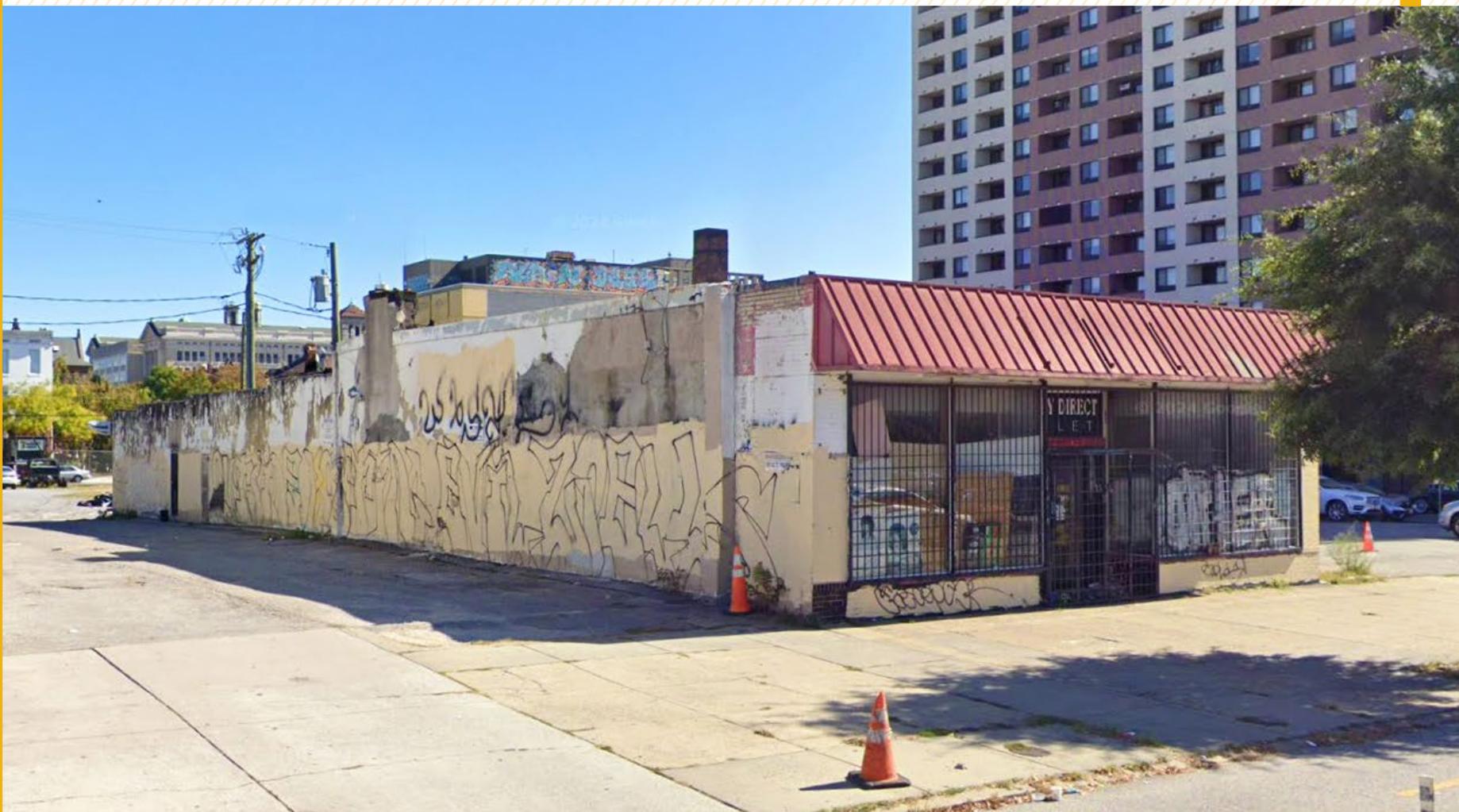




FOR **SALE**

# STATION NORTH RETAIL/INDUSTRIAL BLDG.

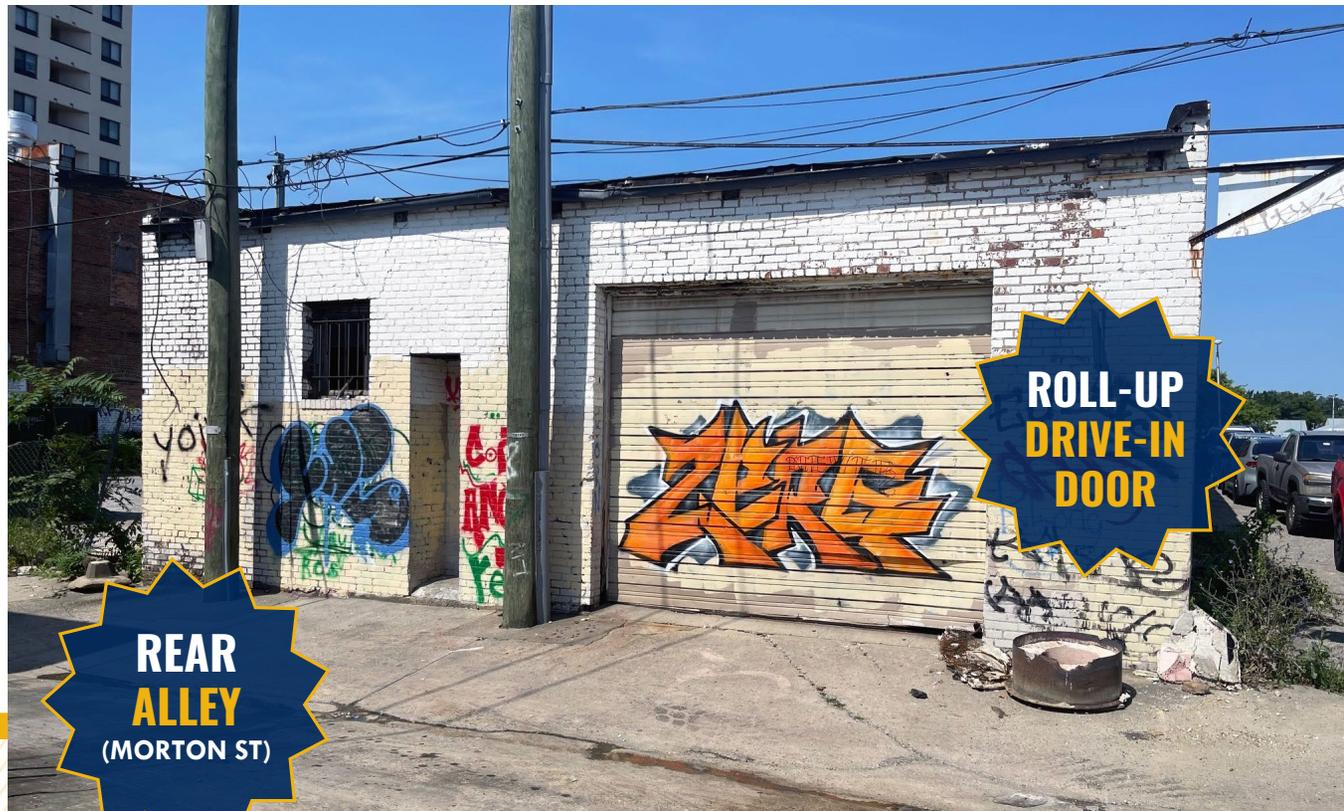
2011-2017 MARYLAND AVENUE | BALTIMORE, MARYLAND 21218



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Rare opportunity to obtain a freestanding retail/ industrial building in the Station North arts district
- One story building with roll-up garage door in rear, with access to alley
- Dedicated parking area adjacent to building
- Multiple forms of ingress and egress to the site
- Perfect opportunity for retail, brewery, restaurant, storage, etc.
- Across from Save A Lot grocery and Dunkin'



BUILDING SIZE:

5,550 SF ±

LOT SIZE:

.255 ACRES ± (3 PARCELS)

YEAR BUILT:

1938

TRAFFIC COUNT:

4,952 AADT (MARYLAND AVE)

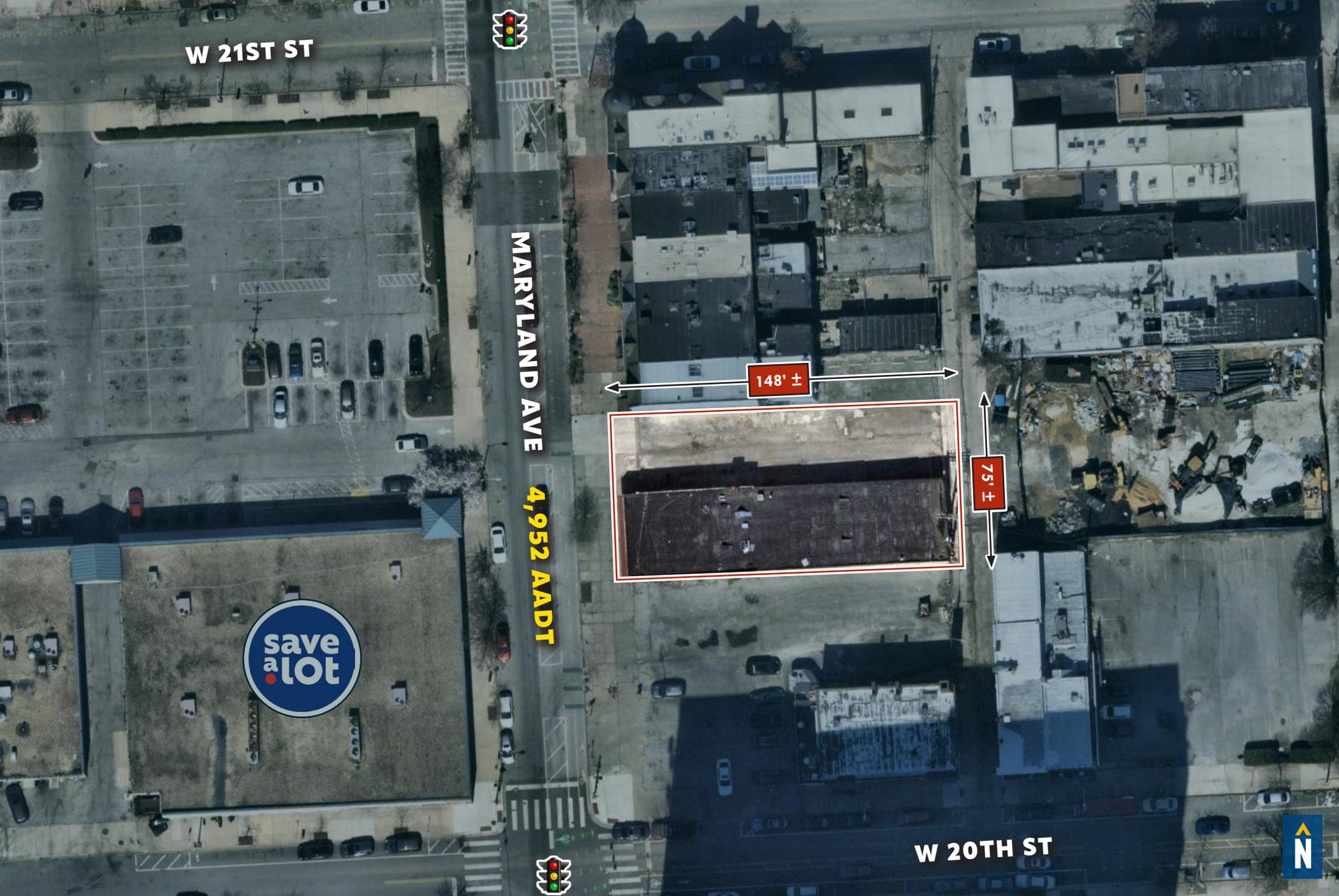
ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

SALE PRICE:

\$425,000

# AERIAL



W 21ST ST



MARYLAND AVE  
4,952 AADDT

148' ±

75' ±



W 20TH ST



# LOCAL BIRDSEYE



**NEW PENN STATION REDEVELOPMENT**

**277 UNITS FITZGERALD THE BRASS TAP**

**IMPACT HUB**

**SITE**

**JONG KAK KOREAN CHARCOAL BARBECUE**

**save a lot**

**MOTOR HOUSE**

**BALTIMORE BICYCLE WORKS**

**McDonald's**

**PARKWAY HOME OF THE MARYLAND FILM FEST**

**metro gallery**

**BIG**

**CHARLES**

**alma TAPAS TEATRO**

**ub UNIVERSITY OF BALTIMORE**

**LYRIC BALTIMORE**

**BALTIMORE SYMPHONY ORCHESTRA**

**ROYAL BLUE**



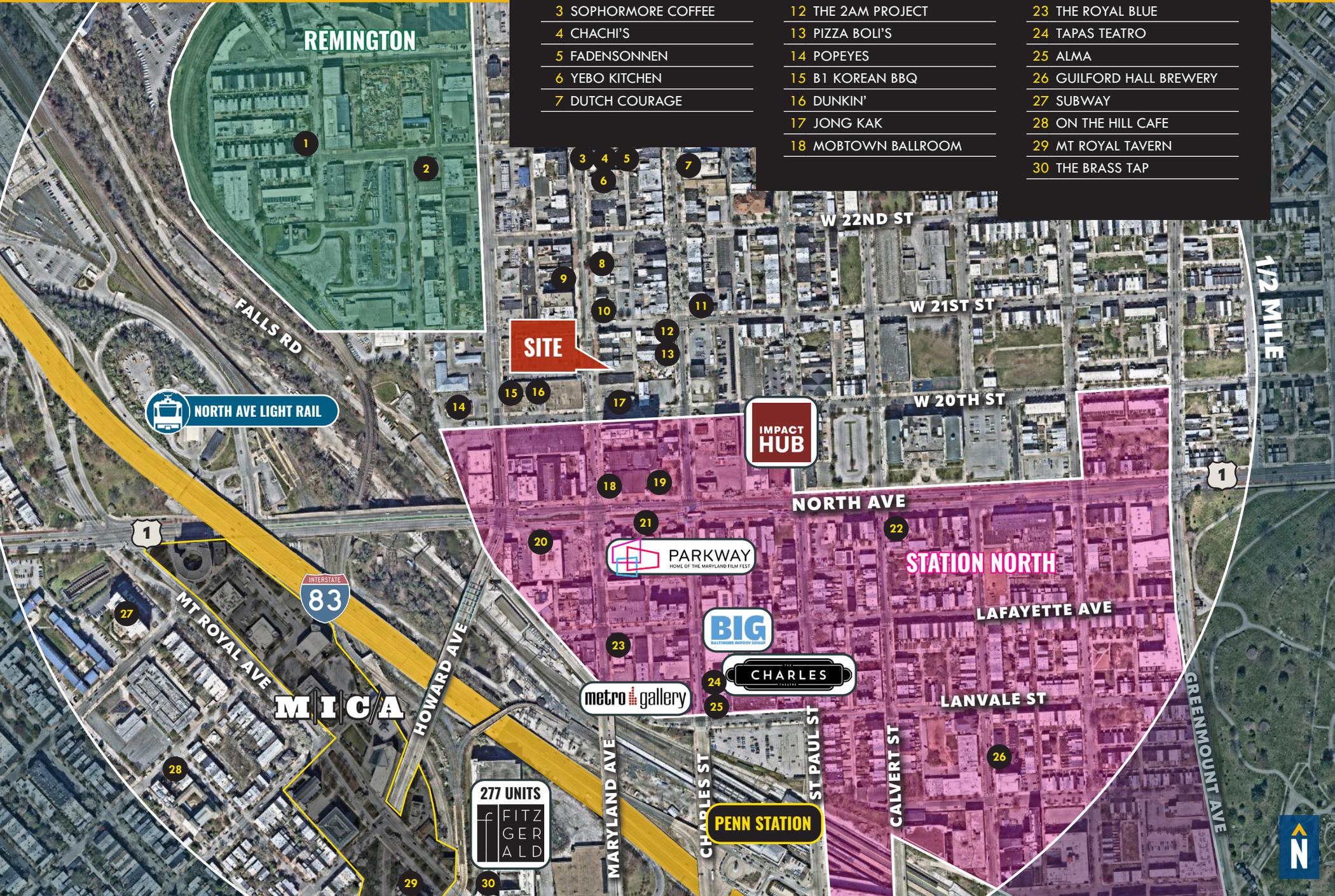
# MARKET AERIAL

## 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



REMINGTON

SITE

IMPACT HUB

PARKWAY  
HOME OF THE MARYLAND FILM FEST

BIG  
RESTAURANT GROUP

CHARLES  
RESTAURANT

metro gallery

PENN STATION

STATION NORTH

MICA

277 UNITS  
FITZGERALD



# DEMOGRAPHICS

2024

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

## RESIDENTIAL POPULATION



|        |         |         |
|--------|---------|---------|
| 43,369 | 142,354 | 283,296 |
|--------|---------|---------|

## DAYTIME POPULATION



|        |         |         |
|--------|---------|---------|
| 50,366 | 256,007 | 393,340 |
|--------|---------|---------|

## AVERAGE HOUSEHOLD INCOME



|          |          |          |
|----------|----------|----------|
| \$81,740 | \$80,109 | \$93,087 |
|----------|----------|----------|

## NUMBER OF HOUSEHOLDS



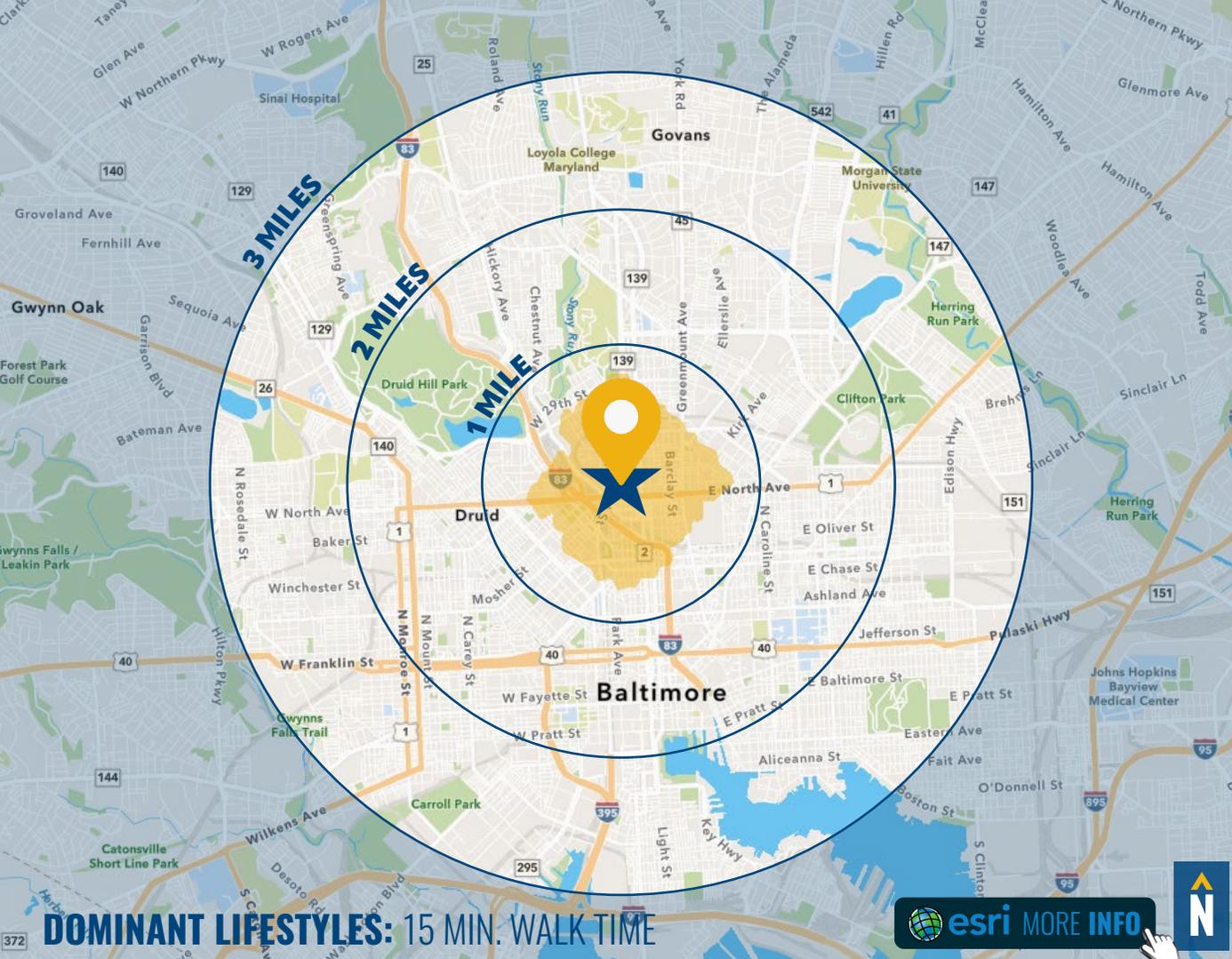
|        |        |         |
|--------|--------|---------|
| 21,920 | 68,916 | 129,226 |
|--------|--------|---------|

## MEDIAN AGE



|      |      |      |
|------|------|------|
| 34.2 | 34.8 | 34.8 |
|------|------|------|

**FULL DEMOS REPORT**



**34%**  
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**

**22%**  
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**

**17%**  
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**

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