

FORMER DOLLAR GENERAL LOCATION

3133 Greenmount Ave | Baltimore, MD

R&R Commercial Realty, Inc.



MOVE IN READY SPACE FOR SUBLEASE

 **Gordon
Brothers**
1903

R&R
COMMERCIAL
REALTY

THE SPACE

Location	3133 Greenmount Ave Baltimore, MD 21218
County	Baltimore
Square Feet	10,351
Annual Rent PSF	\$16.00
Lease Type	NNN

HIGHLIGHTS

- ❖ Former Dollar General Sublease 10,351 sf - \$16 NNN
- ❖ Fully built-out interior, move-in ready
- ❖ Located at signalized intersection of Greenmount Ave & E 32nd Street
- ❖ Densely populated residential market with over 40,000 people within a 1-mile radius
- ❖ High Traffic location with over 14,000+/- VPD
- ❖ The area boasts a high walk score, making it easy to get around on foot.
- ❖ The neighborhood also offers convenient access to a YMCA, farmers market, commercial corridors, and public transportation.
- ❖ Zoned C-1, permitting a wide variety of commercial uses
- ❖ Situated in the Better Waverly neighborhood in the north central part of Baltimore City



POPULATION

	0.50 MILE	1.00 MILE	1.50 MILE
14,081	40,069	69,368	

AVERAGE HOUSEHOLD INCOME

	0.50 MILE	1.00 MILE	1.50 MILE
\$75,632	\$84,442	\$90,547	

NUMBER OF HOUSEHOLDS

	0.50 MILE	1.00 MILE	1.50 MILE
6,336	18,319	32,743	

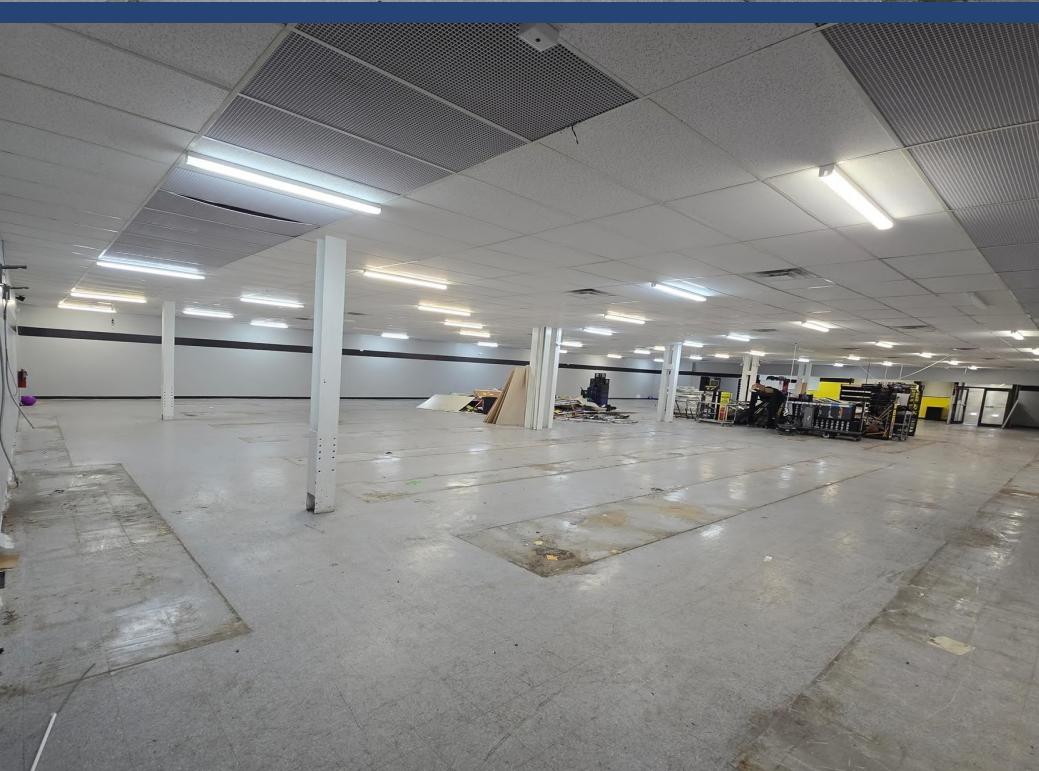


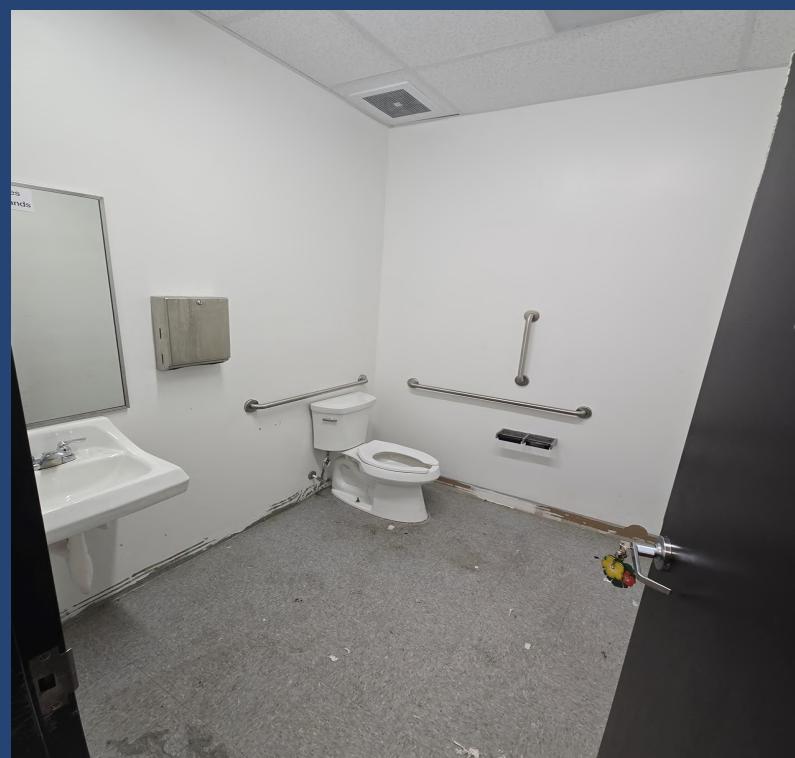
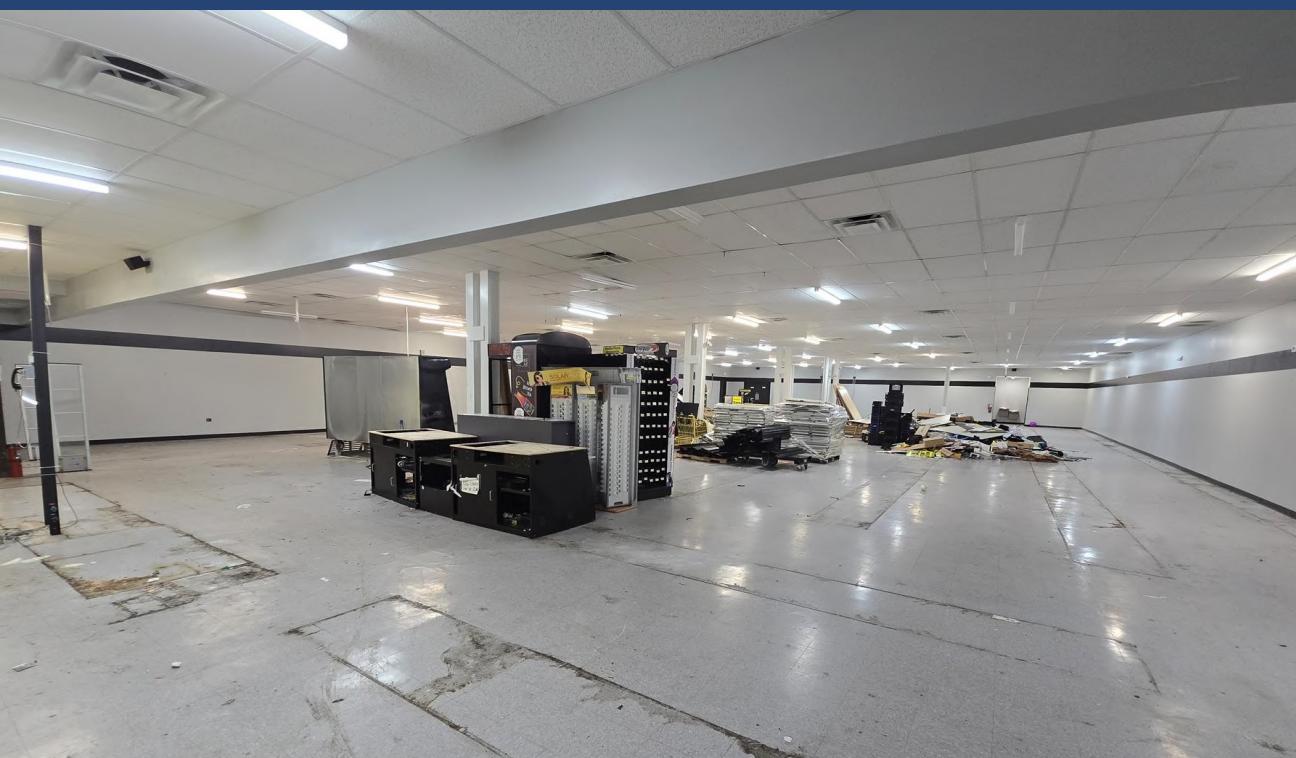
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Building Summary | Former Dollar General Location







ENOCH PRATT free LIBRARY



Abell



Aerial

Waverly

E. 33rd St- 15,110 VPD

Giant

Site

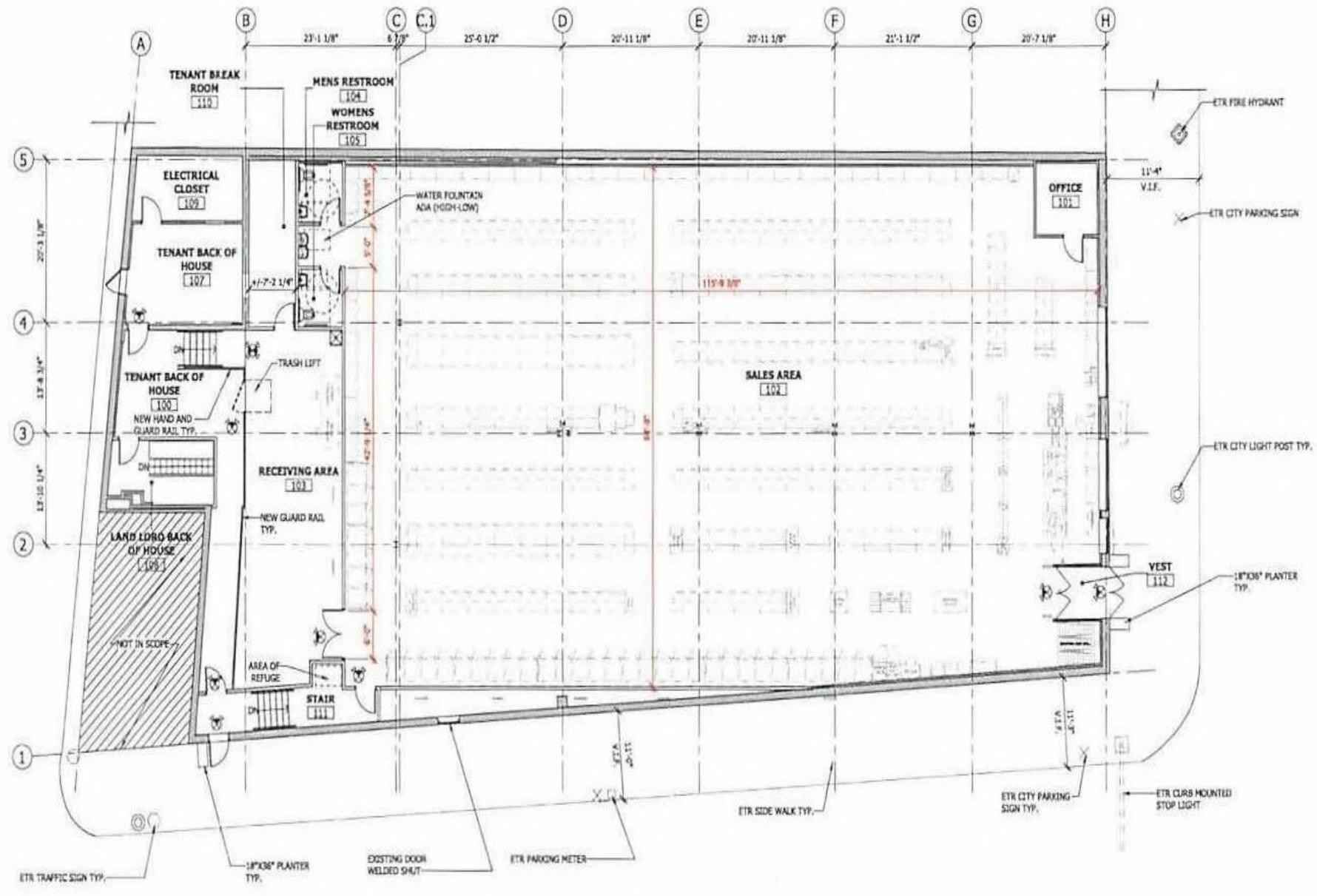
Fire Dept

goodwill

St. John's
Episcopal Church

SUDSVILLE
LAUNDRY

Better
Waverly



Floor Plan