



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

CBCWORLDWIDE.COM

5114 PARK HEIGHTS AVE

Baltimore, MD 21215

AVAILABLE SPACE
1,496 SF

LEASE RATE
\$15.00 SF/yr (NNN)



OFFICE

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Leon Robinson
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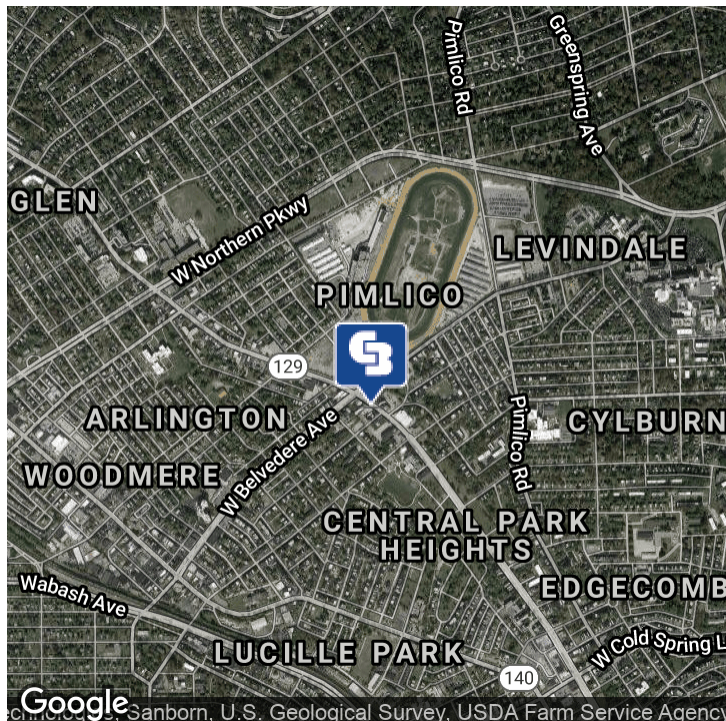
12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



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Baltimore, MD 21215

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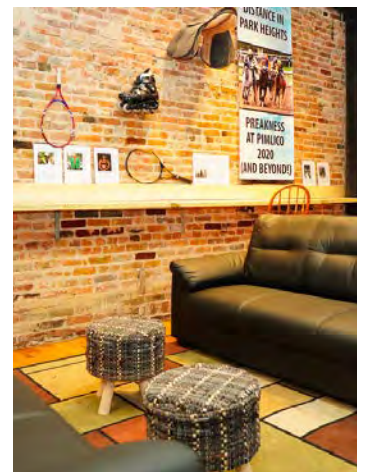
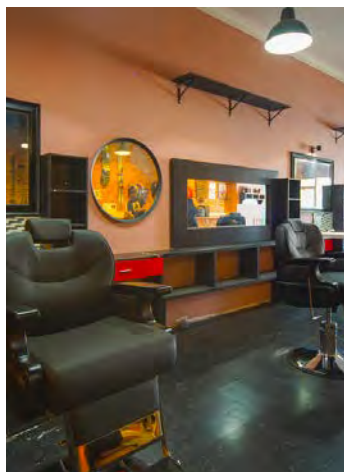
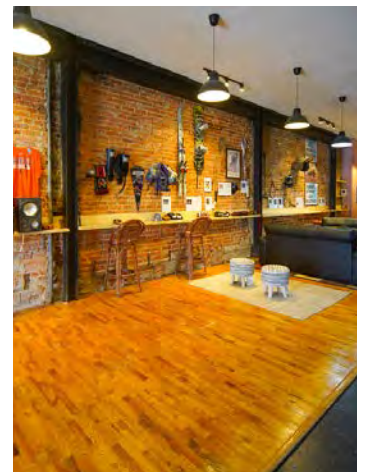
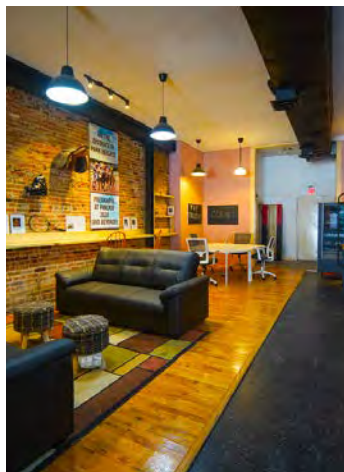
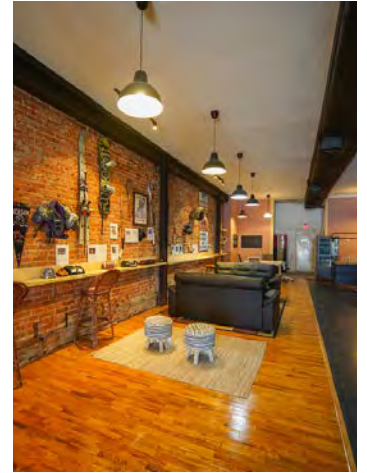
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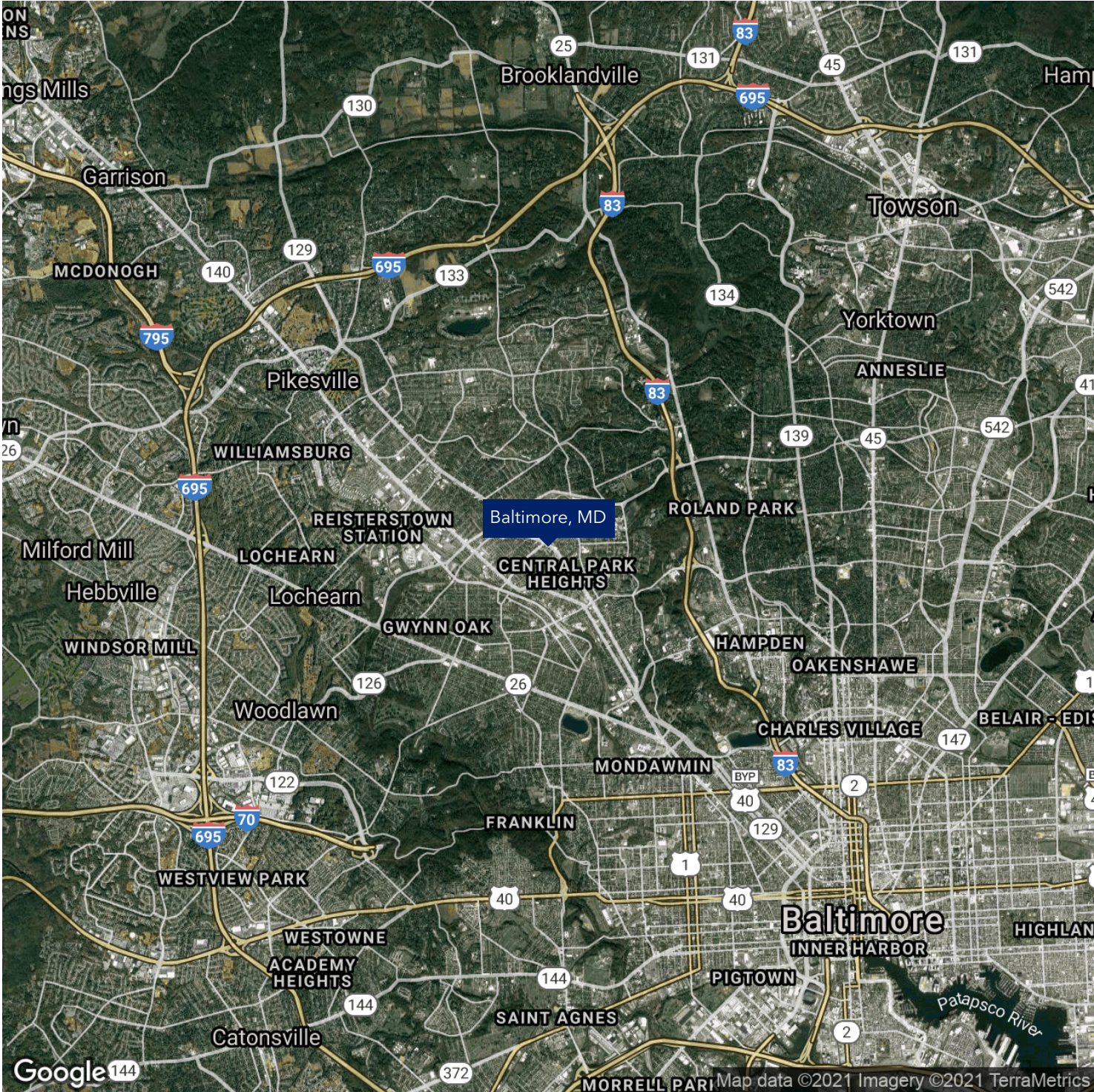
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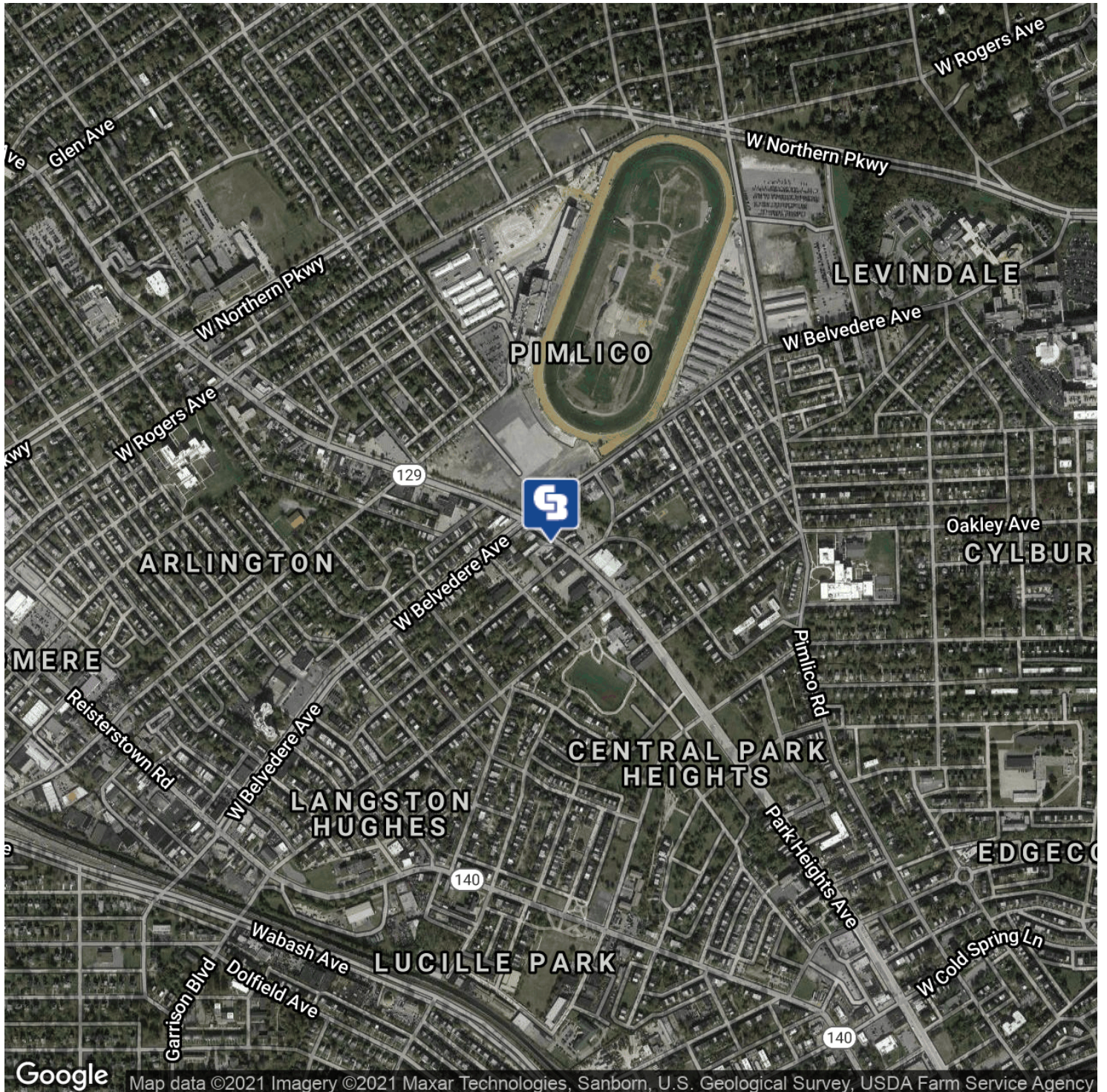
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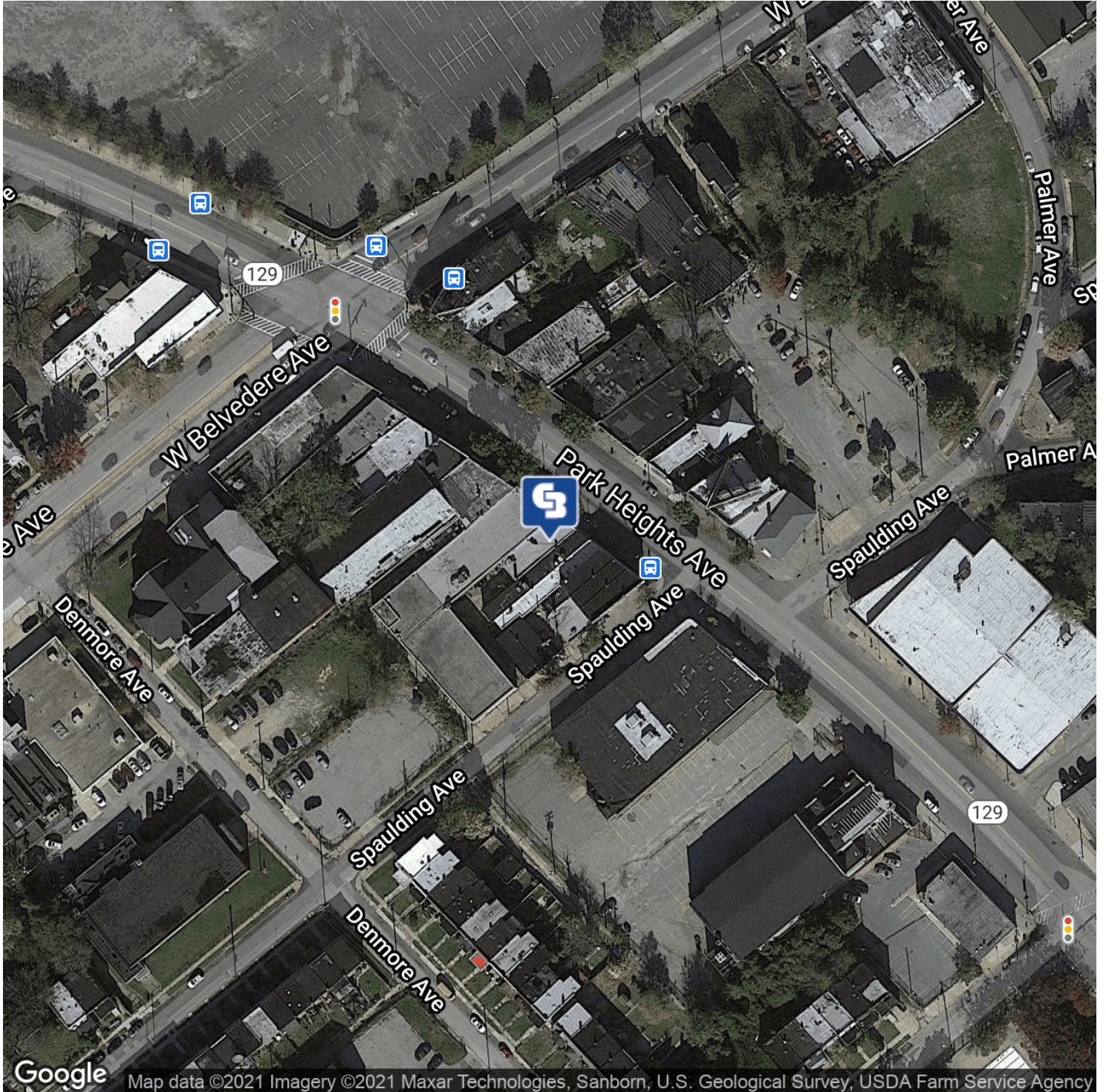
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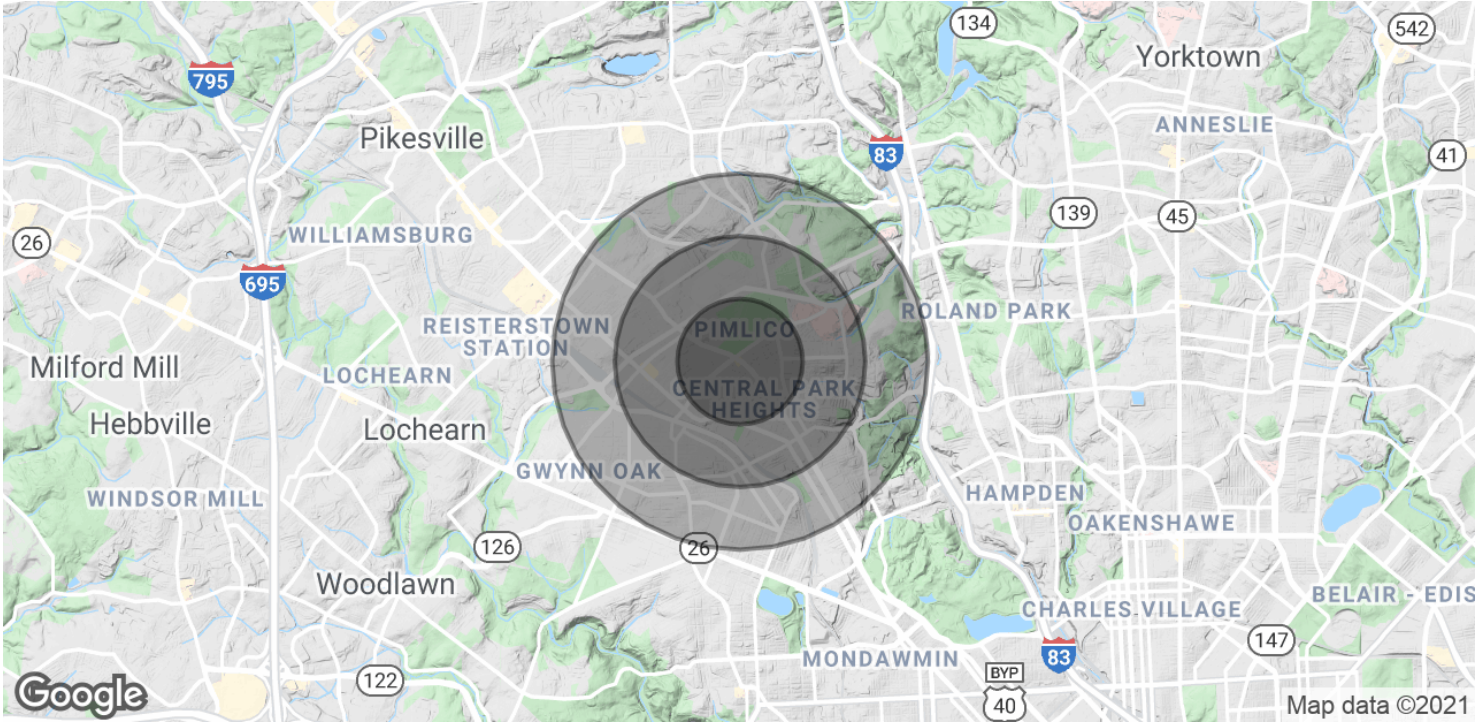
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	9,088	31,289	61,084
Average age	37.5	39.0	38.6
Average age (Male)	32.8	35.9	36.1
Average age (Female)	40.2	41.3	40.5

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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