

FOR SALE

REDEVELOPMENT SITE

2565 PENNSYLVANIA AVENUE
1613 RETREAT STREET
1615 RETREAT STREET
BALTIMORE MD 21217

PROPERTY SUMMARY

LAND: 70,718 SF (1.623 acres)

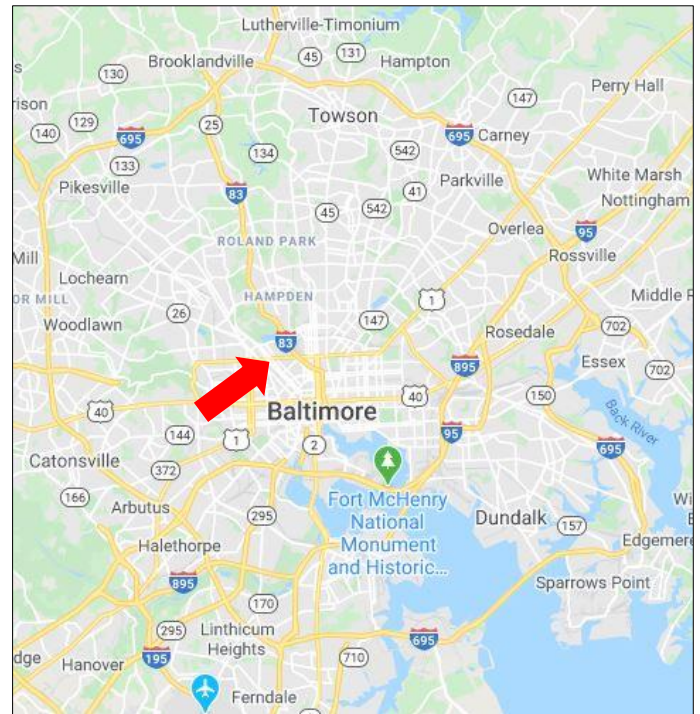
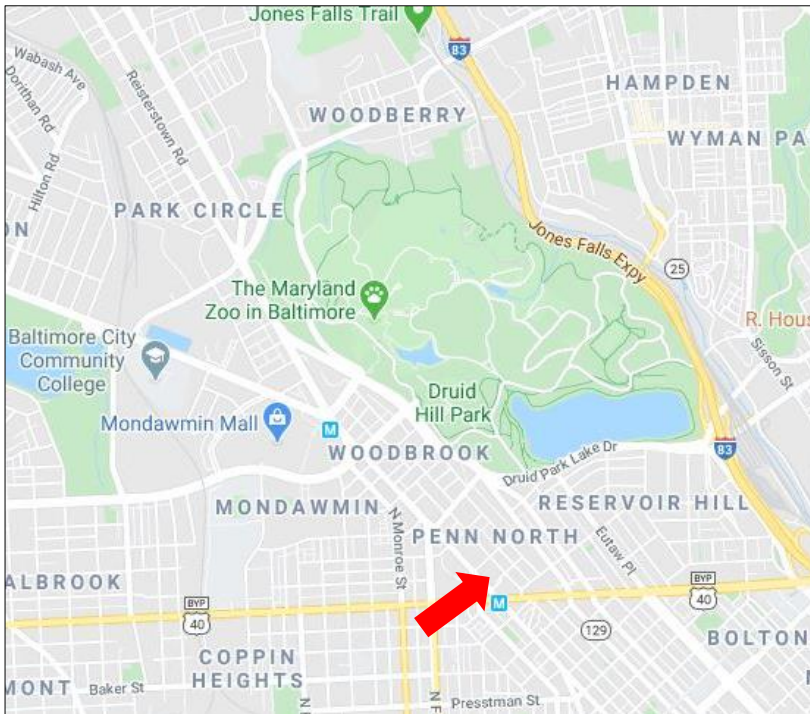
IMPROVEMENTS: 43,446 SF

ZONING: TOD-1

CENSUS TRACK: 1303

FEATURES:

- Opportunity Zone
- HUB Zone
- Enterprise Zone
- Pennsylvania Avenue Black Arts & Entertainment District
- ½ block to Metro Subway Stop
- Total Potential Site: 2.306 acres



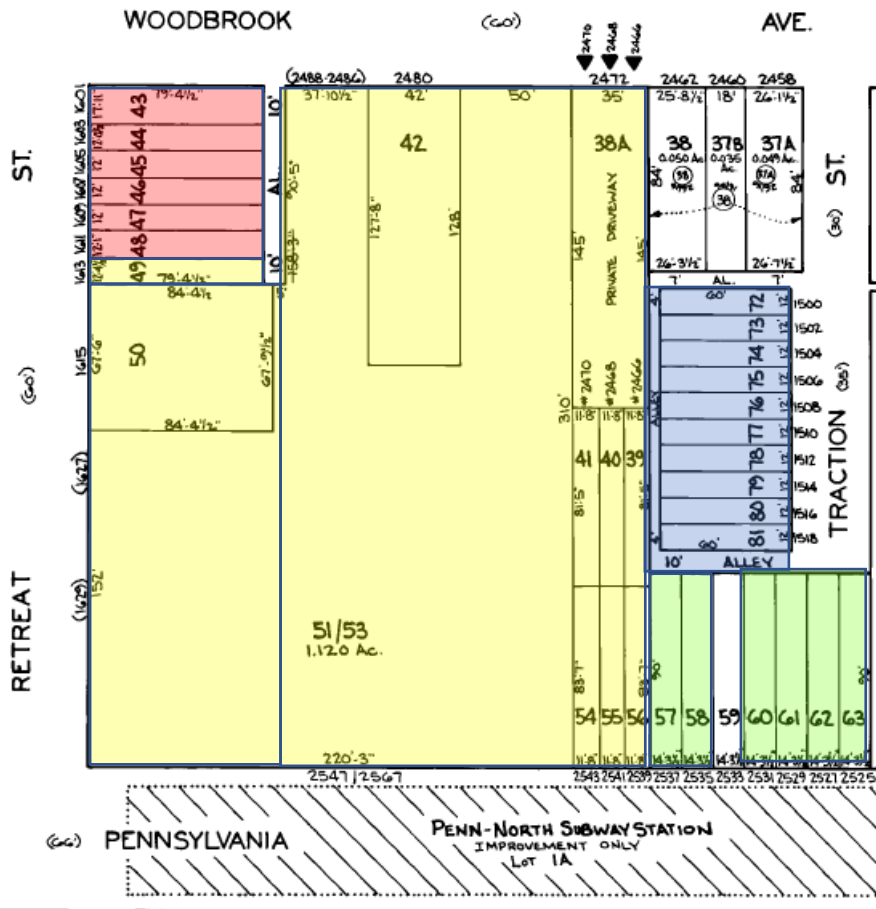
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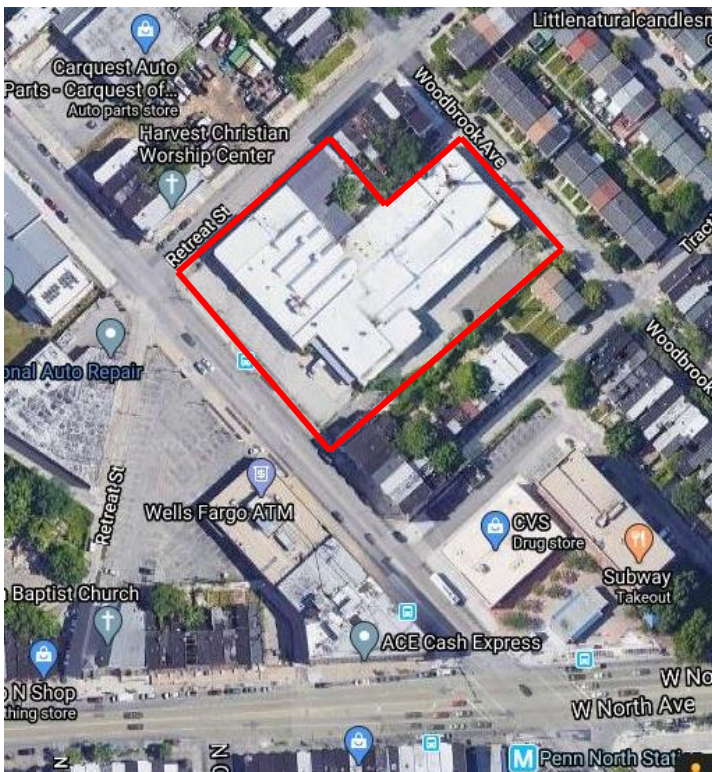
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SITE PLANS & DEMOGRAPHICS



Subject Parcels Offered:	70,718 SF
Potentially Available Parcels:	
Retreat Street Houses:	6,201 SF
Pennsylvania Ave. Houses:	9,387 SF
Traction Street Lots:	7,200 SF
Alleys / Road beds:	6,934 SF
Total Potentially Available Parcels:	29,722 SF
Total Potential Development Site:	100,440 SF

1-Mile Radius Demographics:	
2020 Total Population	39,440
Average Age:	20
Average Age:	37.40
2020 Total Households:	15,399
Median Household Income:	\$36,174
Average Household Size:	2.5
Median Home Value:	\$116,667



2018 Vital Signs (bniajfi.org)	Greater Mondawmin	Penn-North/RH
Population (2010)	9,322	9,668
Households	3,253	4,139
Median Household Income	\$36,968	\$35,012
% Pop. 65+years	16.6%	11.6%
% Pop. 25 to 64 years	52.4%	57.0%
% Pop. 18 to 24 years	16.1%	8.8%
% Pop. <18 years	14.8%	22.6%
Median Home Sale Price	\$84,000	\$150,000
% Owner Occupied Dwellings	46.8%	34.6%
% Houses Vacant	13.1%	16.6%

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