

# FOR SALE

**5409-5411 YORK ROAD | BALTIMORE | MD 21212**

Northern Baltimore City - Homeland/Govans Business District



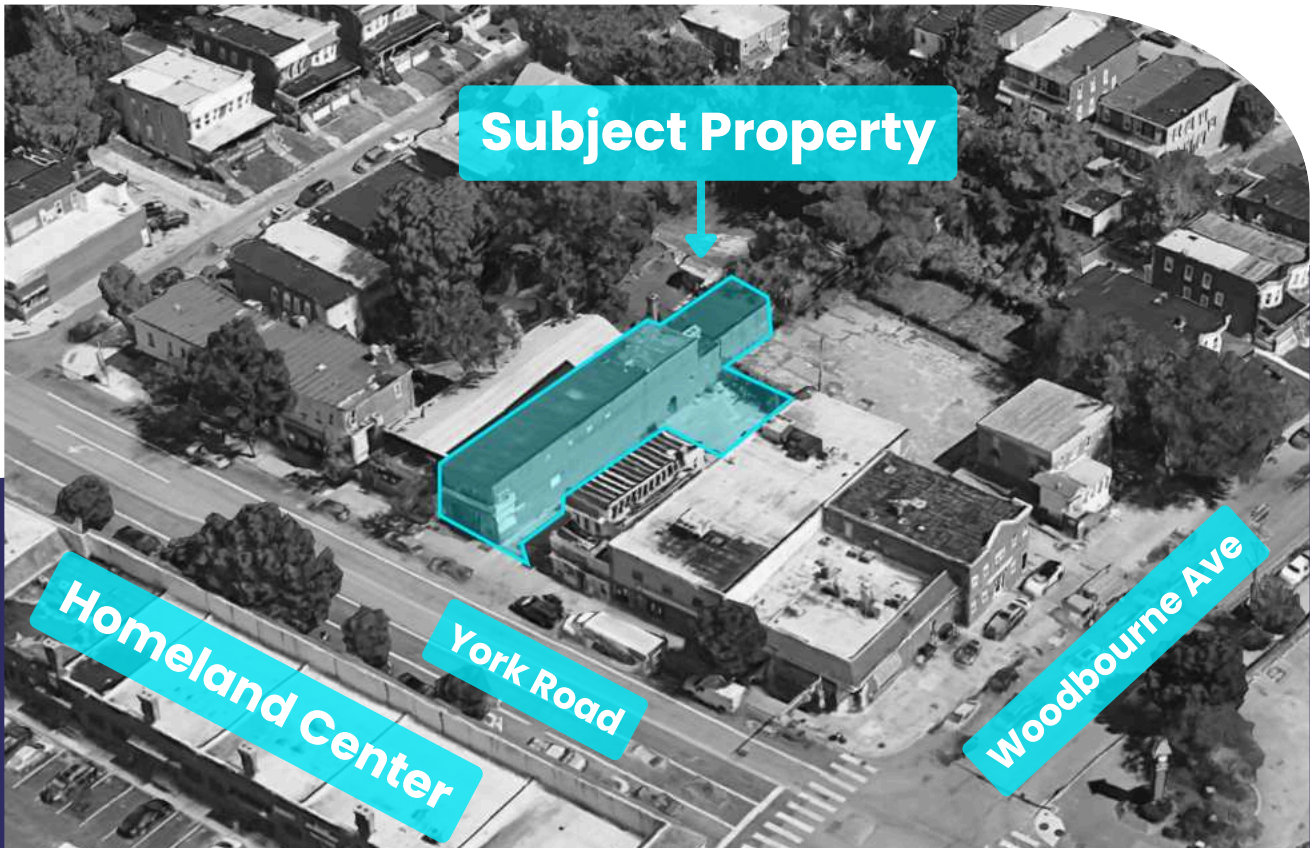
Property Opportunity  
Represented Exclusively By  
**Trout Daniel & Associates**



# A DYNAMIC NEIGHBORHOOD

As noted by Gil Trout, TD&A's leader for Capital Markets when handling the sale of the adjacent Homeland Center , : "The chief reason is that Homeland is what I'd call a 'necessity center.' The Govans neighborhood is dense and diverse, and when the services a center provides are a perfect match to the needs of this community, there is a synergy that results in occupancy and stability. Homeland has it all: food, health care, a driving school and retail; in addition, the tenants are wonderful people and are devoted to this neighborhood. The Govans community responds in kind, and the parity between the types of tenants in Homeland center and the needs of the surrounding community is why Homeland has been 100% leased for years." States Trout, "Govans is loaded with authentic Baltimore style, history and so many caring people, and I'm grateful to be a part of the economic growth of Baltimore City and of the York Road corridor."

# OVERVIEW



The former Rosen's Liquor Store building is located on Baltimore's York Road, with 20,000 ± ADT in the Homeland/Govans neighborhood commercial corridor. With off-street parking, over 5,000 SF of building area, and REO status, this property offers business owners and investors a compelling opportunity. The property is located across from the Homeland shopping center, in the hub of the busy and classic Govans/Homeland neighborhood, just south of the Northern Parkway. Nearby landmarks like Belvedere Square, the Senator Theatre, as well as Loyola, MedStar Hospital, Morgan State, Notre Dame, and etc.

# DATA SHEET FOR THE FORMER ROSEN'S LIQUORS PROPERTY

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ADDRESS:	5409-5411 York Road, Baltimore, Maryland 21212 (includes adjacent property lot)
SIGNAGE:	On building
SIZE:	5,179 Square Feet on .25 Acres
ZONING:	C-1, Community Commercial District
YEAR BUILT:	1955 ±
OCCUPANCY:	Formerly Rosen's Liquor Store; building is in shell condition
SALE PRICE:	\$600,000, subject to adjustment for building's shell condition
PARKING:	On Street as well as adjacent lot
BUILDING FRONTAGE:	22' on York Road with over 20,000 ADT



# BUILDING LAYOUT & FEATURES

Three Levels

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## MAIN LEVEL

- TBD shell condition

## UPPER LEVEL

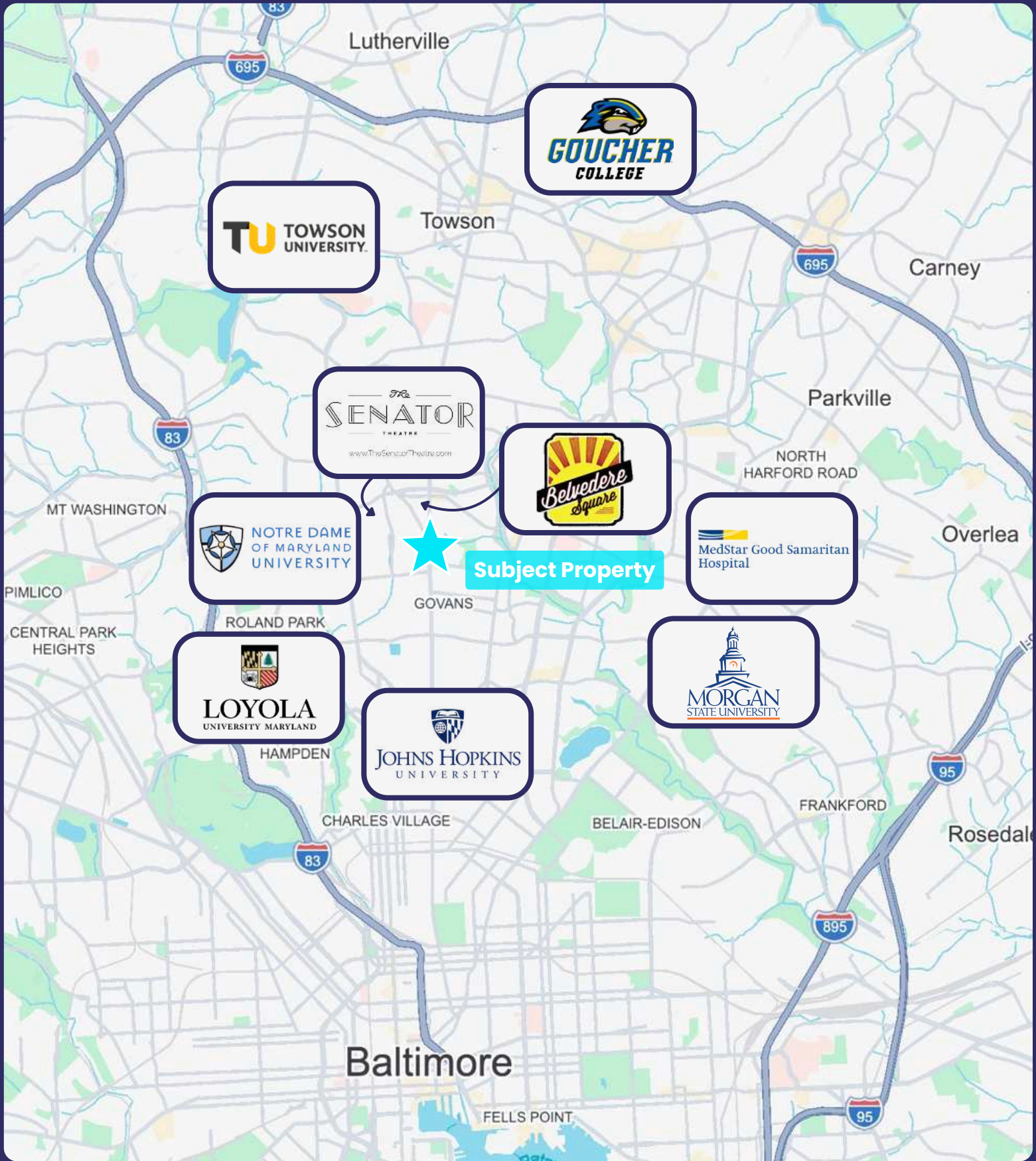
- TBD shell condition

## LOWER LEVEL

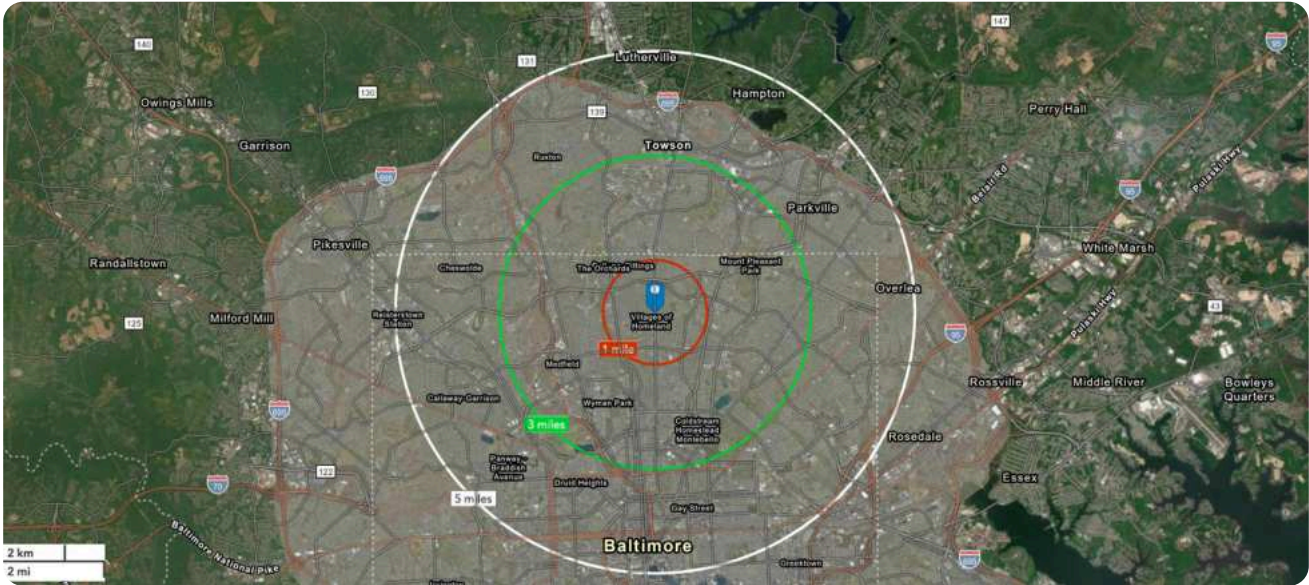
- TBD shell condition

## BUILDING AREA

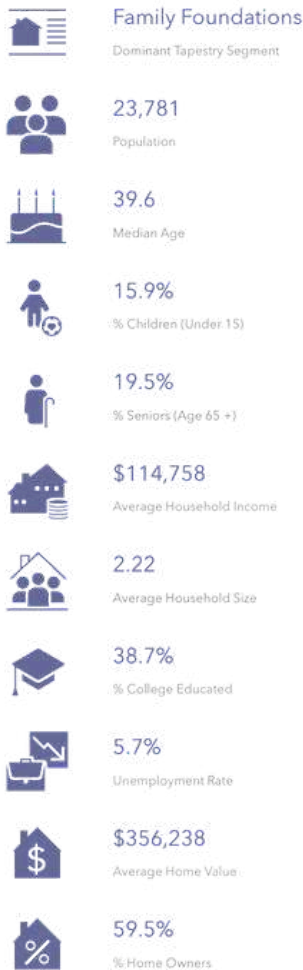
- Total Area ± 5,179 SF



# DEMOGRAPHICS



## 1 MILE



## 3 MILES



## 5 MILES



# LANDMARKS





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