

# FOR LEASE

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## 5114 PARK HEIGHTS AVE

Baltimore, MD 21215

AVAILABLE SPACE  
1,496 SF

LEASE RATE  
\$15.00 SF/yr (NNN)



### OFFICE

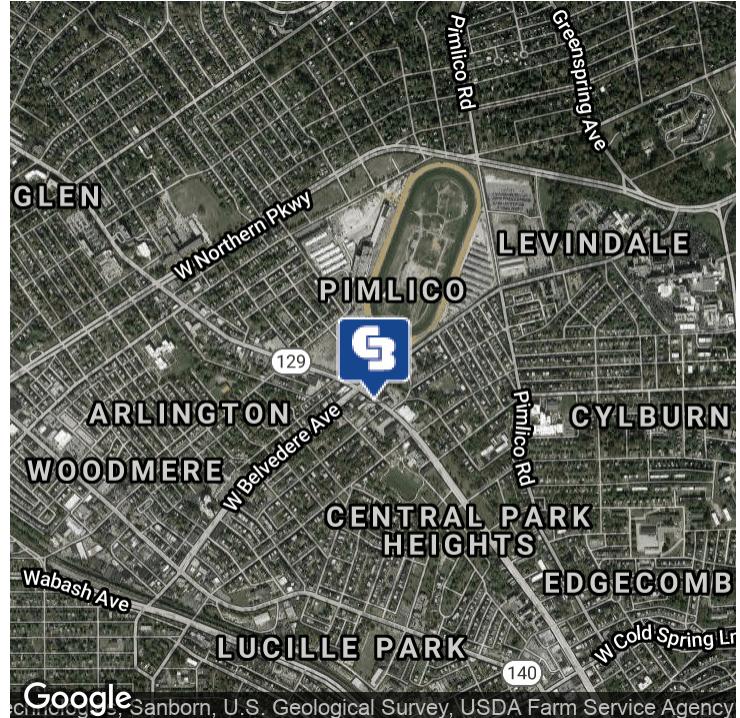
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## OFFERING SUMMARY

|                |                          |
|----------------|--------------------------|
| Available SF:  | 1,496 SF                 |
| Lease Rate:    | \$15.00 SF/yr (NNN)      |
| Lot Size:      | 0.03 Acres               |
| Year Built:    | 1940                     |
| Building Size: | 1,496 SF                 |
| Zoning:        | C-1 (Baltimore City, MD) |
| Market:        | Baltimore                |
| Submarket:     | Baltimore Northwest      |
| Traffic Count: | 14,763                   |

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## PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to announce the exclusive listing of 5114 Park Heights Ave, Baltimore, MD 21215 for lease. The space is currently buildout as a barbershop / hair salon.

Space is recently renovated in 2019 with fairly new FF&E and will be included with the lease of the space. Park Heights Ave currently sees 14,000+ VPD making the location an ideal for a new or existing barbershop / hair salon to take possession of this turn key operation.

For more information please contact:  
Faraz Cheema, MSRE, CCIM or Leon Robinson

## DEMOGRAPHICS

|                   | 0.5 MILES | 1 MILE   | 1.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 2,979     | 10,895   | 21,990    |
| Total Population  | 9,088     | 31,289   | 61,084    |
| Average HH Income | \$38,074  | \$46,887 | \$52,716  |

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### LOCATION DESCRIPTION

Walk Score: Very Walkable (74)

Transit Score: Good Transit (50)

Parking:

Street Parking

Commuter Rail:

West Baltimore Commuter Rail -  
14 min (Drive Time) 4.9 mi

Penn Station Commuter Rail -  
13 min (Drive Time), 5.9 mi

Airport:

Baltimore-Washington International Airport -  
33 min (Drive Time) 14.5 mi

Traffic Count:

Park Heights Ave & Spaulding Ave SE - 14,471 VPD

Park Heights Avenue & Spaulding Ave NW - 14,763 VPD

W Belvedere Ave & Park Heights Ave SW - 12,574 VPD

West Garrison Avenue & Queensberry Ave NE - 1,815 VPD

Hayward Ave & Park Heights Ave NE - 2,763 VPD



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## LOCATION INFORMATION

|                     |  |
|---------------------|--|
| Street Address      | 5114 Park Heights Ave                      |
| City, State, Zip    | Baltimore, MD 21215                        |
| County              | Baltimore City                             |
| Market              | Baltimore                                  |
| Sub-market          | Baltimore Northwest                        |
| Cross-Streets       | Spaulding Ave                              |
| Side of the Street  | Northwest                                  |
| Signal Intersection | No   |
| Road Type           | Paved                                      |
| Market Type         | Large                                      |
| Nearest Highway     | MD - 129 (Park Heights Ave)                |
| Nearest Airport     | Baltimore-Washington International Airport |

## BUILDING INFORMATION

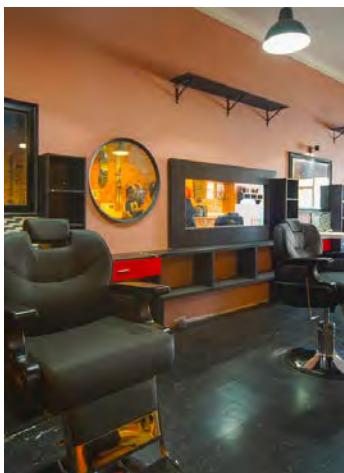
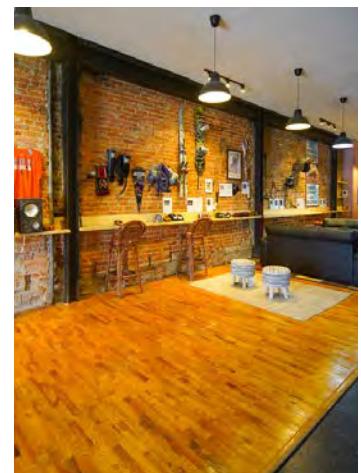
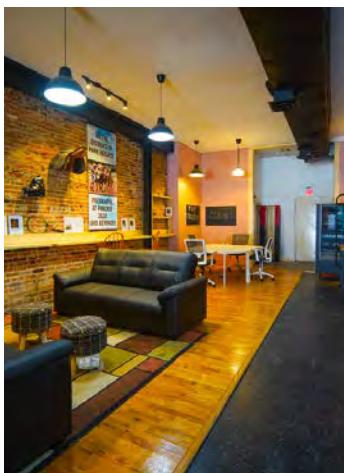
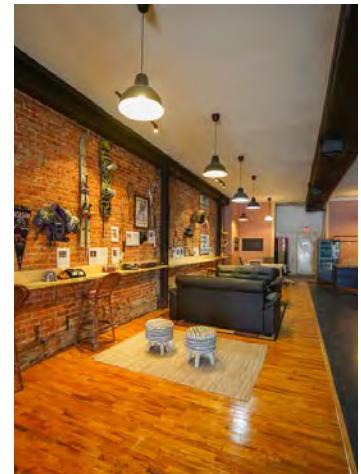
|                     |          |
|---------------------|----------|
| Occupancy %         | 0.0%     |
| Tenancy             | Single   |
| Number of Floors    | 2        |
| Year Built          | 1940     |
| Gross Leasable Area | 1,496 SF |
| Construction Status | Existing |
| Condition           | Fair     |
| Free Standing       | No       |
| Number of Buildings | 1        |

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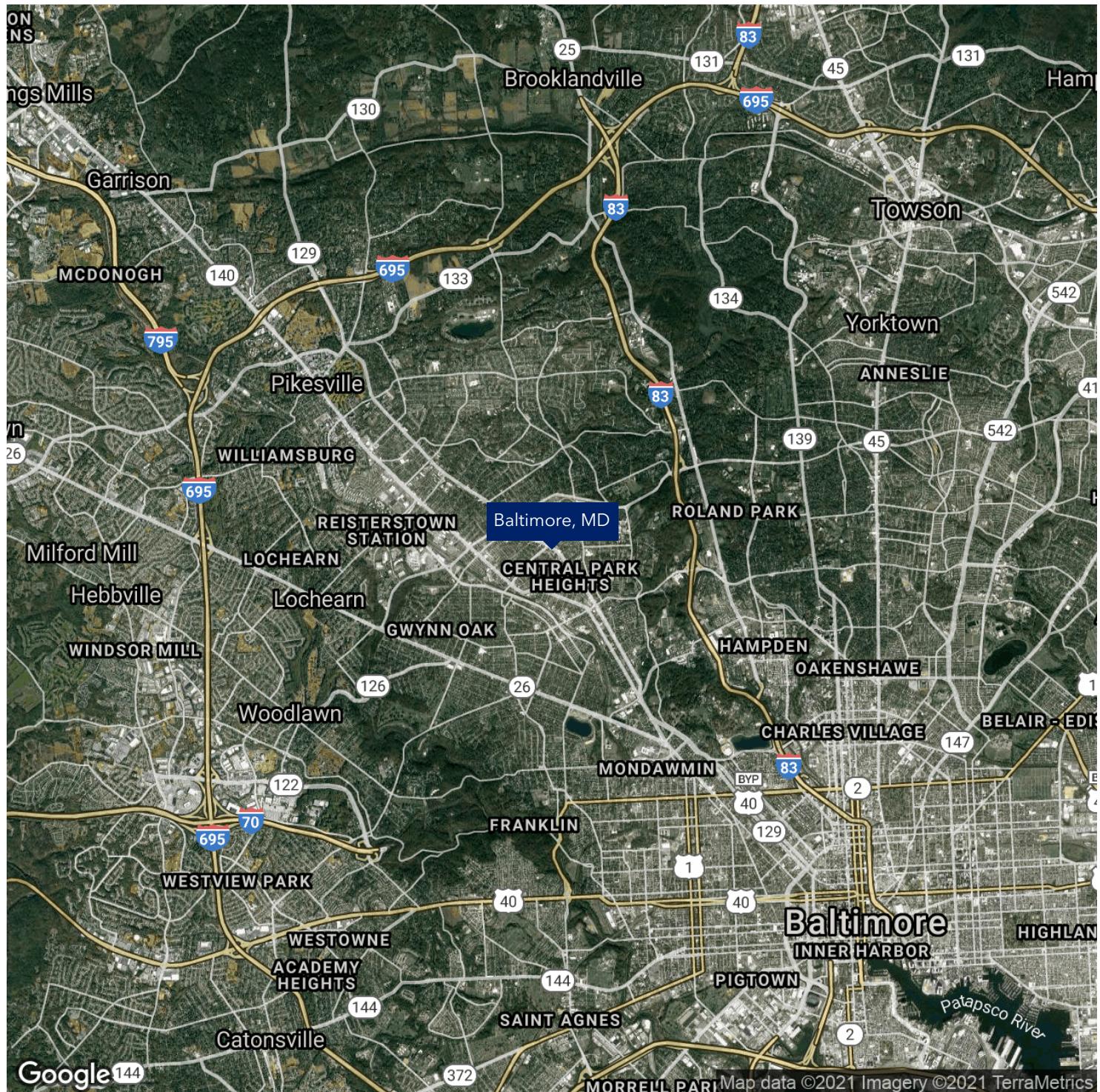
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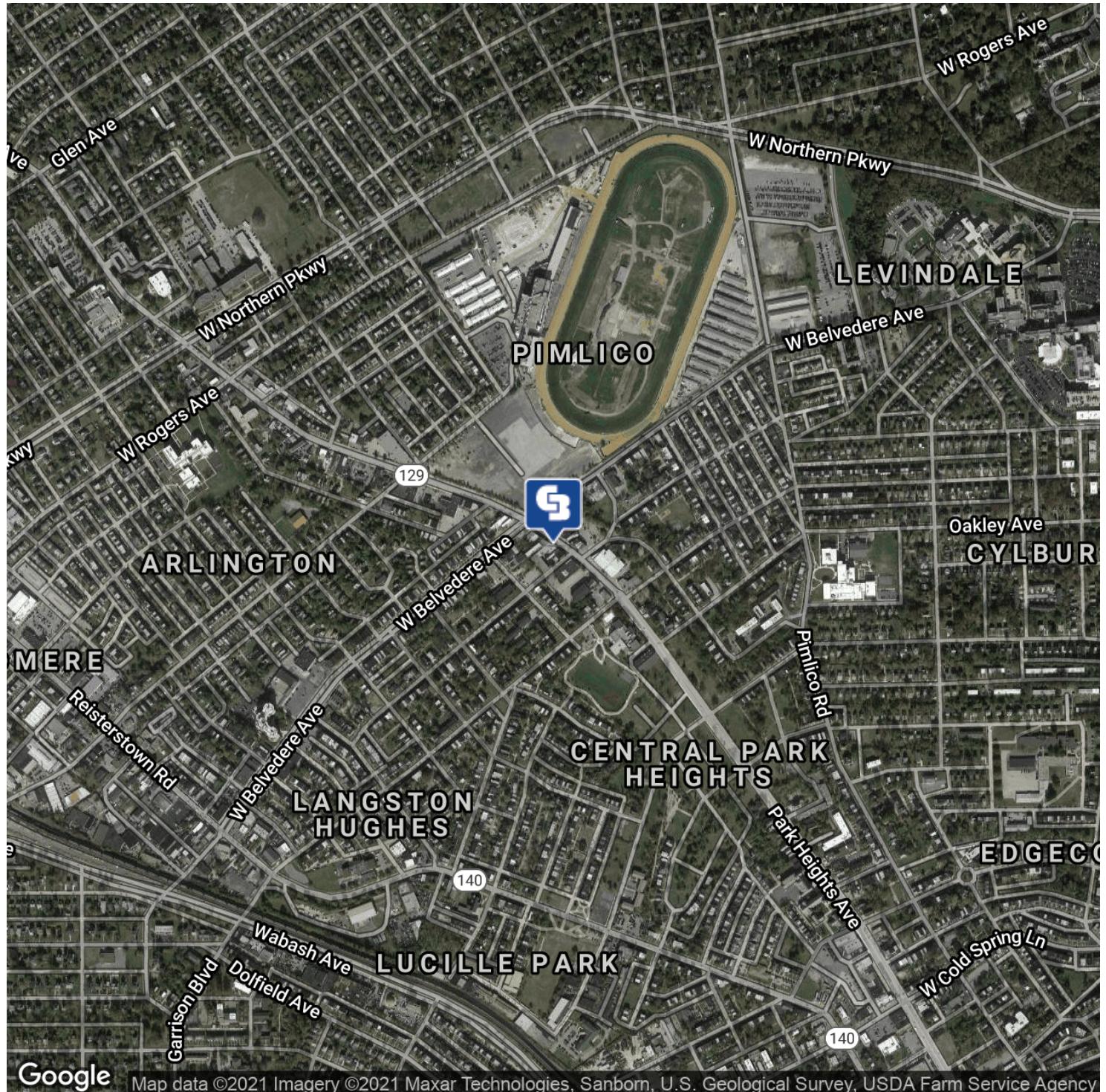
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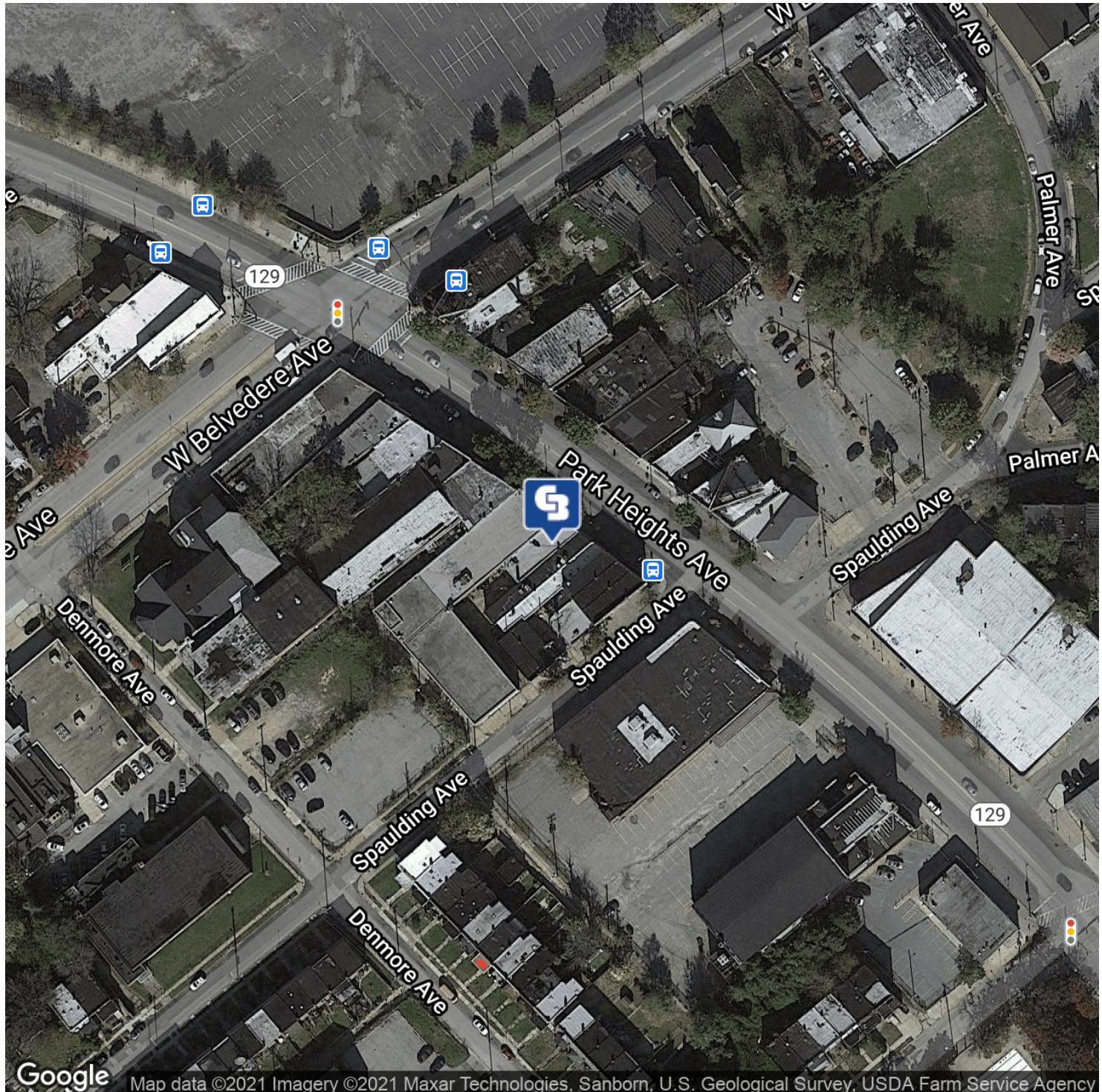
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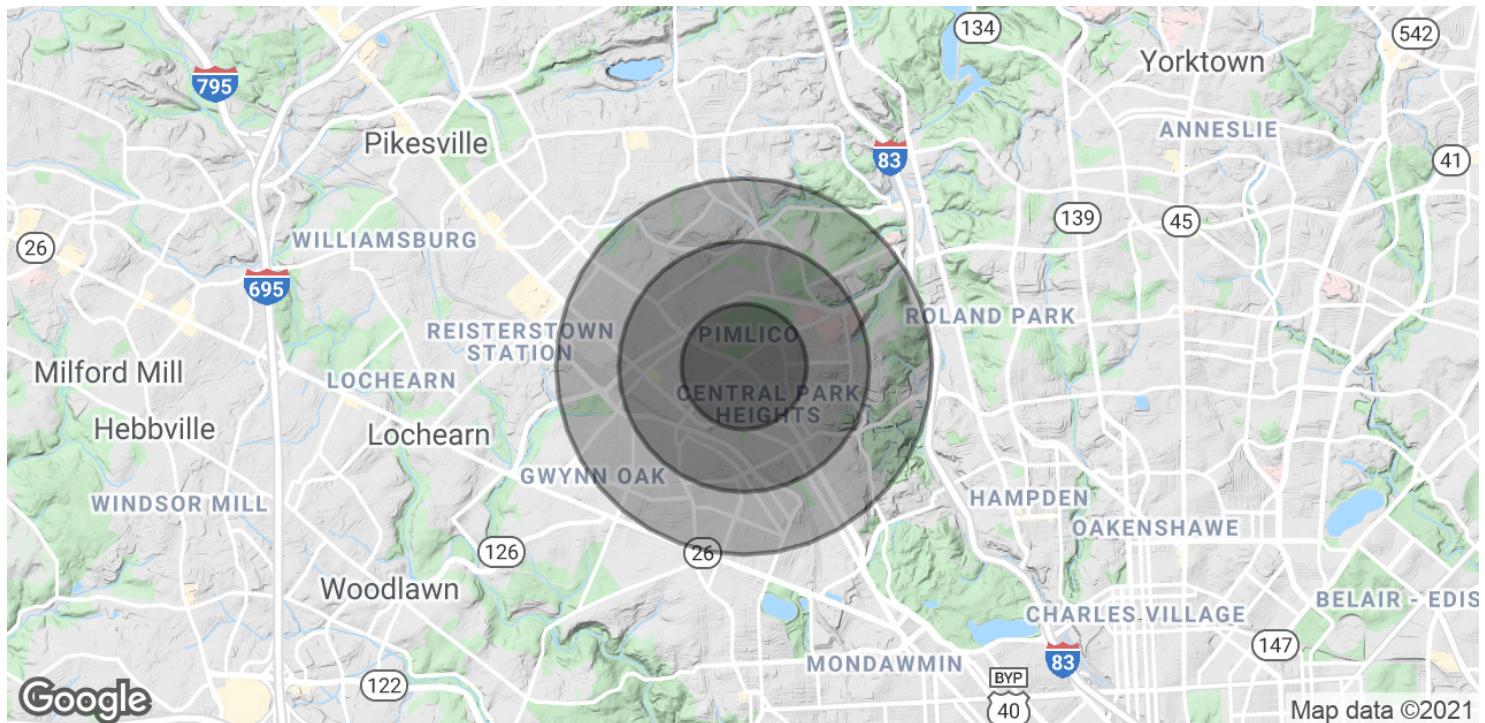
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| POPULATION           | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 9,088     | 31,289 | 61,084    |
| Average age          | 37.5      | 39.0   | 38.6      |
| Average age (Male)   | 32.8      | 35.9   | 36.1      |
| Average age (Female) | 40.2      | 41.3   | 40.5      |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,979     | 10,895    | 21,990    |
| # of persons per HH | 3.1       | 2.9       | 2.8       |
| Average HH income   | \$38,074  | \$46,887  | \$52,716  |
| Average house value | \$86,070  | \$183,226 | \$228,131 |

\* Demographic data derived from 2010 US Census

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