



3415 Eastern Ave | Baltimore, MD 21224
\$3,102,000 | 5.75% CAP

BANK OF AMERICA



Bank of America 

3417

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803

📞 (516) 864.8000

🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037

📞 (858) 348.8700

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Financial Info

Lease Details	Bank of America
Annual Rent:	\$178,368
Lease Expiration:	6/30/2028
Renewal Options:	5 5 Year Options
Rental Increases:	5% Every 5 Years
Lease Type:	Fee Simple
Landlord Responsibility:	NN
Lease Guarantor:	Bank of America Corporate
Lease Commencement:	6/30/2003
2025 FDIC Deposits:	\$134,792,000
Building Details	
Building Size:	18,017 SF
Lot Size:	0.49 Acres
Private Parking:	Yes
Price: \$3,102,000 (5.75% CAP)	



Highlights

- Long Term Operating History | 20+ Years.
- Located in a densely populated area of downtown Baltimore.
- Features roughly two dozen rare off-street parking spaces.
- Positioned along Eastern Ave, seeing over 21,600 VPD.
- This location is classified as a "Banking Center" due to its sizable unit of the banks business banking division.



Eastern Ave - 21,633 VPD

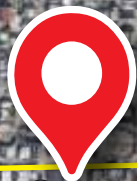
M&T Bank



Eastern Ave - 21,633 VPD

Interstate 895 - 30,952 VPD

Interstate 95 - 153,227 VPD

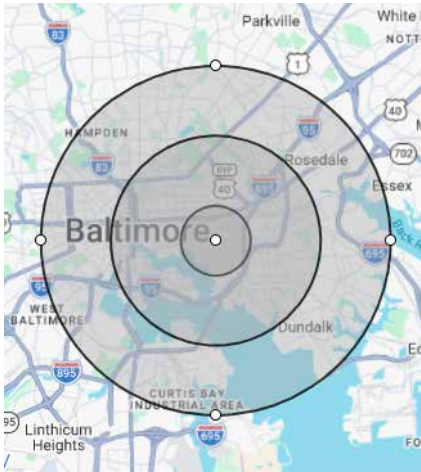




POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	40,098	193,032	472,608
2025 POPULATION	37,052	190,820	469,551
2030 POPULATION PROJECTION	36,152	189,452	467,162

WHITE	19,254	71,547	160,904
BLACK	6,225	79,975	225,996
AMERICAN INDIAN/ALASKAN NATIVE	948	2,114	3,592
ASIAN	1,011	5,892	14,835
HAWAIIAN & PACIFIC ISLANDER	0	26	110
TWO OR MORE RACES	9,613	31,266	64,114
HISPANIC ORIGIN	9,816	28,086	51,584

2020 HOUSEHOLDS	17,310	87,812	201,401
2025 HOUSEHOLDS	15,986	86,460	199,466
2030 HOUSEHOLD PROJECTION	15,584	85,696	198,169
OWNER OCCUPIED HOUSEHOLDS	7,721	32,317	84,174
RENTER OCCUPIED HOUSEHOLDS	7,864	53,380	113,995
AVG HOUSEHOLD INCOME	\$127,190	\$94,110	\$84,708
MEDIAN HOUSEHOLD INCOME	\$104,834	\$67,157	\$61,315





Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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Canton

Patterson Park

Highland Haus
66 Units

Archbishop
Borders School

S HIGHLAND AVE

FLEET ST

EASTERN AVE



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The Porter
Apartments
443 Units

The National
Apartments
60 Units

The Gunther
Apartments
162 Units

Brewers Hill
Domain
Apartments
180 Units

Canton Middle
School

Archbishop
Borders School

Newer Luxury
Townhomes

FLEET ST

EASTERN AVE

21,822 VPD

Bank of America is an American multinational investment bank and financial services holding company headquartered at the Bank of America Corporate Center in Charlotte, North Carolina, with investment banking and auxiliary headquarters in Manhattan. The bank was founded in San Francisco, California. It is the second-largest banking institution in the United States, its primary financial services revolve around commercial banking, wealth management, and investment banking.



Credit Rating
A1 A- (S&P)

Locations
3,900+

Revenue
\$113.1 Billion

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Baltimore is the most populous city in the U.S. state of Maryland. It is the 30th-most populous U.S. city with a population of 585,708 at the 2020 census and estimated at 569,997 in 2025. Baltimore has more public statues and monuments per capita than any other city in the U.S. Nearly one third of the buildings (over 65,000) are designated as historic in the National Register, more than any other U.S. city. Baltimore has a total area of 92.1 square miles, of which 80.9 sq mi is land and 11.1 sq mi is water.



Baltimore, MD



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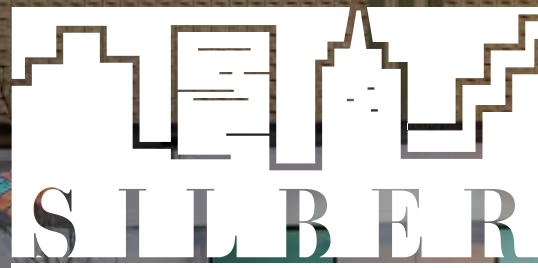
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BANK OF AMERICA

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Investment Properties Ltd.

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