



500-512 SOUTH BOND STREET

BALTIMORE, MARYLAND 21231

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare, infill warehouse with C-1 Zoning
- Strong location in Upper Fells Point
- Walkable amenities nearby
- Renovated 2020
- Parking garage 1 block away
- Easy access to I-83
- Studio apartment provides additional income

BUILDING SIZE:

7,734 SF ± (WAREHOUSE)
4,210 SF ± (OFFICE)
500 SF ± (APARTMENT)
TOTAL: 12,444 SF ±

STORIES:

2

DRIVE-INS:

3 TOT./12' W X 14' H

CLEAR HEIGHT:

16'9"

YEAR BUILT:

1990/RENOVATED 2020

HVAC:

ROOF MOUNTED UNITS; FORCED AIR

ELECTRIC:

120/208 THREE PHASE

ROOF:

SEALED MEMBRANE

SALE PRICE:

\$2,000,000 (\$129 PSF)



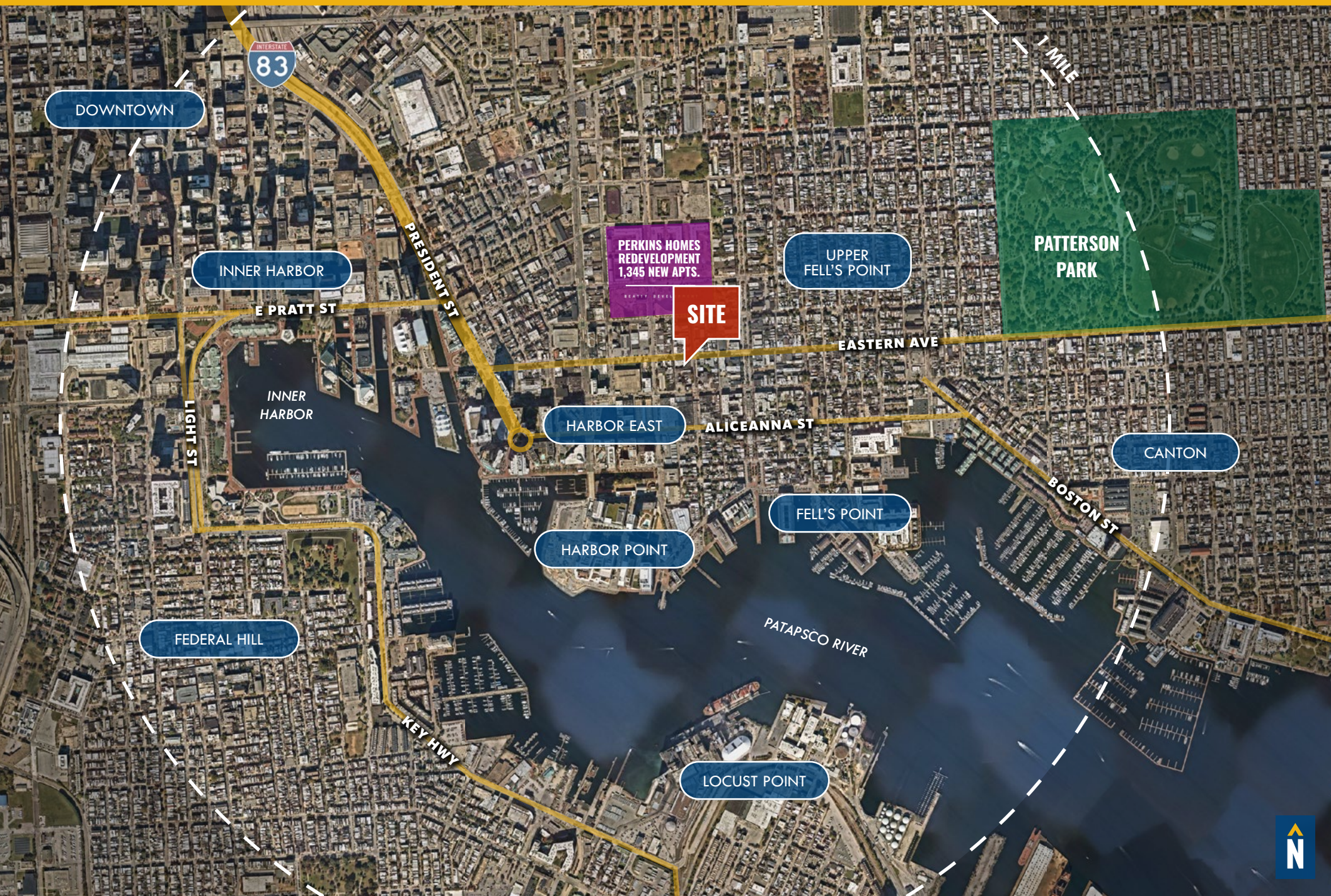
LOCAL BIRDSEYE

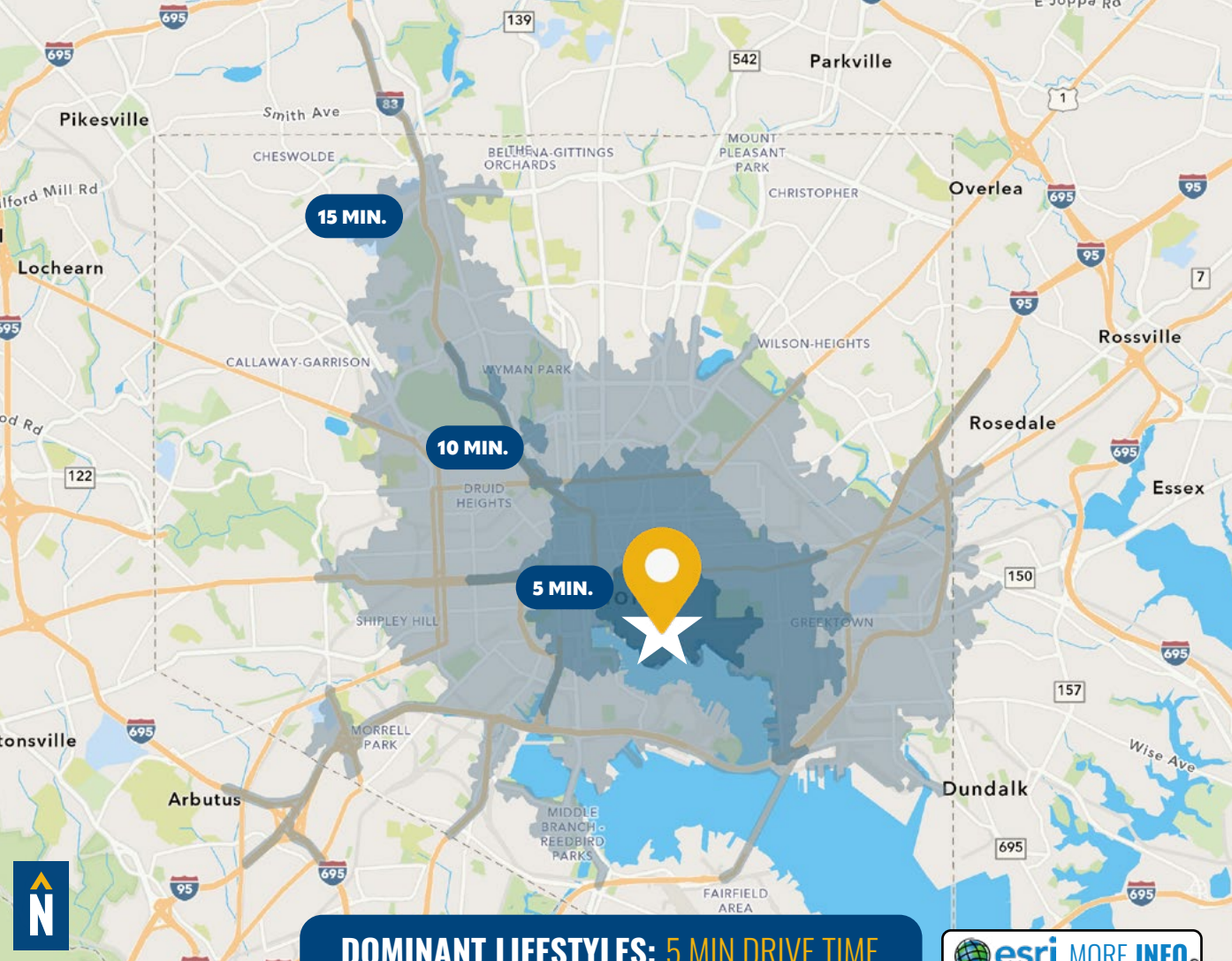


LOCAL BIRDSEYE



AERIAL





DOMINANT LIFESTYLES: 5 MIN DRIVE TIME

 [esri MORE INFO](#)

44% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

27% LAPTOPS AND LATTES



MEDIAN

AGE: 36.2

HH INCOME: \$145,759

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

8% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

DEMOGRAPHICS

2026



5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



9,626

46,152

139,697

DAYTIME POPULATION



43,093

203,222

414,663

AVERAGE HOUSEHOLD INCOME



\$142,260

\$114,253

\$101,758

NUMBER OF HOUSEHOLDS



14,067

57,269

138,015

MEDIAN AGE



33.9

33.7

34.9

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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