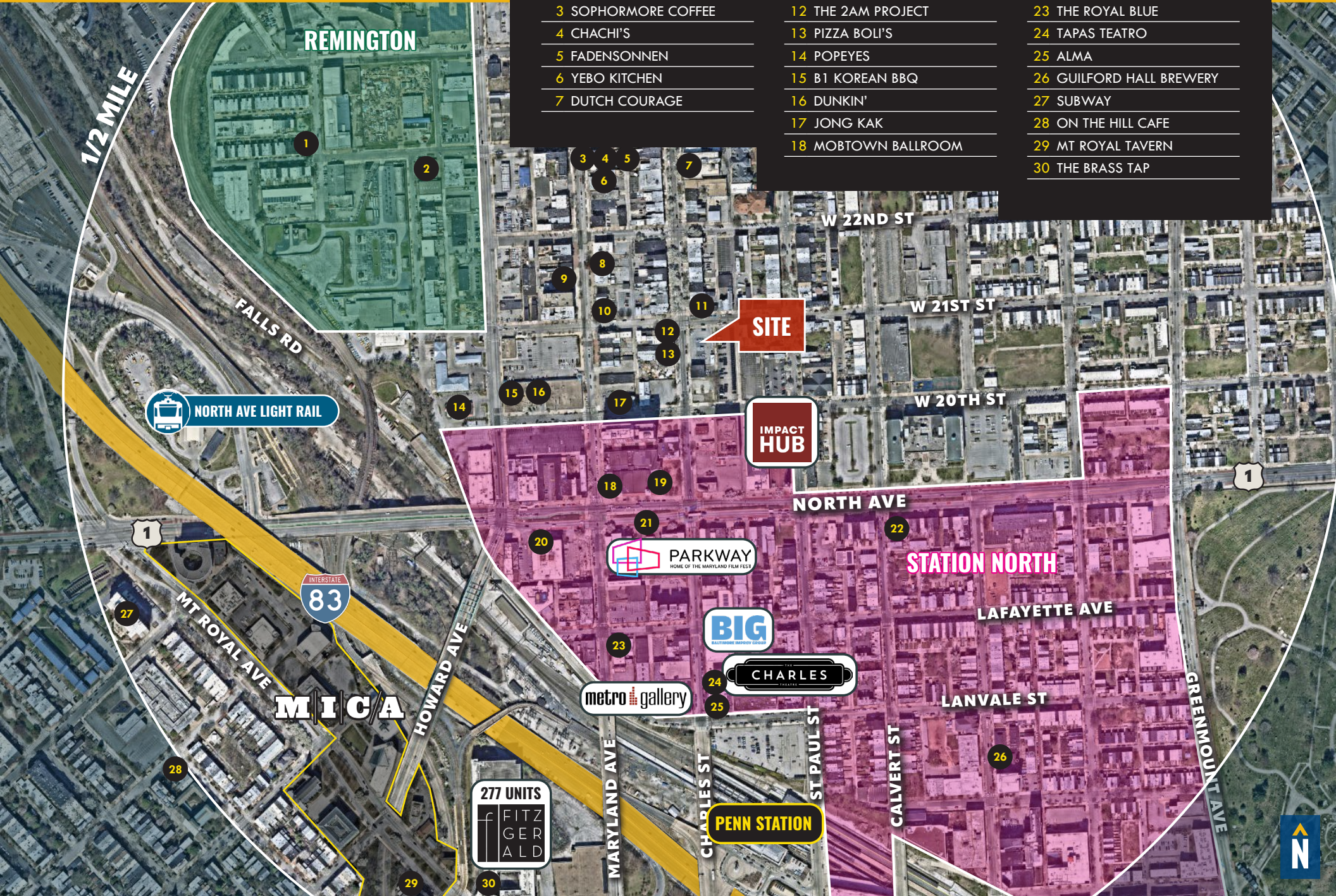
MARKET AERIAL

AREA RESTAURANTS

- 1 W.C. HARLAN
- 2 CLAVEL
- 3 SOPHORMORE COFFEE
- 4 CHACHI'S
- 5 FADENSONNEN
- 6 YEBO KITCHEN
- 7 DUTCH COURAGE

- 8 NO LAND BEYOND
- 9 IBAR
- 10 WHO KNOW'Z
- 11 MI COMALITO
- 12 THE 2AM PROJECT
- 13 PIZZA BOLI'S
- 14 POPEYES
- 15 B1 KOREAN BBQ
- 16 DUNKIN'
- 17 JONG KAK
- 18 MOBTOWN BALLROOM

- 19 THE CLUB CAR
- 20 STATION NORTH ARTS CAFE
- 21 MCDONALD'S
- 22 SOUL KUISINE
- 23 THE ROYAL BLUE
- 24 TAPAS TEATRO
- 25 ALMA
- 26 GUILFORD HALL BREWERY
- 27 SUBWAY
- 28 ON THE HILL CAFE
- 29 MT ROYAL TAVERN
- 30 THE BRASS TAP



1/2 MILE

REMINGTON

NORTH AVE LIGHT RAIL

INTERSTATE 83

MICA

277 UNITS
FITZGERALD

SITE

IMPACT HUB

PARKWAY
HOME OF THE MARYLAND FILM FEST

BIG
RESTAURANT GROUP

CHARLES
RESTAURANT

metro gallery

PENN STATION

STATION NORTH

LAFAYETTE AVE

LANVALE ST



DEMOGRAPHICS

2024

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



42,190

142,048

285,152

DAYTIME POPULATION



49,532

255,622

394,707

AVERAGE HOUSEHOLD INCOME



\$81,496

\$80,074

\$93,336

NUMBER OF HOUSEHOLDS



21,274

68,543

130,039

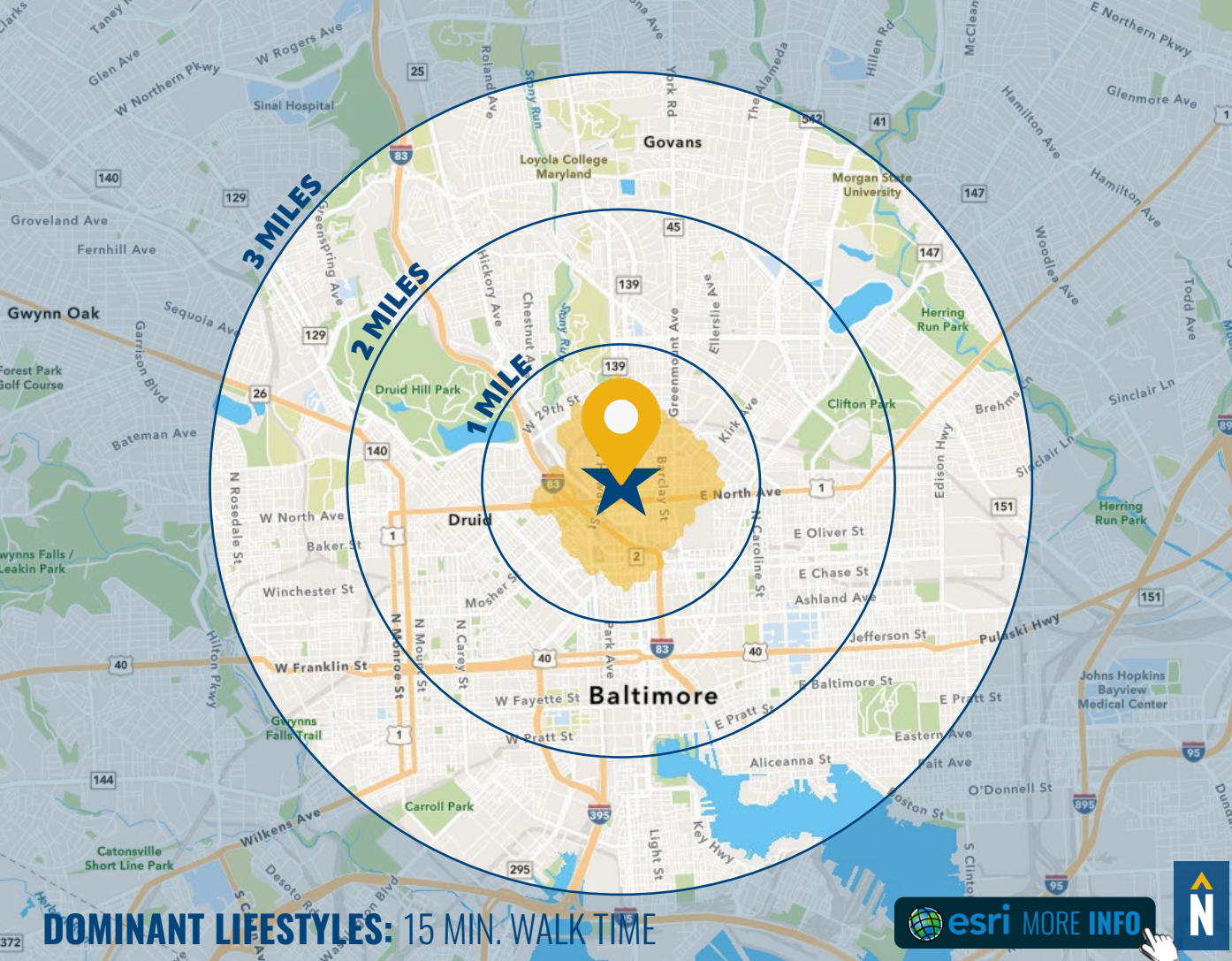
MEDIAN AGE



34.0

34.8

34.8



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

33%
METRO RENTERS



The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

Median Age: **32.5**
Median Household Income: **\$67,000**

20%
SOCIAL SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**
Median Household Income: **\$17,900**

19%
SET TO IMPRESS



Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**
Median Household Income: **\$32,800**

FULL DEMOS REPORT

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