

# FOR LEASE

Baltimore City, Maryland

# HAMPDEN RETAIL SPACE ON "THE AVENUE"

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211

## AVAILABLE

2,025 - 4,480 sf ± street level storefront retail and 5,970 sf ± lower level (can be combined)

## RENTAL RATE

\$25.00 psf, NNN (storefront)  
\$12.50 psf, NNN (lower level)

## CAM / REAL ESTATE TAXES

\$1.50 psf / \$2.50 psf

## ZONING

C-1 (Neighborhood Business Dist.)  
(Restaurant/Retail/Banking/Service)

## UTILITIES

Public gas & electric  
(separately metered)

## HIGHLIGHTS

- ▶ THE best location on "The Avenue" (W. 36th Street) w/ 44 feet of glass storefront
- ▶ Ideal for bar/restaurant or any type of retail use
- ▶ Unique opportunity to combine the streetfront and entertainment venue



NEARBY RETAILERS



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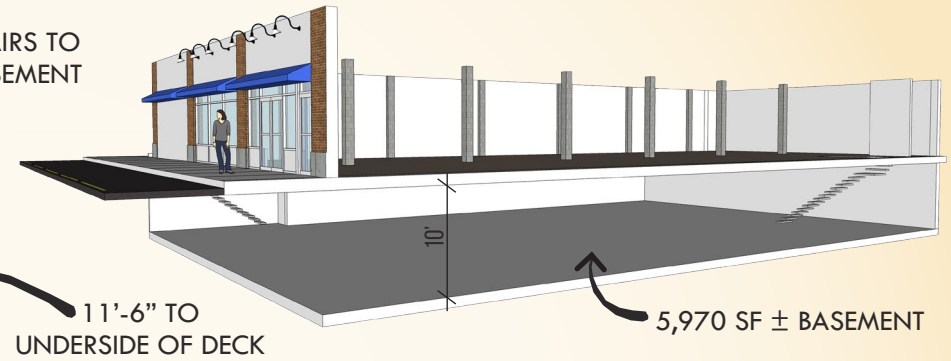
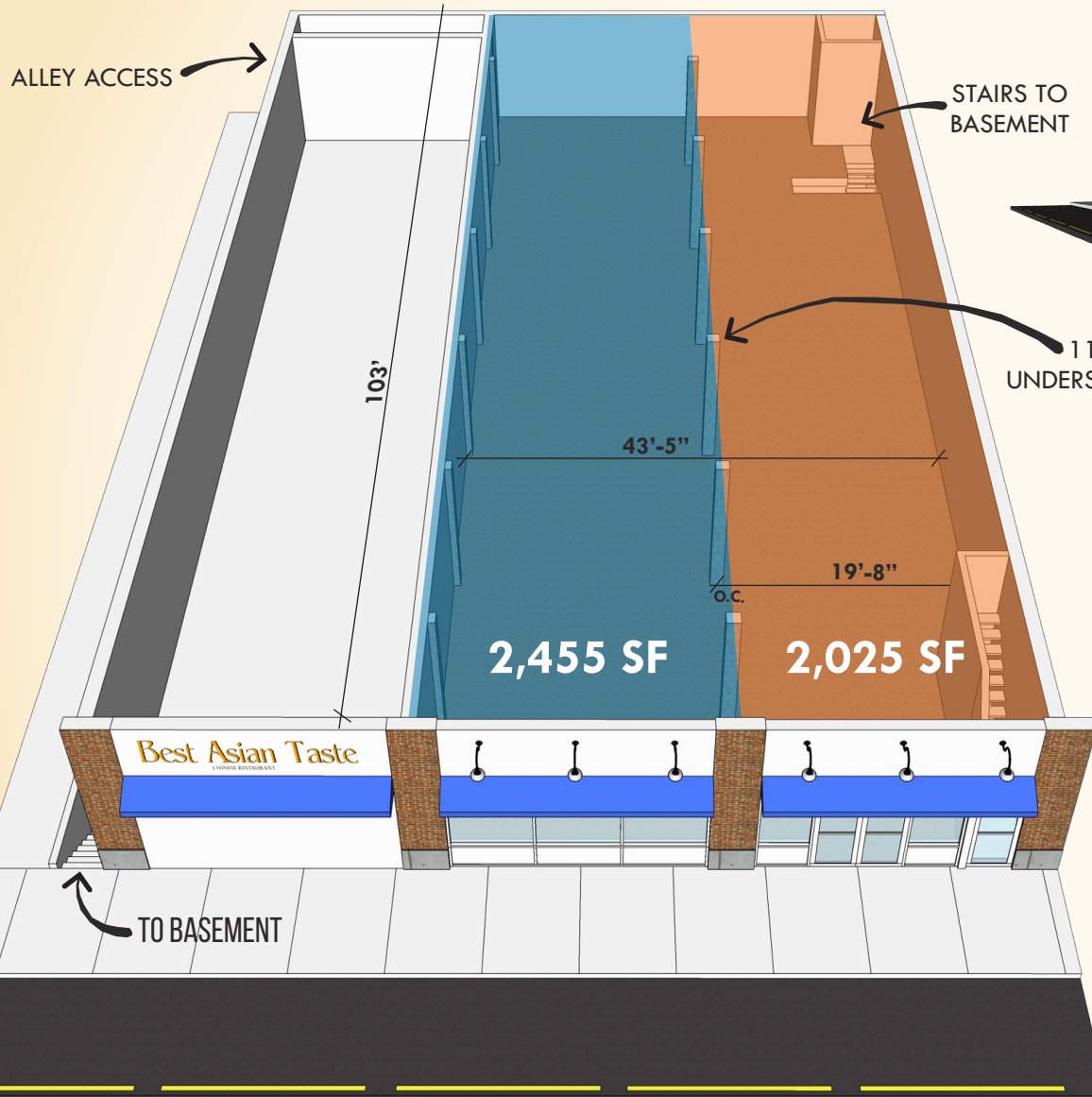
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# FLOOR PLAN (EXISTING)

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211



W. 36TH ST "THE AVENUE"

\* Measurements approximate



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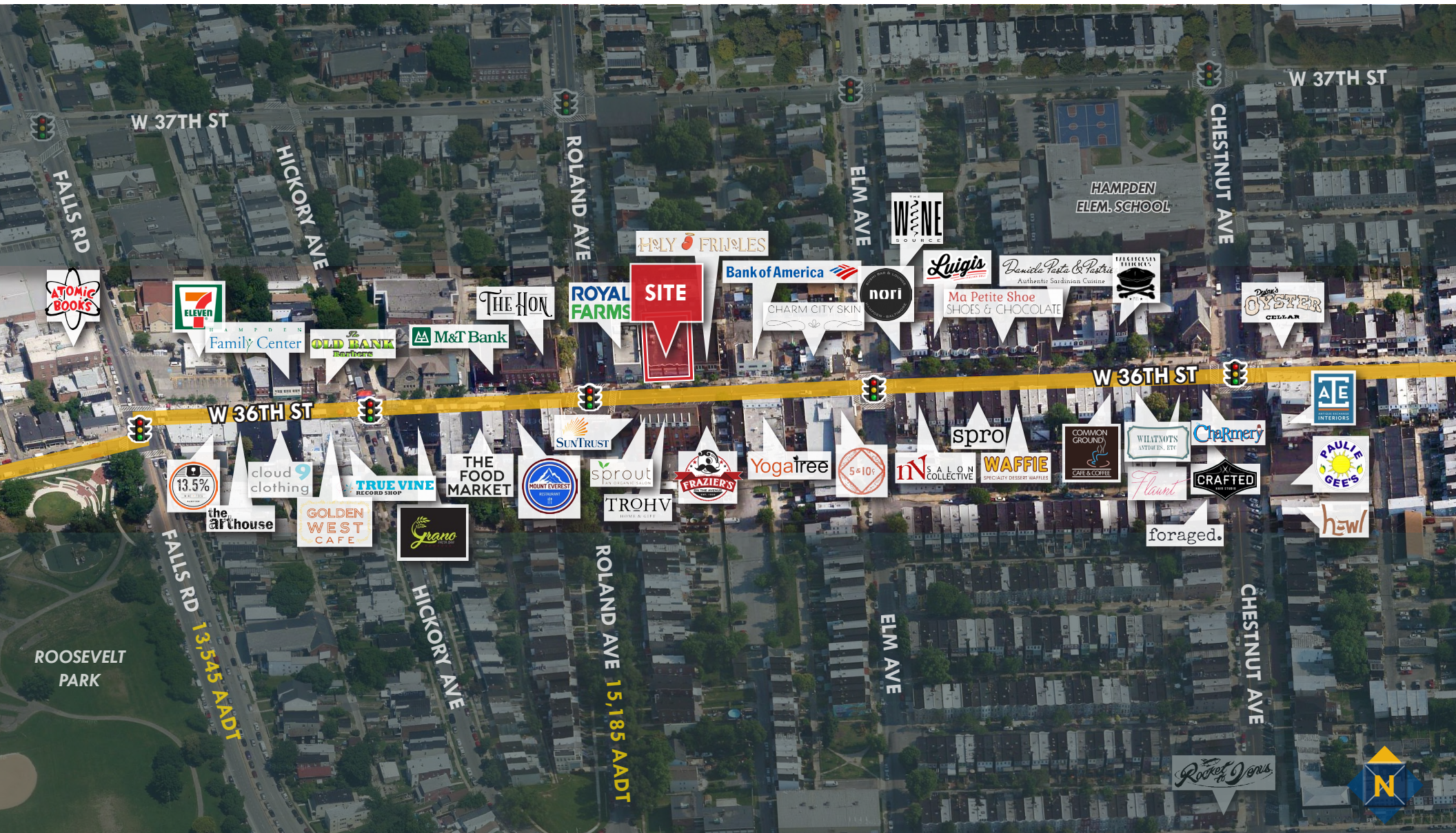


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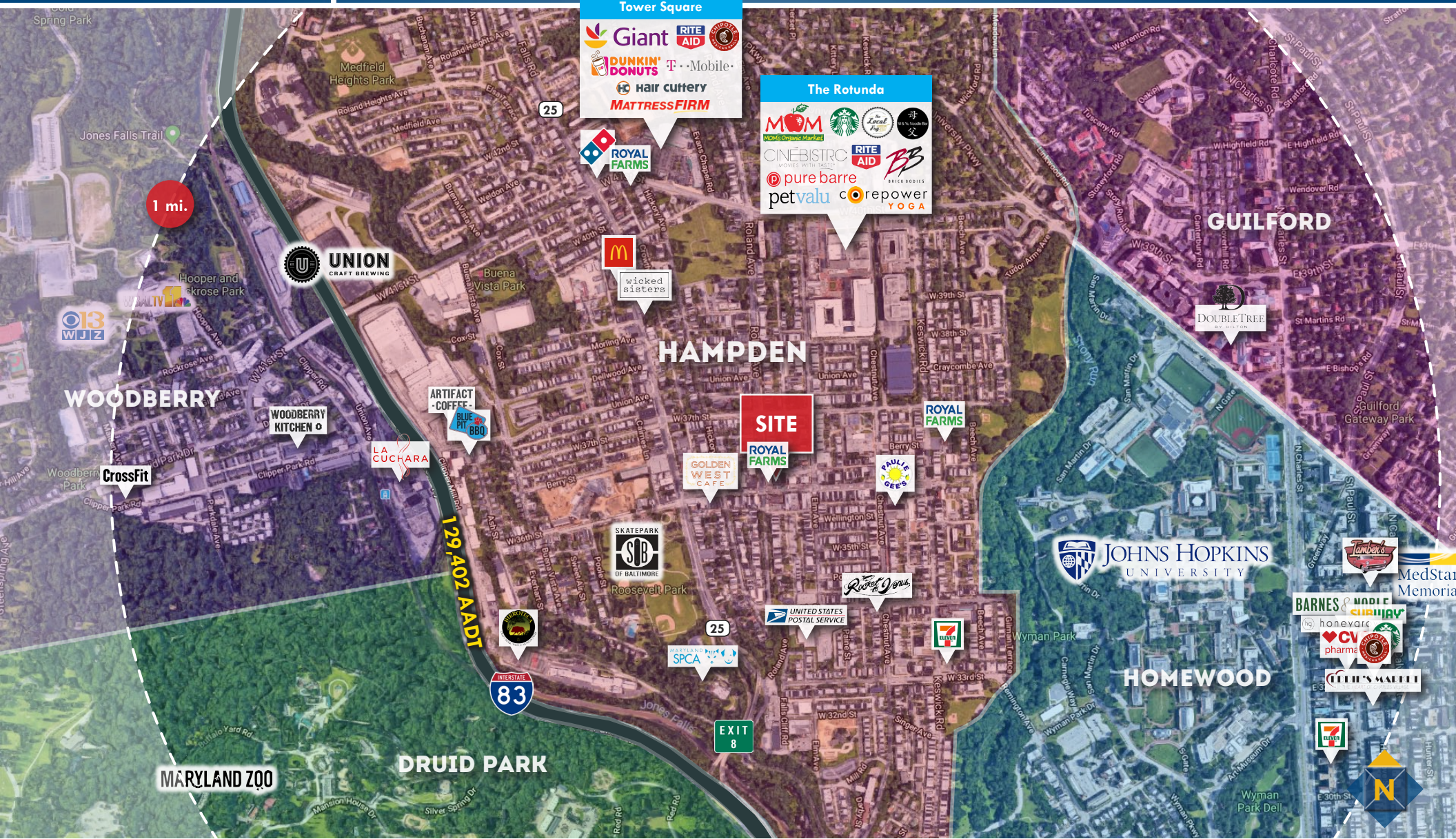


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# LOCAL TRADE AREA

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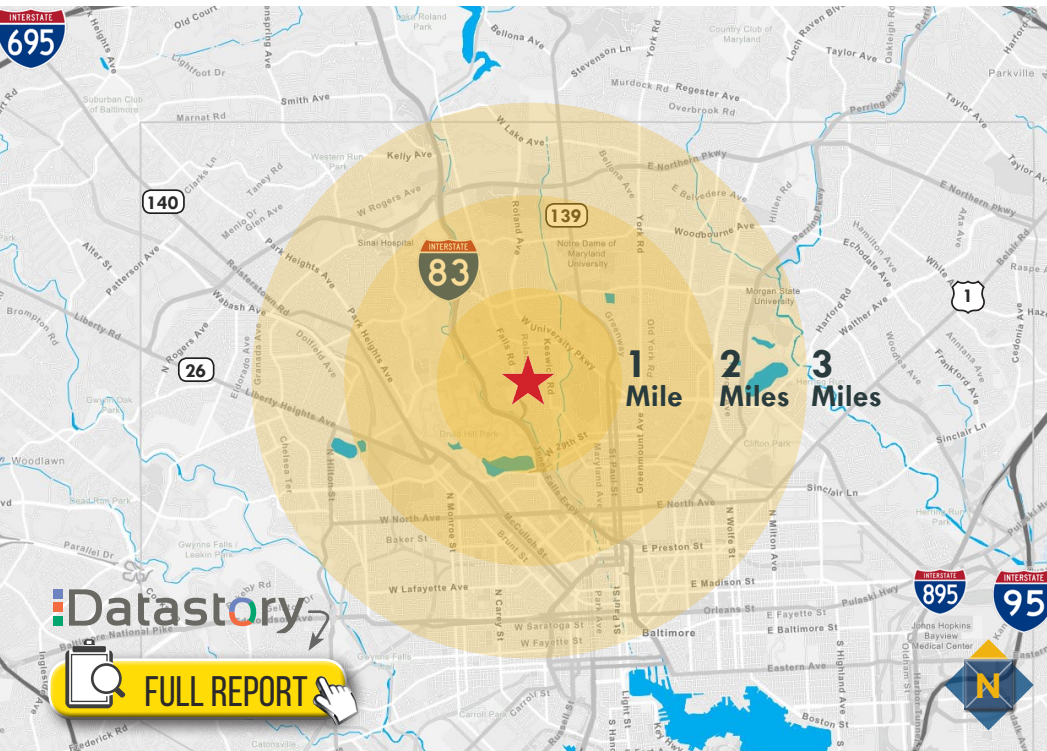


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# LOCATION / DEMOGRAPHICS

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211



<b>RESIDENTIAL POPULATION</b> 29,077 1 MILE 118,928 2 MILES 266,010 3 MILES	<b>NUMBER OF HOUSEHOLDS</b> 13,483 1 MILE 49,953 2 MILES 106,457 3 MILES	<b>AVERAGE HH SIZE</b> 1.89 1 MILE 2.19 2 MILES 2.29 3 MILES	<b>MEDIAN AGE</b> 33.7 1 MILE 35.5 2 MILES 36.1 3 MILES
<b>AVERAGE HH INCOME</b> \$83,052 1 MILE \$66,509 2 MILES \$61,086 3 MILES	<b>EDUCATION (COLLEGE+)</b> 77.2% 1 MILE 60.6% 2 MILES 54.7% 3 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 95.9% 1 MILE 91.1% 2 MILES 90.1% 3 MILES	<b>DAYTIME POPULATION</b> 40,213 1 MILE 125,787 2 MILES 316,447 3 MILES

**40%**  
EMERALD CITY  
1 MILE

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

**14%**  
METRO RENTERS  
1 MILE

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.

**12%**  
RETIREMENT COMMUNITIES  
1 MILE

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

**12%**  
DORMS TO DIPLOMAS  
1 MILE

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

**2.00**  
AVERAGE HH SIZE

**30.0**  
MEDIAN AGE

**\$,000**  
MEDIAN HH INCOME

[LEARN MORE](#)

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AVERAGE HH SIZE

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**2.20**  
AVERAGE HH SIZE

**21.5**  
MEDIAN AGE

**\$17,000**  
MEDIAN HH INCOME

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MEDIAN AGE

**\$17,000**  
MEDIAN HH INCOME

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