

FOR SALE OR LEASE



RETAIL/ OFFICE / MEDICAL | 1005 DUNDALK AVE, Baltimore, MD 21224



GARDNER
commercial realty

GardnerCR.com | 443 732 3200

For additional information, or to schedule a tour:
Tim Gardner, Owner, Broker
(o) 443 585 3888 (m) 443 827 1321
Tim@GardnerCR.com

 **Property Video**

Discover the potential of 1005 Dundalk Ave through a video tour



Click or Scan

  **Virtual Tours**

Fully visualize the possibilities at 1005 Dundalk through virtual tours of each level.

1st Floor



Click or Scan

Lower Level



Click or Scan

2nd Floor



Click or Scan



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PROPERTY HIGHLIGHTS

1005 DUNDALK AVE, BALTIMORE, MD 21224

- AVAILABLE IMMEDIATELY
- Building ~9,626 Sq Ft
- Building Levels 3
- Building FAR 0.43
- Year Built 1972
- SIGNAGE OPPORTUNITY
- Dundalk Ave Frontage
- Zoning C-2
- Lot 0.52 Acres
- Onsite Parking Lot



CONCEPTUAL PROPERTY RENDERING

BUILDING FRONT



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CONCEPTUAL PROPERTY RENDERING

ENTRANCE FROM PARKING LOT

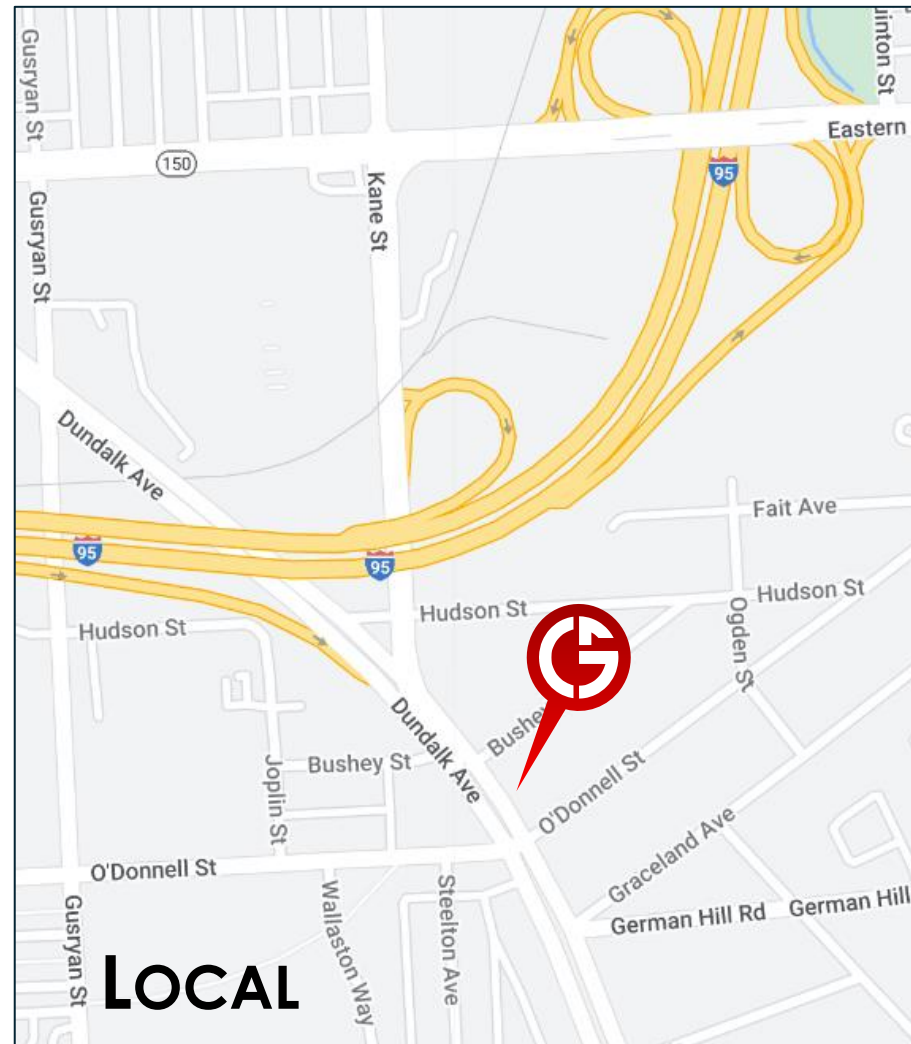
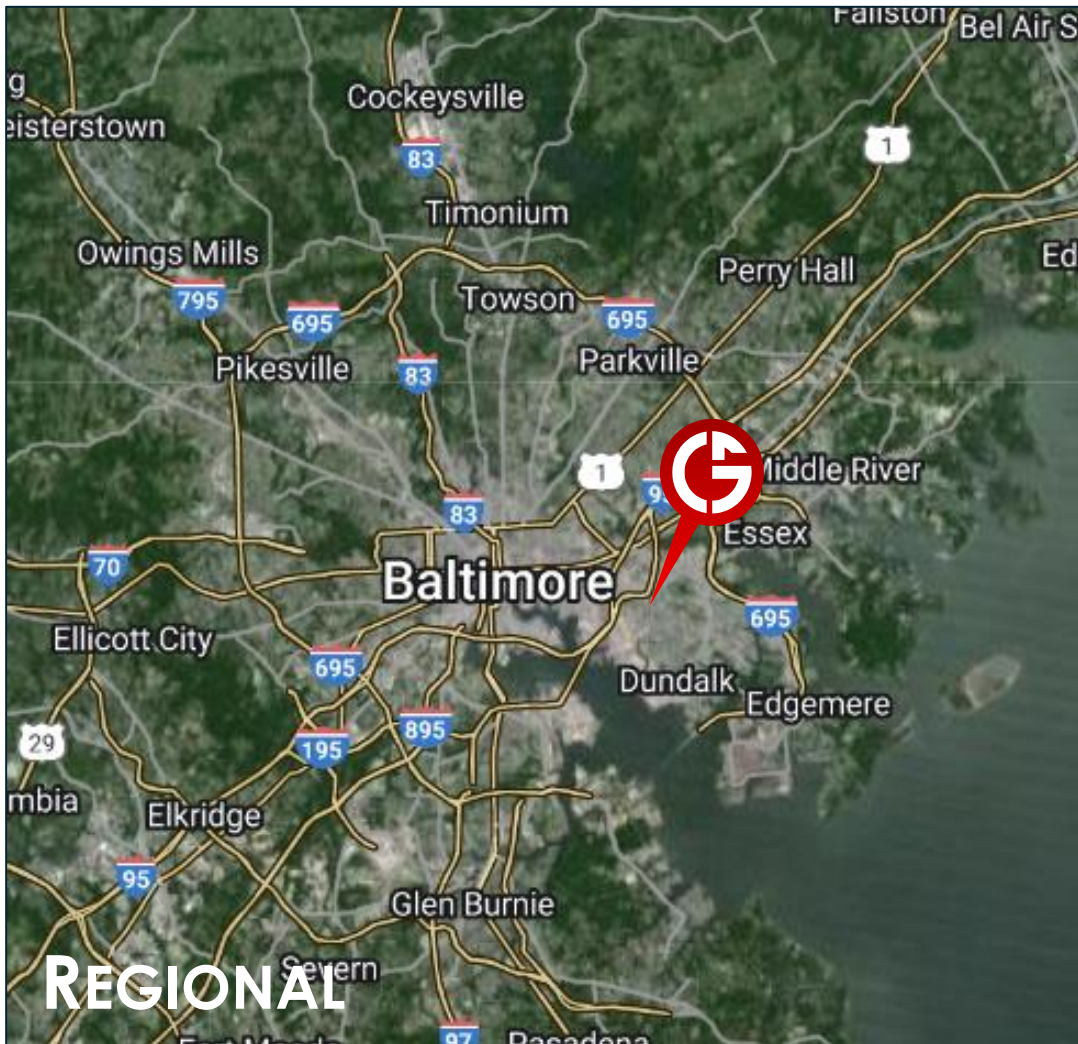


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- **Highly visible & accessible location with Dundalk Ave Frontage**
- **23,301 Average Daily Traffic**
- **Easy access to I-95, 895, 695, 40, O'Donnell St, Boston St, and Eastern Ave via Dundalk Ave**
- **Numerous retailers within close proximity**



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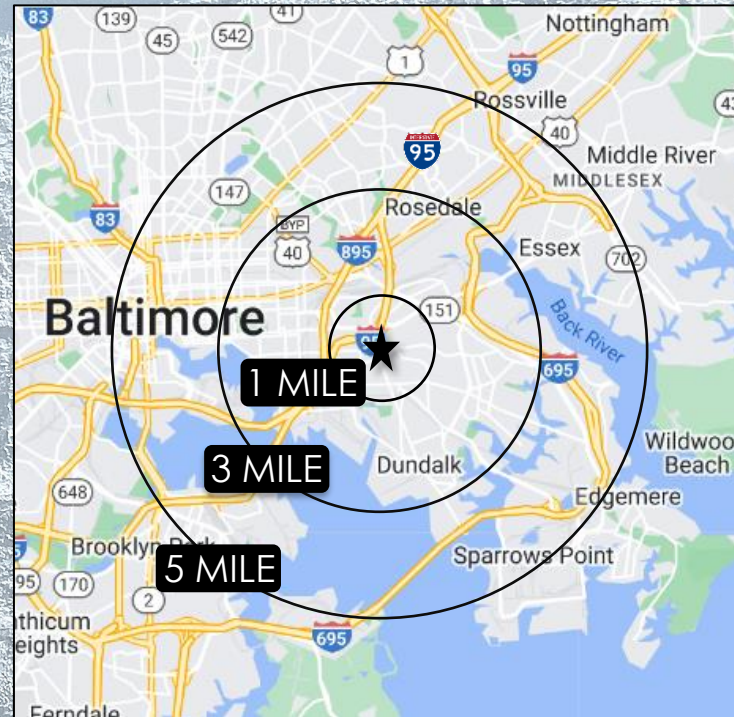
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1
0
0
5

DUNDALK



DEMOGRAPHICS

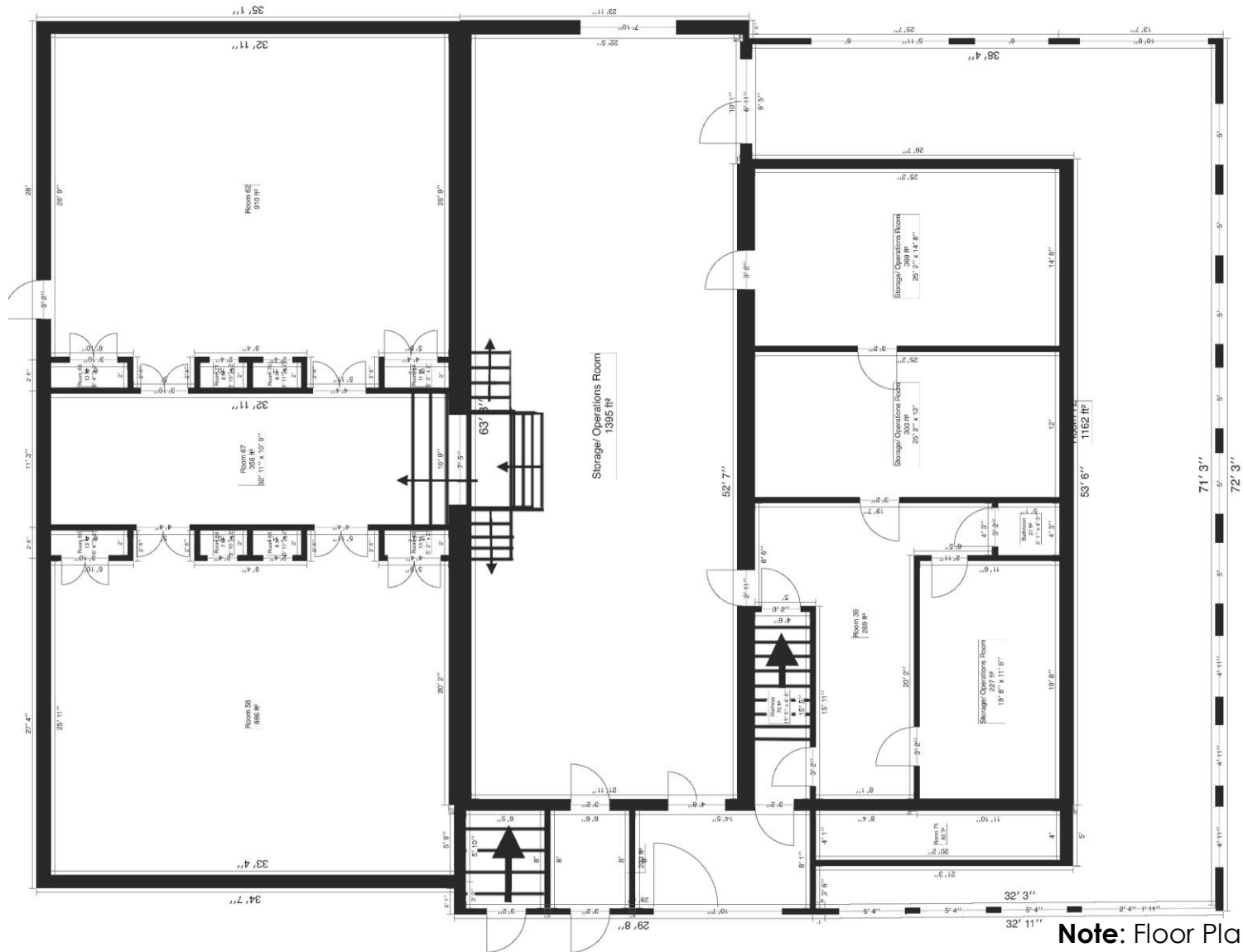
Strong Baltimore, MD demographics, highly visible & convenient location

| 2023/2024 | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| EST. POPULATION | 15,141 | 130,362 | 344,957 |
| EST. HOUSEHOLDS | 5,837 | 51,564 | 139,605 |
| AVE HH INCOME | \$67,431 | \$85,231 | \$82,599 |

* Source: CoStar Realty Information, Inc. 2024

FLOOR PLAN 1ST FLOOR

Dundalk Ave



Note: Floor Plan not to scale.



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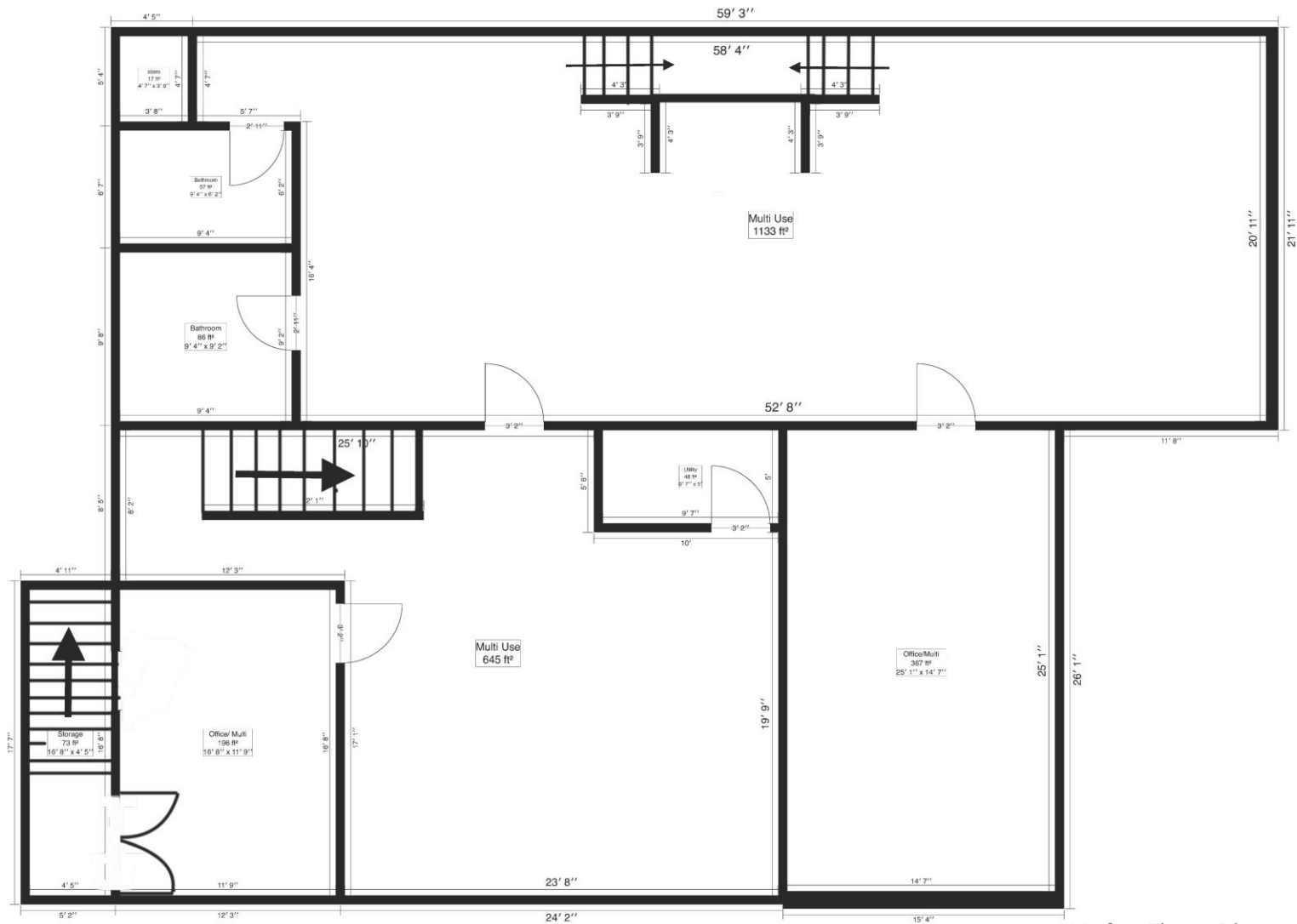
FLOOR PLAN 2ND FLOOR



Dundalk Ave

Note: Floor Plan not to scale.

FLOOR PLAN LOWER LEVEL



Dundalk Ave

Note: Floor Plan not to scale.



Excellent Retail
Visibility & Signage
Opportunity



Drive
through



Planter



Front
Entrance



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IMAGES 1ST FLOOR

Large elegant reception and meeting spaces with office space



Large Meeting Room

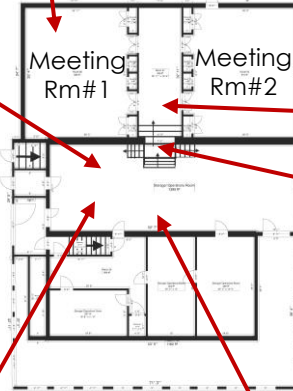
(Meeting rooms are ~ identical.)



Central Hallway



Large Open Area (View 1)



Large Open Area (View 2)



Architectural Element



Stairwell

Note: Floor Plan not to scale.



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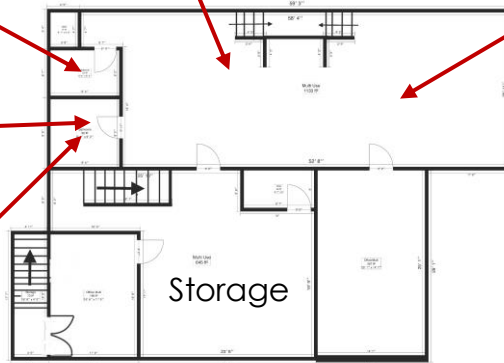
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IMAGES LOWER LEVEL

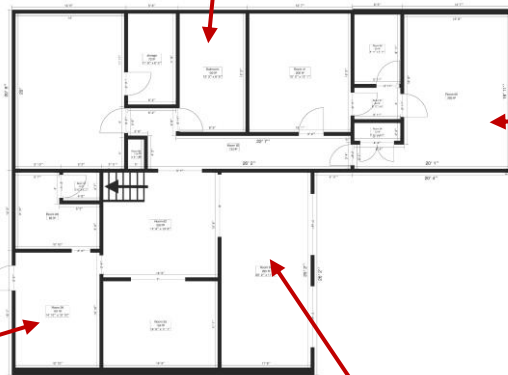
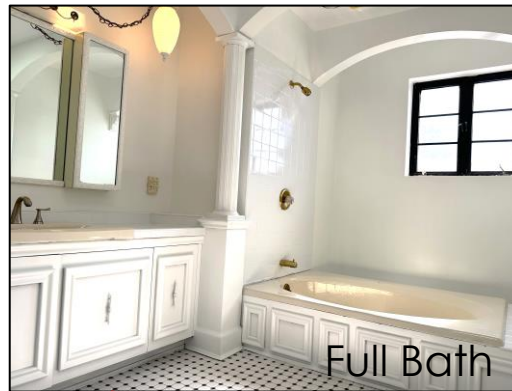


Large, open and functional meeting spaces & storage/ work areas

Note: Floor Plan not to scale.

IMAGES 2ND FLOOR

Separate unit ideal for additional office space or multi-family rental unit



Note: Floor Plan not to scale.



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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Seller/Landlord of 1005 Dundalk Avenue, Baltimore, Maryland.

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