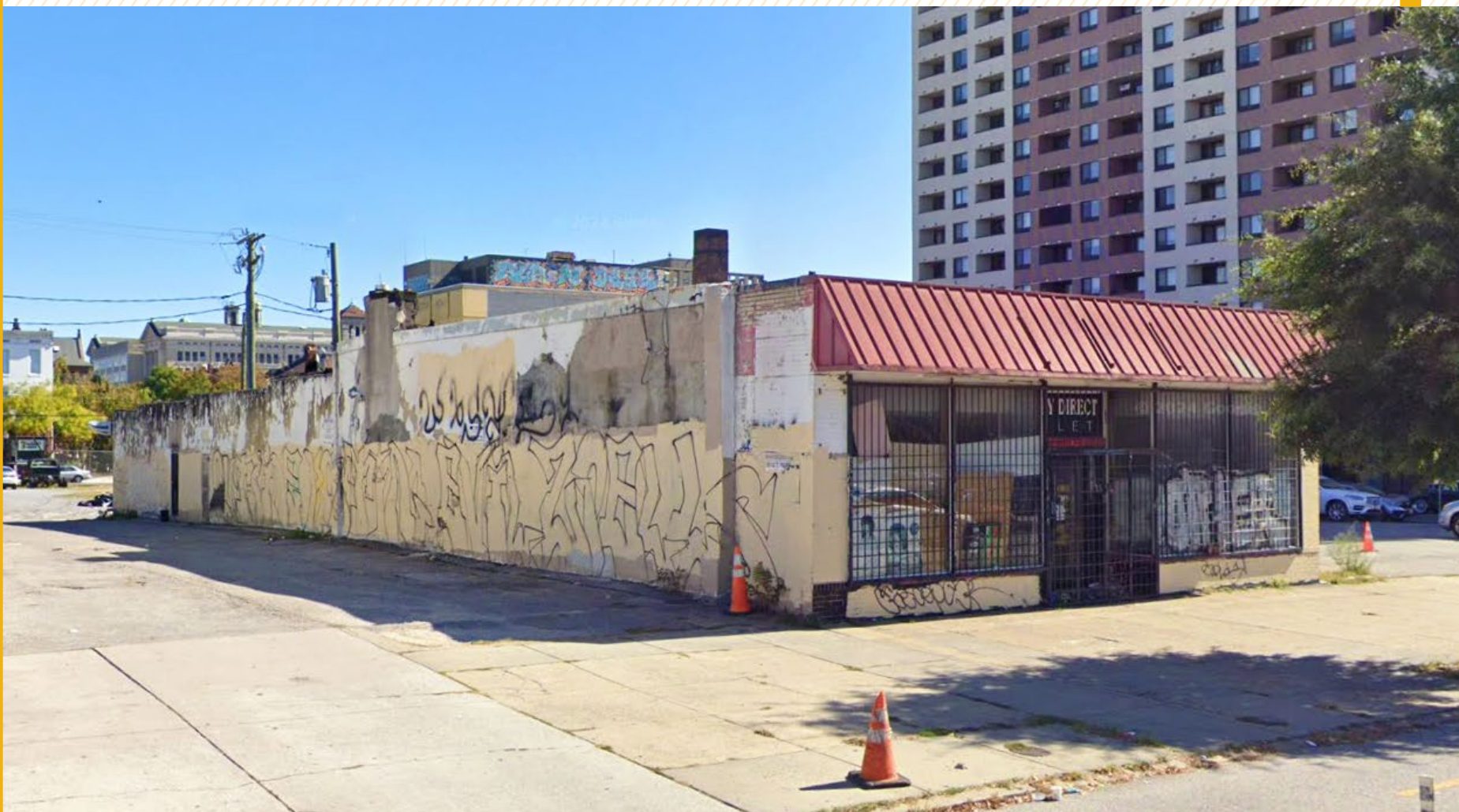




FOR **SALE**

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

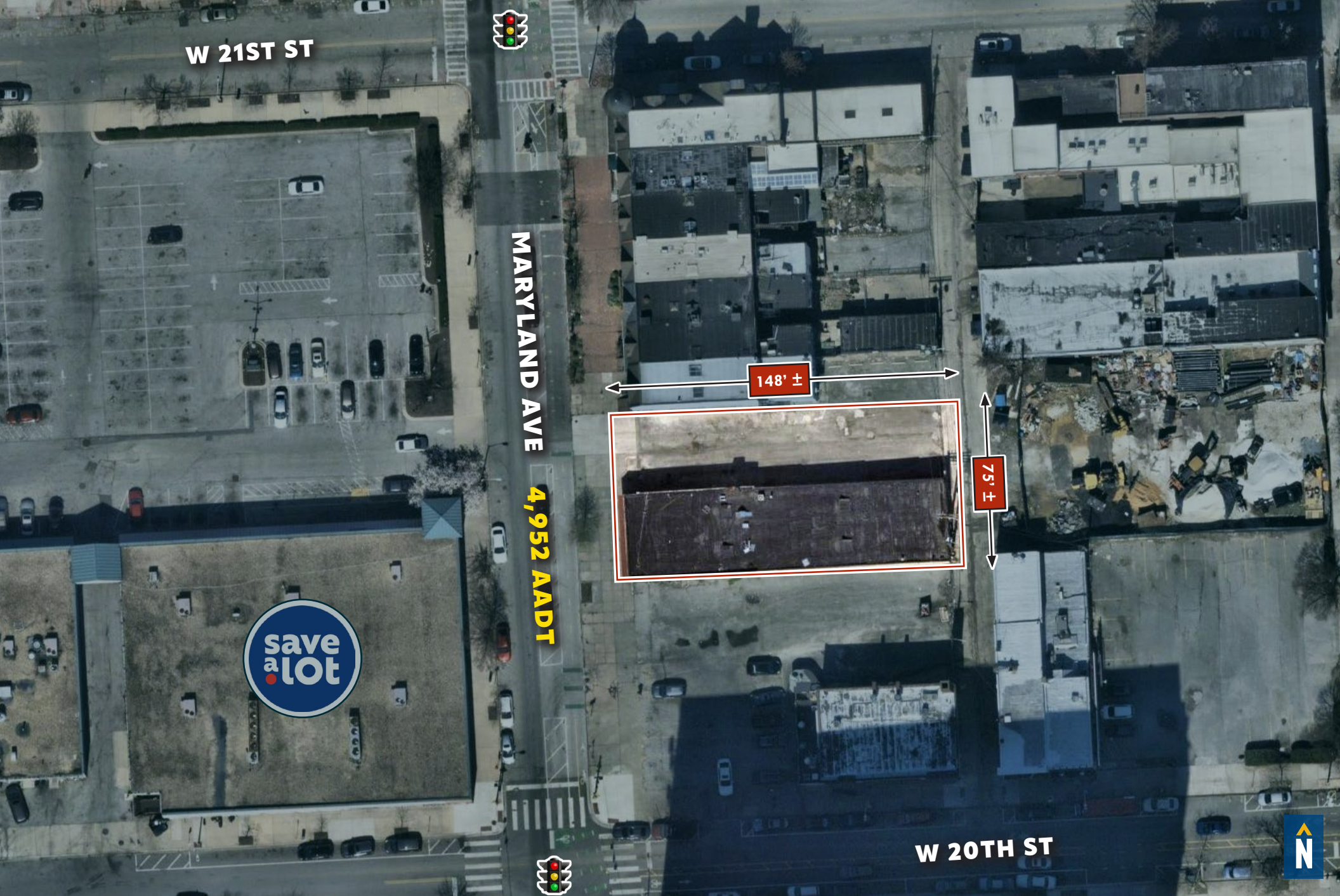
TRAFFIC COUNT:

4,952 AADT (MARYLAND AVE)

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

AERIAL



W 21ST ST



MARYLAND AVE
4,952 AADDT

148' ±

75' ±



W 20TH ST



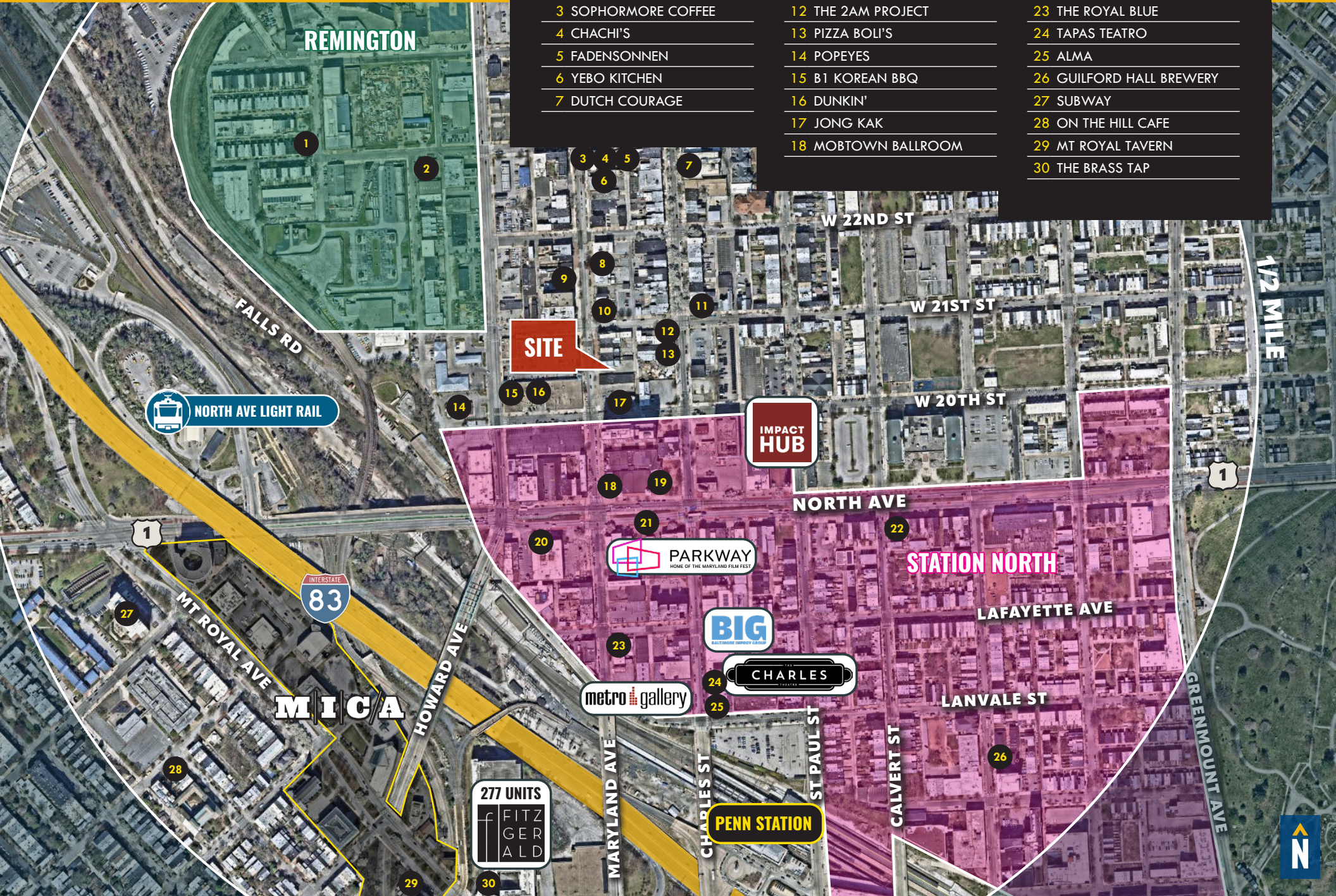
MARKET AERIAL

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



SITE

IMPACT HUB

PARKWAY
HOME OF THE MARYLAND FILM FEST

BIG
RESTAURANT GROUP

CHARLES
RESTAURANT

metro gallery

PENN STATION

277 UNITS
FITZGERALD

MICA

STATION NORTH

LAFAYETTE AVE

LANVALE ST

W 22ND ST

W 21ST ST

W 20TH ST

NORTH AVE

FALLS RD

NORTH AVE LIGHT RAIL

MT ROYAL AVE

HOWARD AVE

MARYLAND AVE

CHARLES ST

ST PAUL ST

CALVERT ST

GREENMOUNT AVE

1/2 MILE



DEMOGRAPHICS

2024

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

RESIDENTIAL POPULATION



43,369	142,354	283,296
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DAYTIME POPULATION



50,366	256,007	393,340
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AVERAGE HOUSEHOLD INCOME



\$81,740	\$80,109	\$93,087
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NUMBER OF HOUSEHOLDS



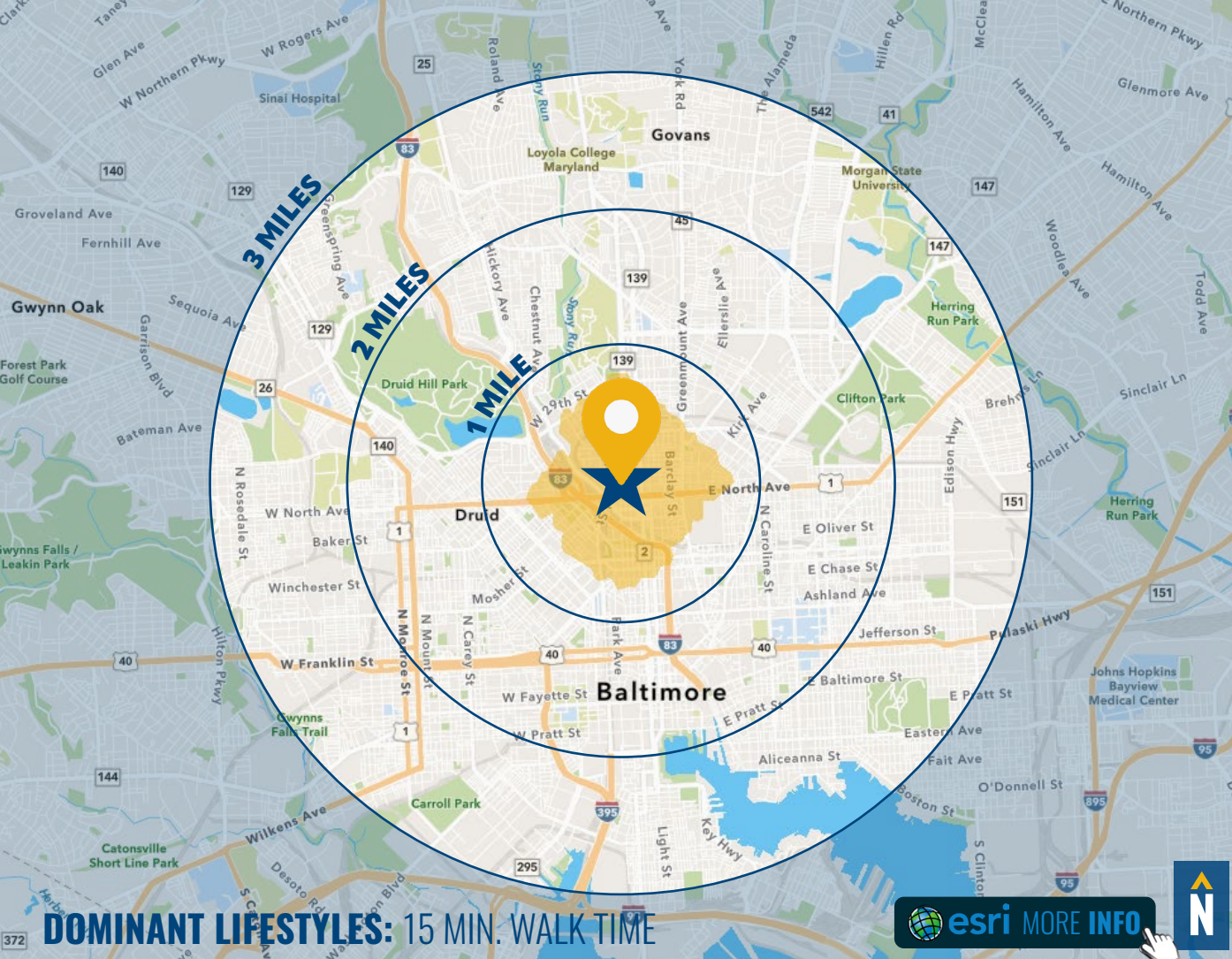
21,920	68,916	129,226
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MEDIAN AGE



34.2	34.8	34.8
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FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

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**

FOR MORE INFO **CONTACT:**

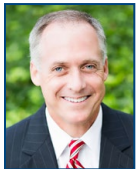


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