

# FORMER DOLLAR GENERAL LOCATION

3133 Greenmount Ave | Baltimore, MD

R&R Commercial Realty, Inc.

**SUBLEASE 10,351 SF**

MOVE IN READY SPACE FOR SUBLEASE





# 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

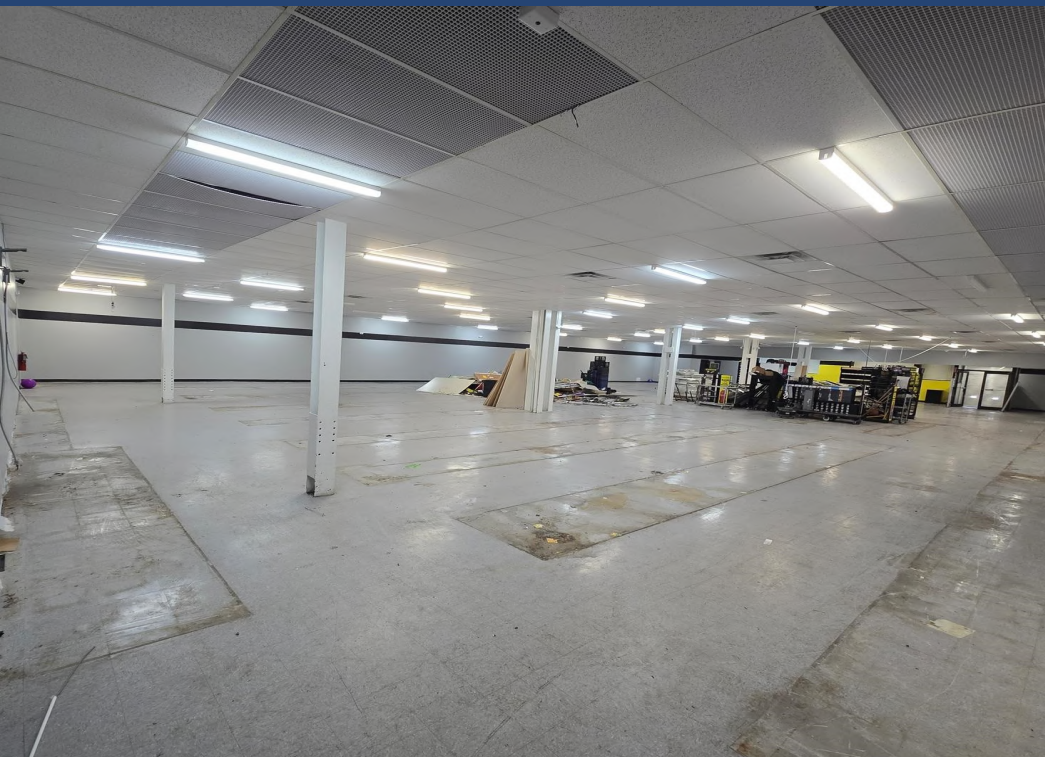
0.50 MILE	1.00 MILE	1.50 MILE
6,336	18,319	32,743



Charles Rodriguez  
Broker  
(302) 674-3400  
ccrod1@aol.com

R&R Commercial Realty  
46 S. State Street, Dover, DE 19901  
www.randrcommercialrealty.com











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Waverly

E. 33rd St- 15,110 VPD



Farmer's Market

Pete's Grill

Site

Fire Dept



Red Emma's

Abell



Better Waverly

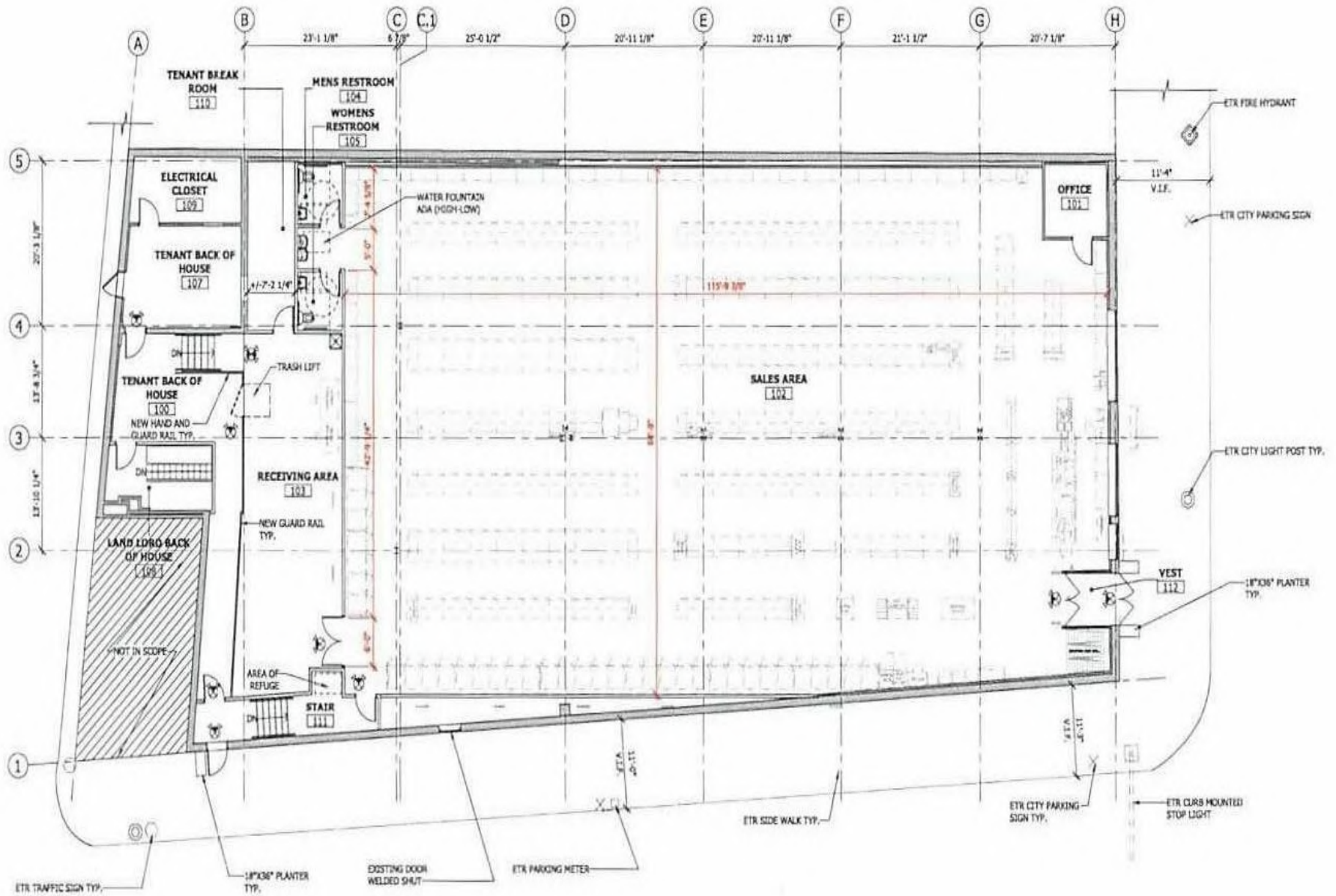
Greenmount Ave- 14,611 VPD

St. John's Episcopal Church



Aerial





## Floor Plan