



WAREHOUSE/FLEX BUILDING

3010 HAMILTON AVENUE | BALTIMORE, MARYLAND 21214

FOR
**LEASE/
SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7,317 square foot warehouse/flex building
- Four (4) drive-in doors total (2 in front, 2 in rear)
- 65 feet \pm of frontage
- Two means of access/entry: Hamilton Avenue (front) and Wisteria Avenue (rear)
- Just off the signalized intersection with Harford Road/Rt. 147 (23,254 cars/day)
- Nearby retailers include Harvest Fare Supermarket, Dunkin', Royal Farms and more!



BUILDING SIZE:

7,317 SF \pm

LOT SIZE:

0.32 ACRES \pm

TRAFFIC COUNT:

8,245 AADT (HAMILTON AVE)

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

RENTAL RATE:

\$7.95 PSF, NNN

RE TAXES:

\$6,042.38 (2025-2026)

SALE PRICE:

\$850,000



GOOGLE STREET VIEW

AERIAL / PARCEL OUTLINE



DRIVE-IN

RICHARD AVE

ΩMEGA
BAPTIST CHURCH

HAMILTON AVE

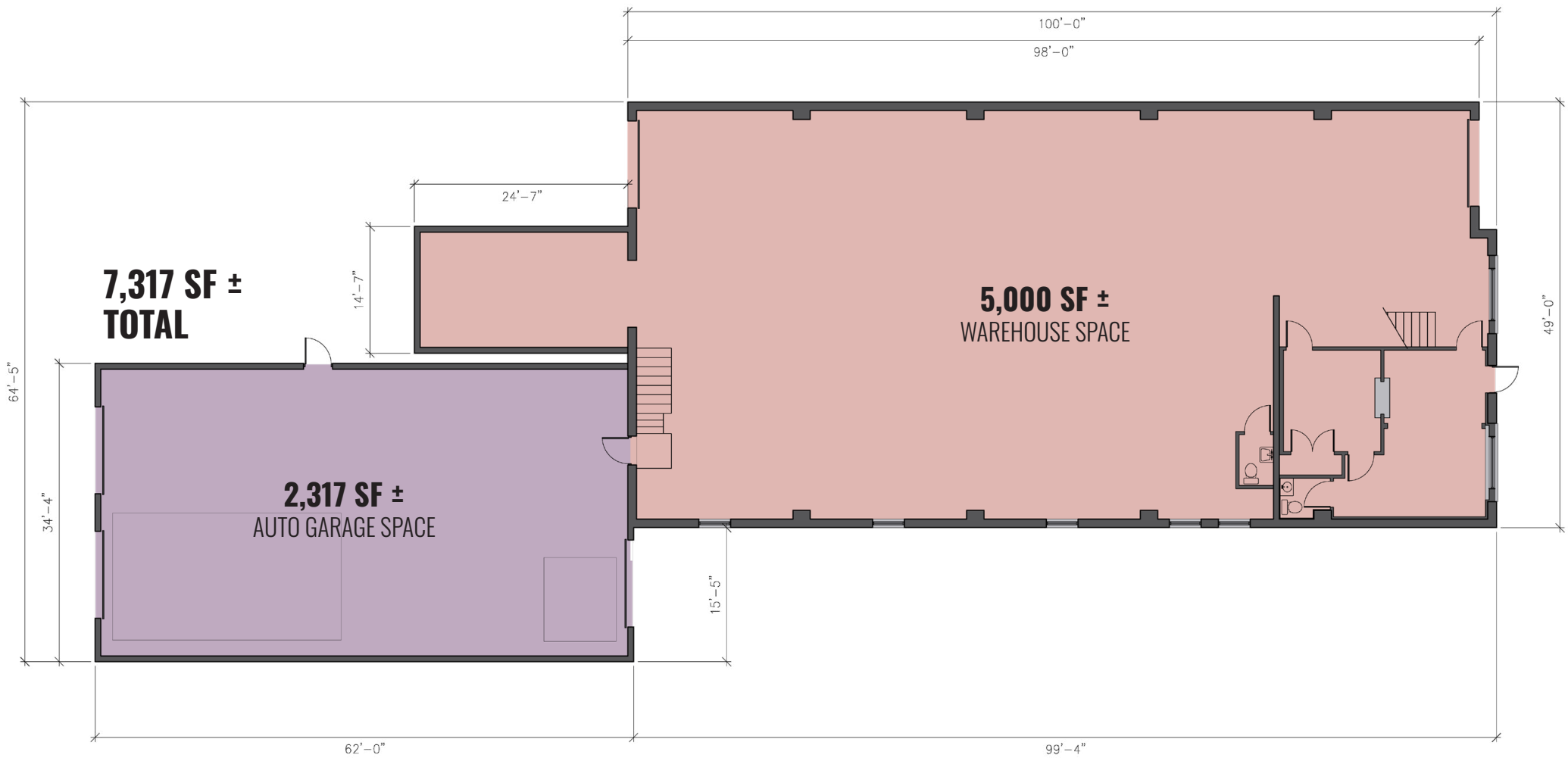
WISTERIA AVE

5,000 SF ±

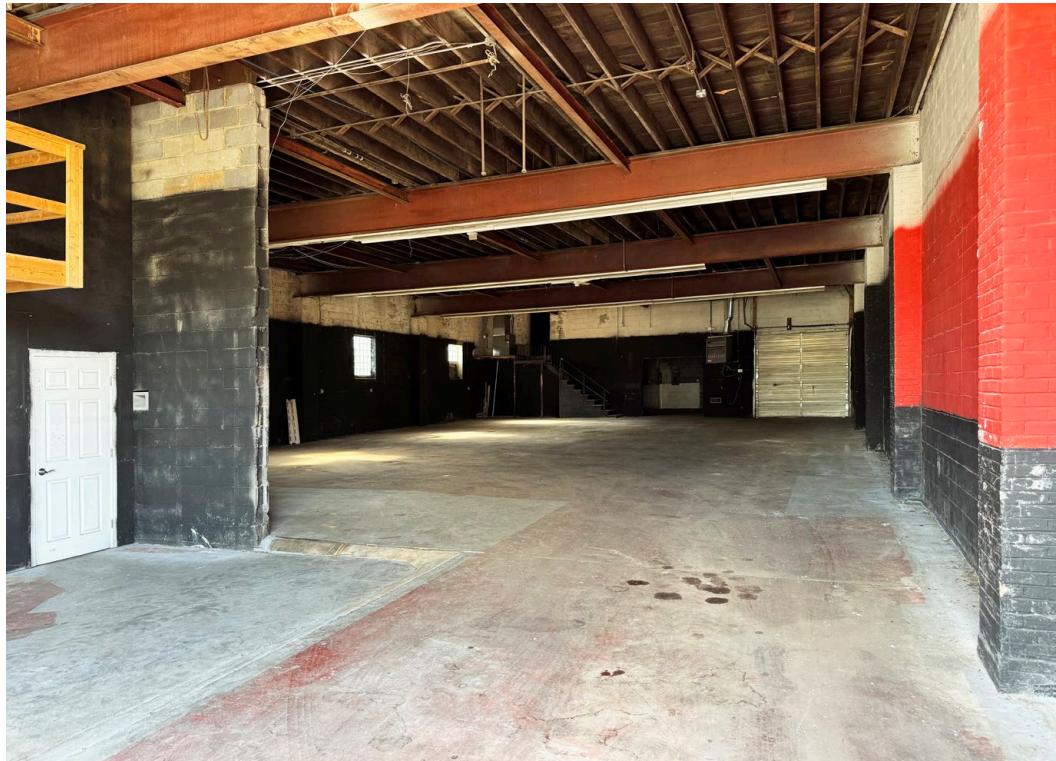
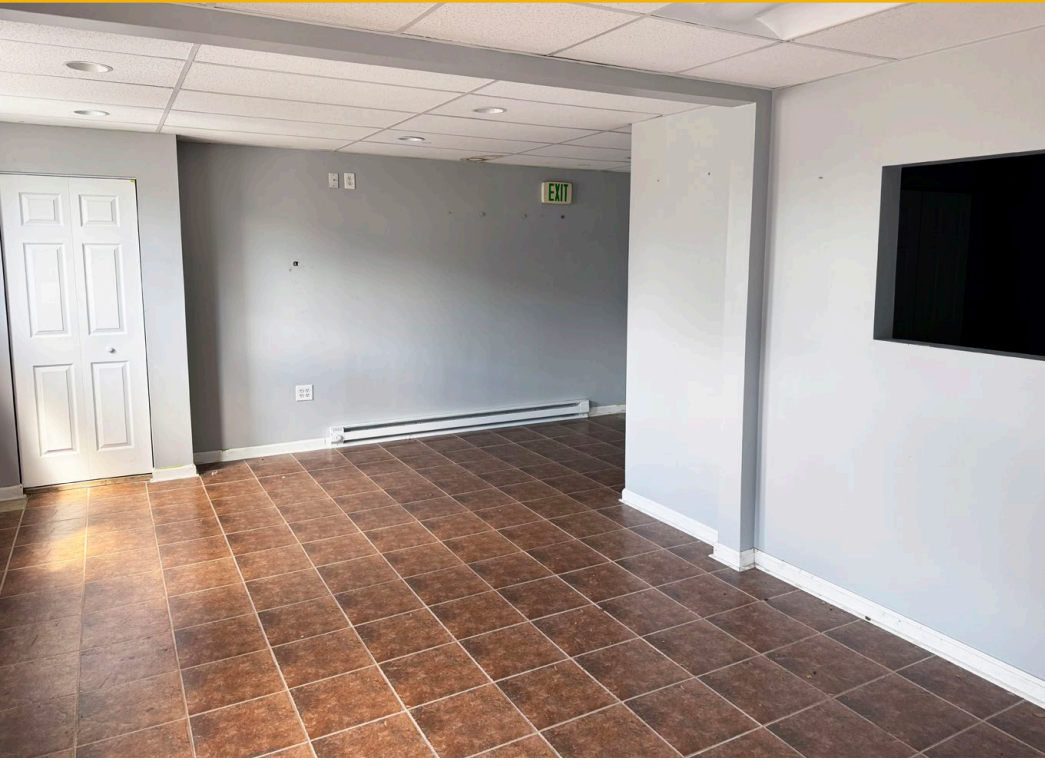
2,317 SF ±



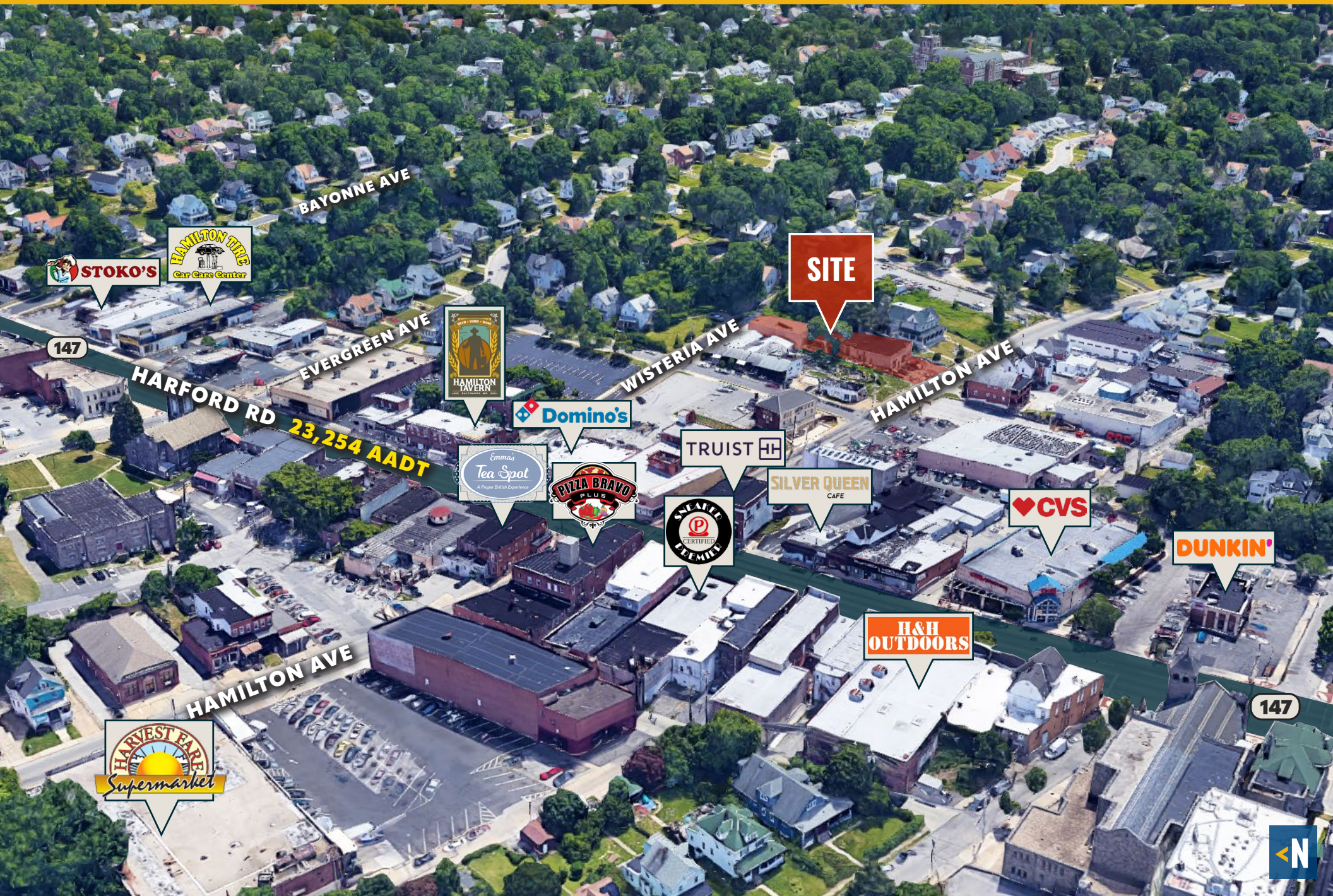
FLOOR PLAN



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



STOKO'S

HAMILTON TIRE
Car Care Center

147

HARFORD RD

23,254 AADT

EVERGREEN AVE

HAMILTON
LAVERN

Domino's

Emma's
Tea Spot
A Proper British Experience

PIZZA BRAVO
PLUS

TRUIST

SILVER QUEEN
CAFE

SEAFIELD
CERTIFIED
PREMIUM

CVS

DUNKIN'

H&H
OUTDOORS

HARVEST FARE
Supermarket

HAMILTON AVE

WISTERIA AVE

HAMILTON AVE

SITE

147



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



21,625

90,096

197,348

DAYTIME POPULATION



15,631

67,074

145,032

AVERAGE HOUSEHOLD INCOME



\$101,452

\$94,125

\$92,734

NUMBER OF HOUSEHOLDS



8,984

37,832

82,992

MEDIAN AGE

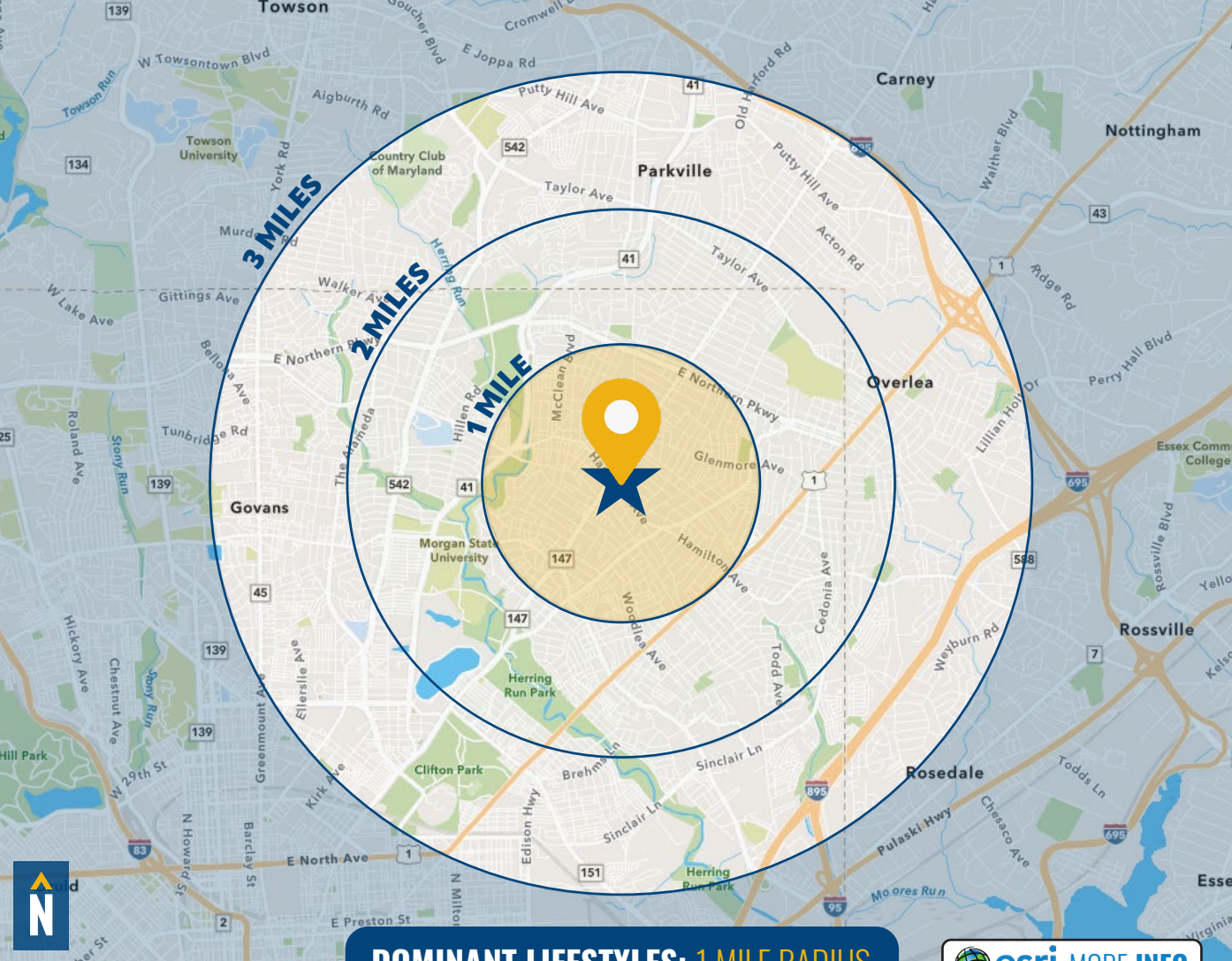


42.2

40.2

39.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

esri MORE INFO

27%

FAMILY FOUNDATIONS

MEDIAN

AGE: 41.0

HH INCOME: \$58,089

24%

CLASSIC COMFORT

MEDIAN

AGE: 40.2

HH INCOME: \$88,893

24%

MODERATE METROS

MEDIAN

AGE: 38.1

HH INCOME: \$70,055

Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. They earn middle-tier incomes and tend to shop at discount stores.

Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

FOR MORE INFO **CONTACT:**



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