

## 600 W FRANKLIN STREET

600 W FRANKLIN STREET, BALTIMORE, MD 21201



## RETAIL PROPERTY FOR LEASE

for more information contact:

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## OFFERING SUMMARY

<b>Available SF:</b>	10,146 SF
<b>Lease Rate:</b>	\$130,000 per year (\$10,833/mo.)
<b>Lot Size:</b>	8,494 SF
<b>Year Built:</b>	1920
<b>Building Size:</b>	10,146 SF
<b>Zoning:</b>	C-2
<b>Market:</b>	Baltimore City
<b>Submarket:</b>	Mount Vernon

## PROPERTY OVERVIEW

600 W Franklin Street presents a unique opportunity to lease an 8,494 sq. ft. corner site improved with a 10,146 gross sq. ft. auto service building. Access is provided via a 30-foot curb cut on Franklin Street and a 25-foot curb cut on Pennsylvania Avenue. The site is zoned C-2 which permits a variety of retail uses including convenience store, drive-through facility, gas station, bank, restaurant, tavern, check cashing establishment, health center, carry-out facility, art gallery or day-care center. On-site parking is provided by 7 surface parking spaces.

## LOCATION OVERVIEW

The retail property is located just north of downtown Baltimore in the Mt. Vernon neighborhood. The property is prominently situated just opposite Metro West (former Social Security Admin. Complex) and ½ block from the U.S. Route 40 West ramp. This location enjoys over 22,400 vehicles per day heading west on Franklin Street, with another 54,000 vehicles per day traveling north on MLK Blvd. within one block.

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Southwest Elevation



South Elevation



Corner Presence

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East View on Franklin Street



North View along Pennsylvania Ave.



View on Franklin Street

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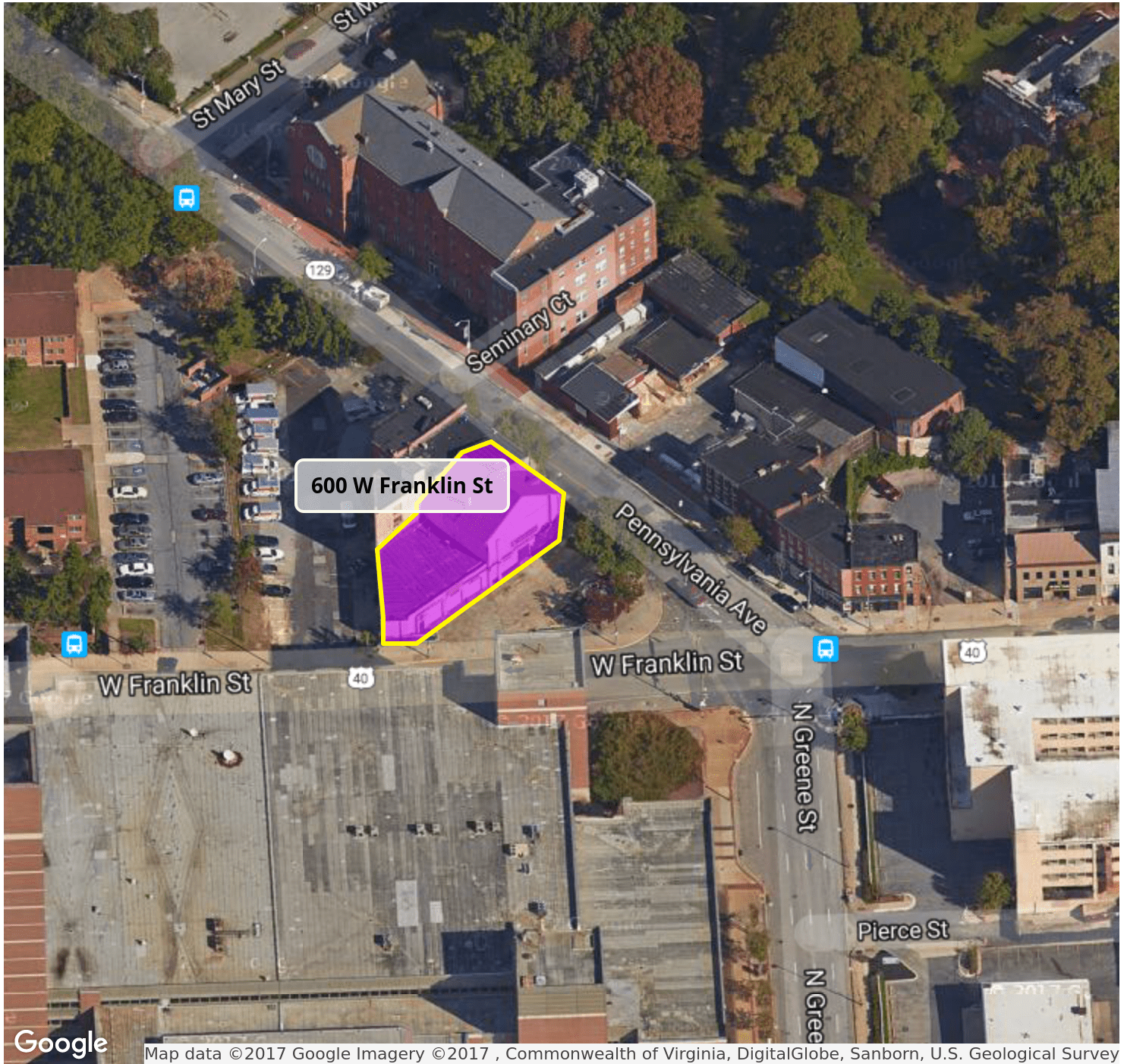
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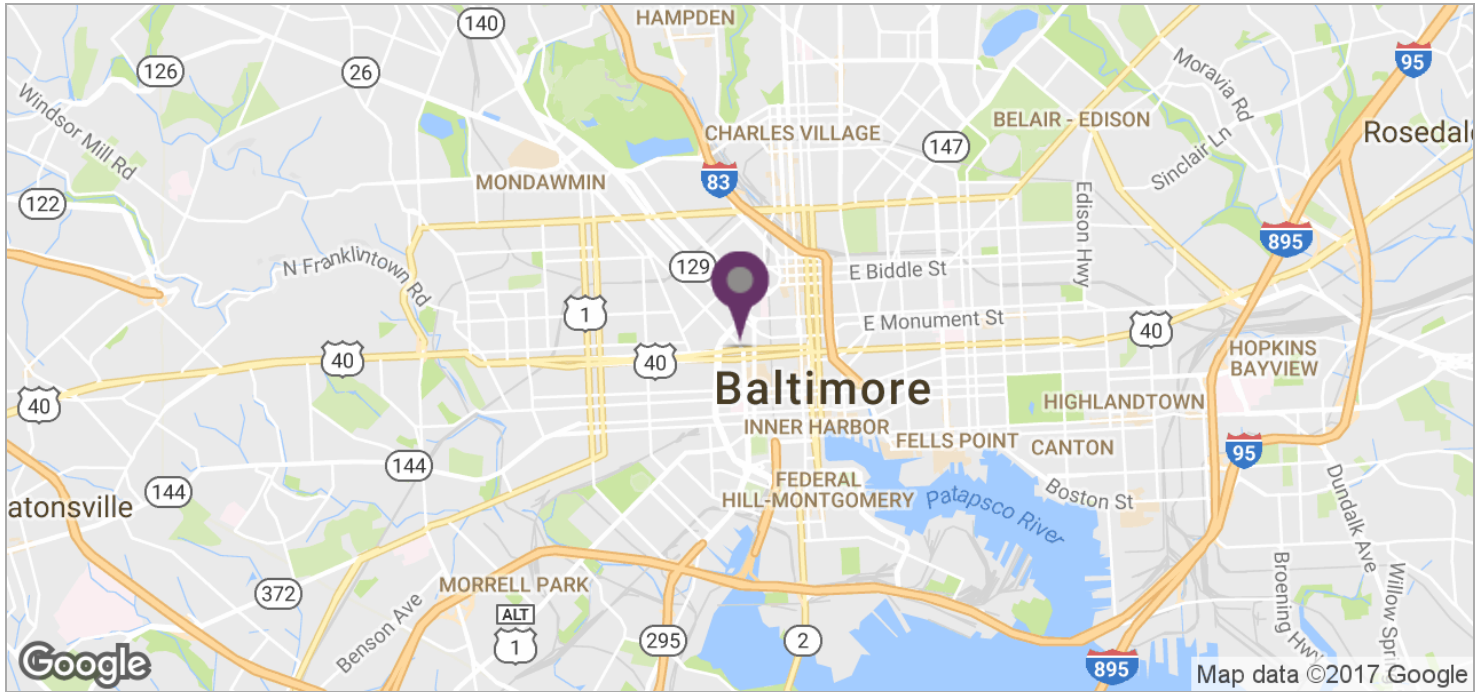
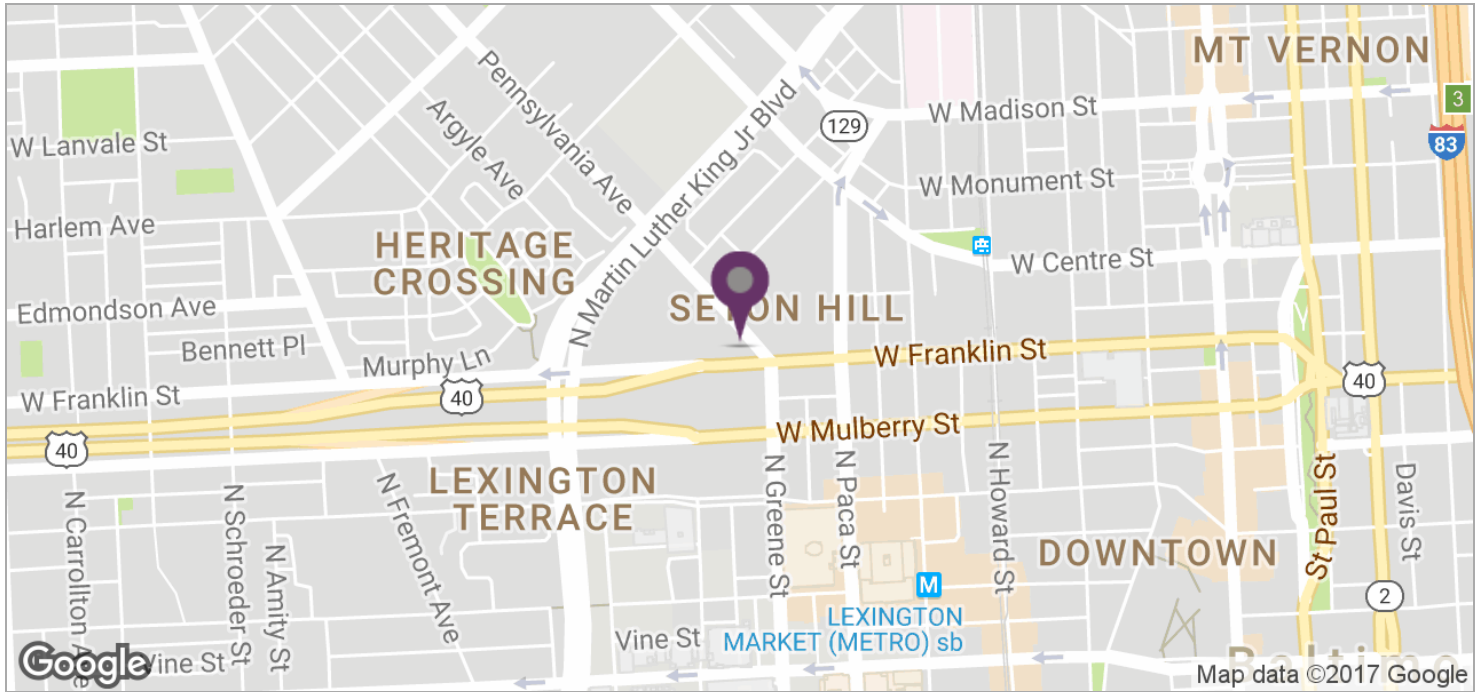
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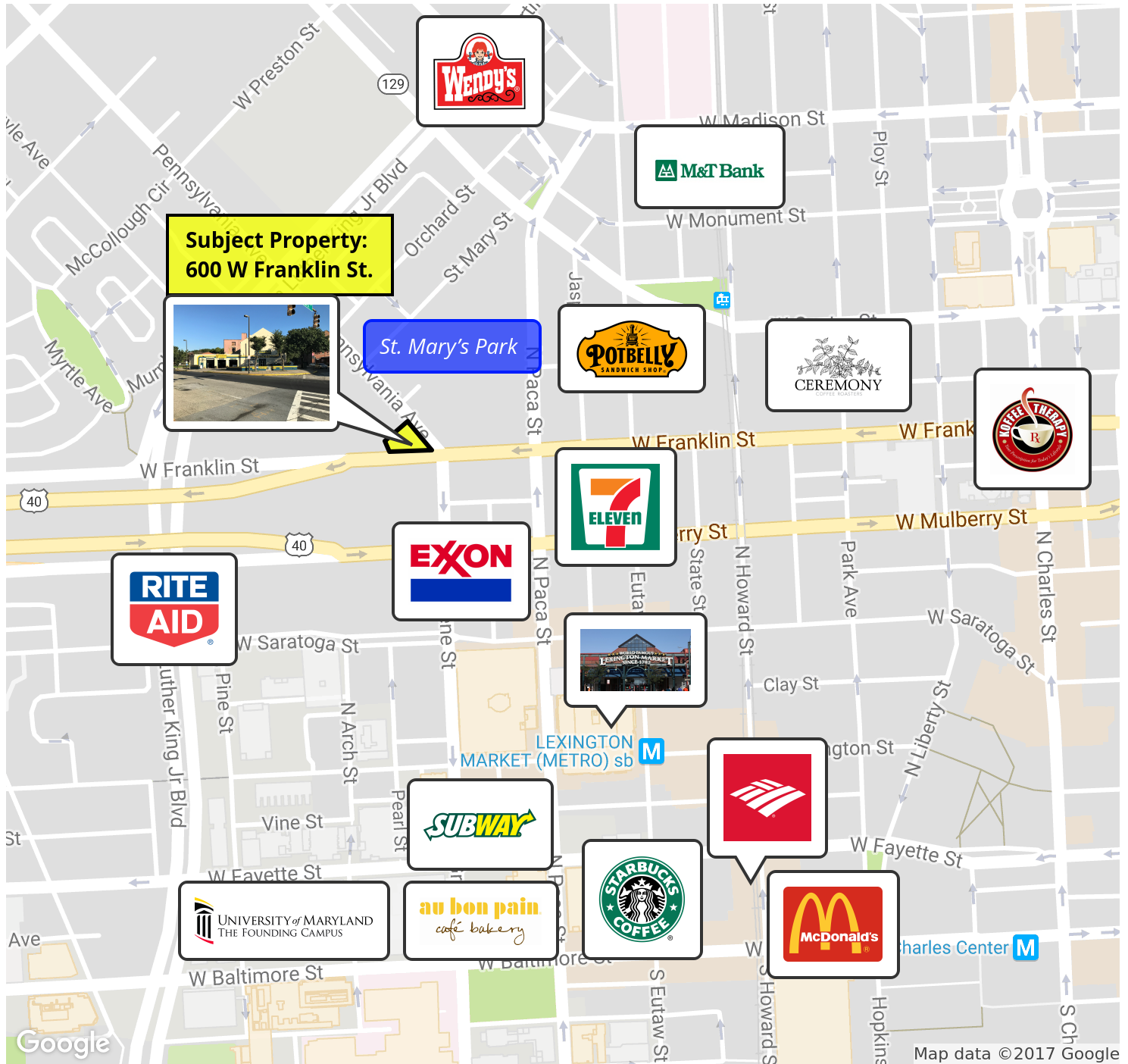
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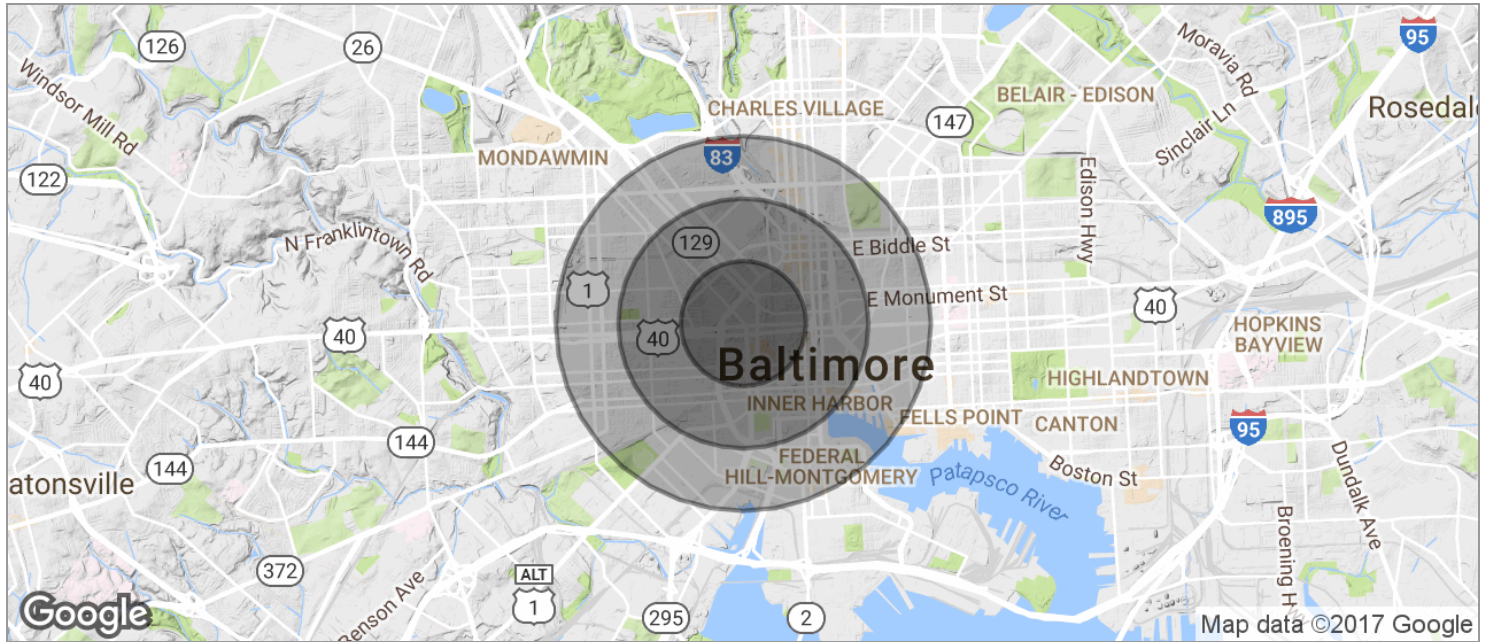
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	10,598	43,945	94,704
MEDIAN AGE	28.5	31.6	31.6
MEDIAN AGE (MALE)	26.3	30.4	30.6
MEDIAN AGE (FEMALE)	30.1	31.7	32.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,029	21,555	40,360
# OF PERSONS PER HH	2.1	2.0	2.3
AVERAGE HH INCOME	\$32,606	\$45,474	\$47,268
AVERAGE HOUSE VALUE	\$220,768	\$324,101	\$285,844

\* Demographic data derived from 2010 US Census

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