

FOR SALE



BALTIMORE

**BLACK SHEEP
TATTOO STUDIO**

**MANSA KUNDA
RESTAURANT**

PET GROOMER

HAIR SALON

CAFE

8002

8004

8006



FOR SALE

BALTIMORE

LOCATION REVIEW

8000 FLOWER AVE

SALE PRICE:
\$2.2M

PRICE PER SQFT:
\$311

BUILDING SIZE:
6,100SF

LAND SIZE:
10,000 SF

PARKING SPACES:
12

ZONING:
CRT

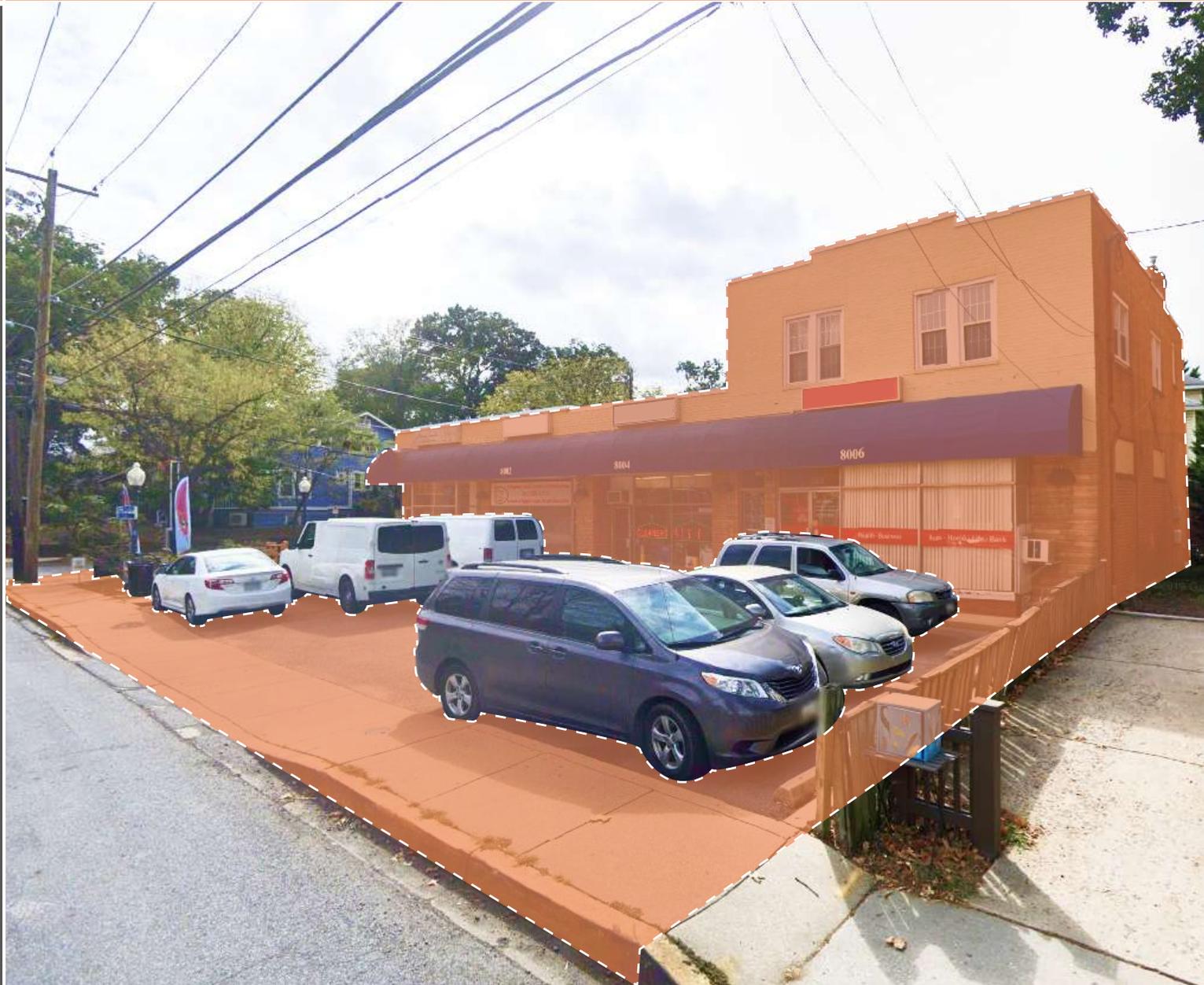
PROPERTY TAX:
\$19,851

PROFORMA CAP RATE:
7.6%

2024 PROFORMA CAP RATE:
8.4%

HIGHLIGHTS:

- ▶ NEIGHBORHOOD RETAIL PROPERTY IN DENSELY POPULATED TAKOMA PARK MD.



Ross Conn | 301-275-5509

AVENUEREALSTATELLC.COM

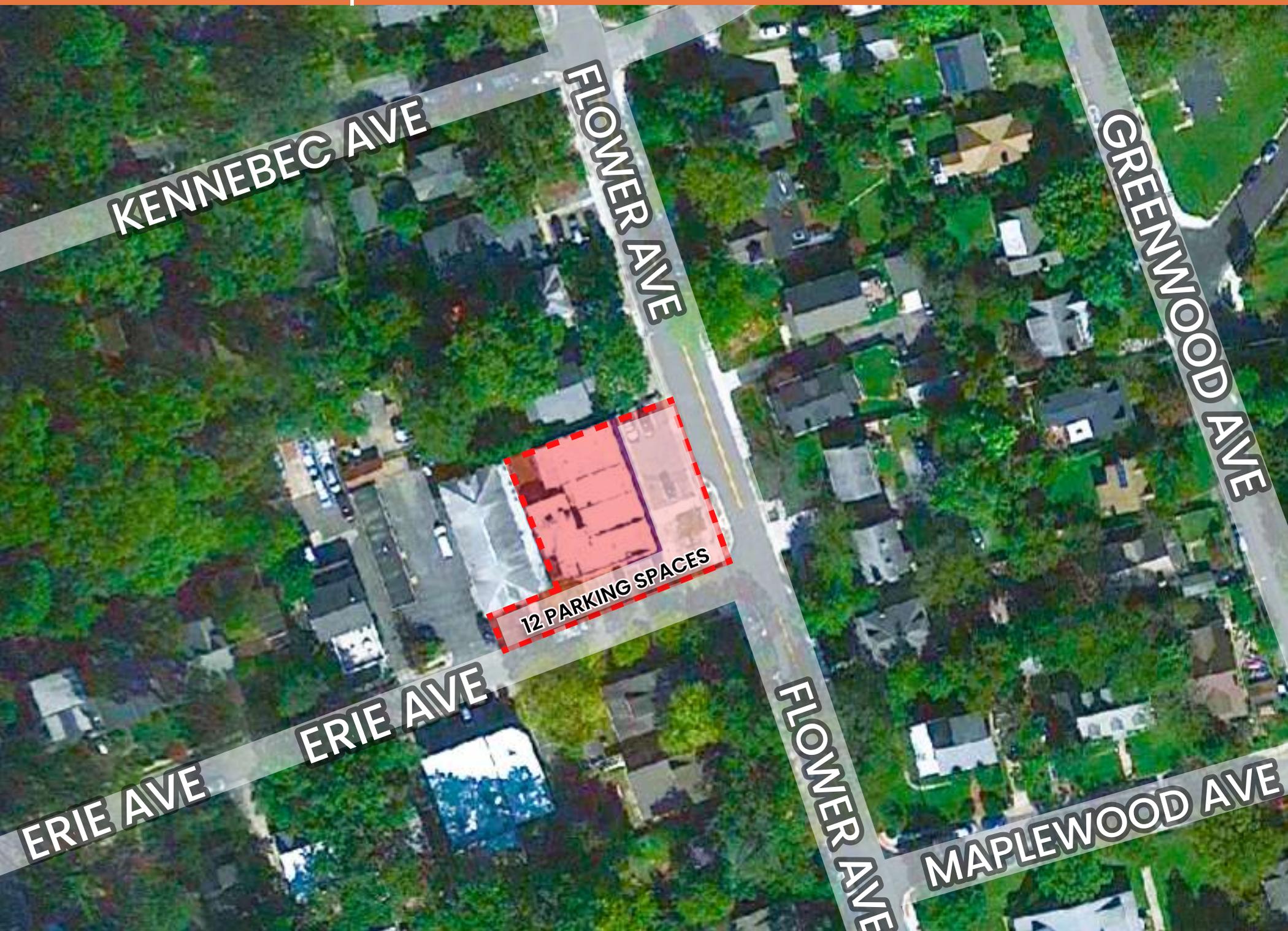
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OVERHEAD MAP
8000 FLOWER AVE



KENNEBEC AVE

FLOWER AVE

GREENWOOD AVE

12 PARKING SPACES

ERIE AVE

ERIE AVE

FLOWER AVE

MAPLEWOOD AVE

DOWNTOWN SILVER SPRING



LANGLEY PARK RETAIL DISTRICT



WASHINGTON ADVENTIST UNIVERSITY

TAKOMA PARK

TAKOMA PARK RETAIL



HOUSEHOLDS & INCOME

	1MILE	2MILES	3MILES
TOTAL POPULATION	9,495	34,089	74,494
AVERAGE AGE	31.6	34.3	34.3
AVERAGE AGE (MALE)	31.3	33.8	33.5
AVERAGE AGE (FEMALE)	31.8	34.7	34.9

HOUSEHOLDS & INCOME

	1MILE	2MILES	3MILES
TOTAL HOUSEHOLDS	3,551	12,615	26,493
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$76,378	\$83,405	\$83,356
AVERAGE HOUSE VALUE	\$508,998	\$499,695	\$489,346

