



# MIXED-USE BUILDING

2125-2129 MARYLAND AVENUE | BALTIMORE, MARYLAND 21218

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2nd generation Bar/ Lounge space available Charles Village location
- On-site parking
- C-1 zoning (Neighborhood Business District)
- Walking distance to a number of nearby popular shopping, dining and entertainment destinations
- Easy access to I-83 and North Avenue (Route 40)
- Close proximity to Johns Hopkins University, University of Baltimore, and MICA

AVAILABLE:

2125 MARYLAND AVE - 2,840 SF ±

2129 MARYLAND AVE - 1,580 SF ±

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

RENTAL RATE:

\$15.00 PSF NNN



# AERIAL/LOT DIMENSIONS



MARYLAND AVE

MORTON ST

50' ±

150' ±

EMPLOYEE  
PARKING  
AVAILABLE



# LOWER LEVEL FLOOR PLAN

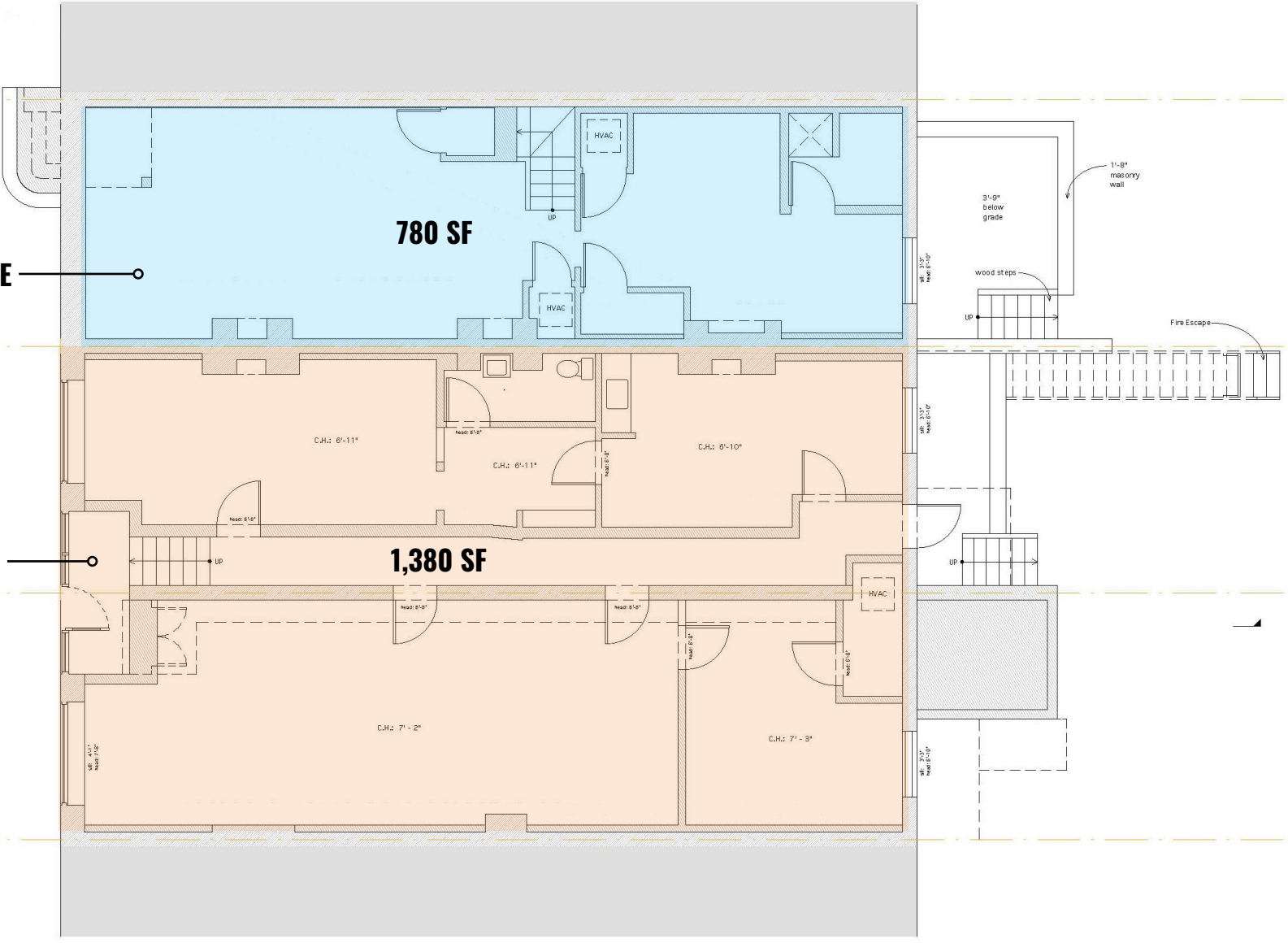
MARYLAND AVE

MORTON ST

2129 MARYLAND AVE

2125 MARYLAND AVE

1  
A301



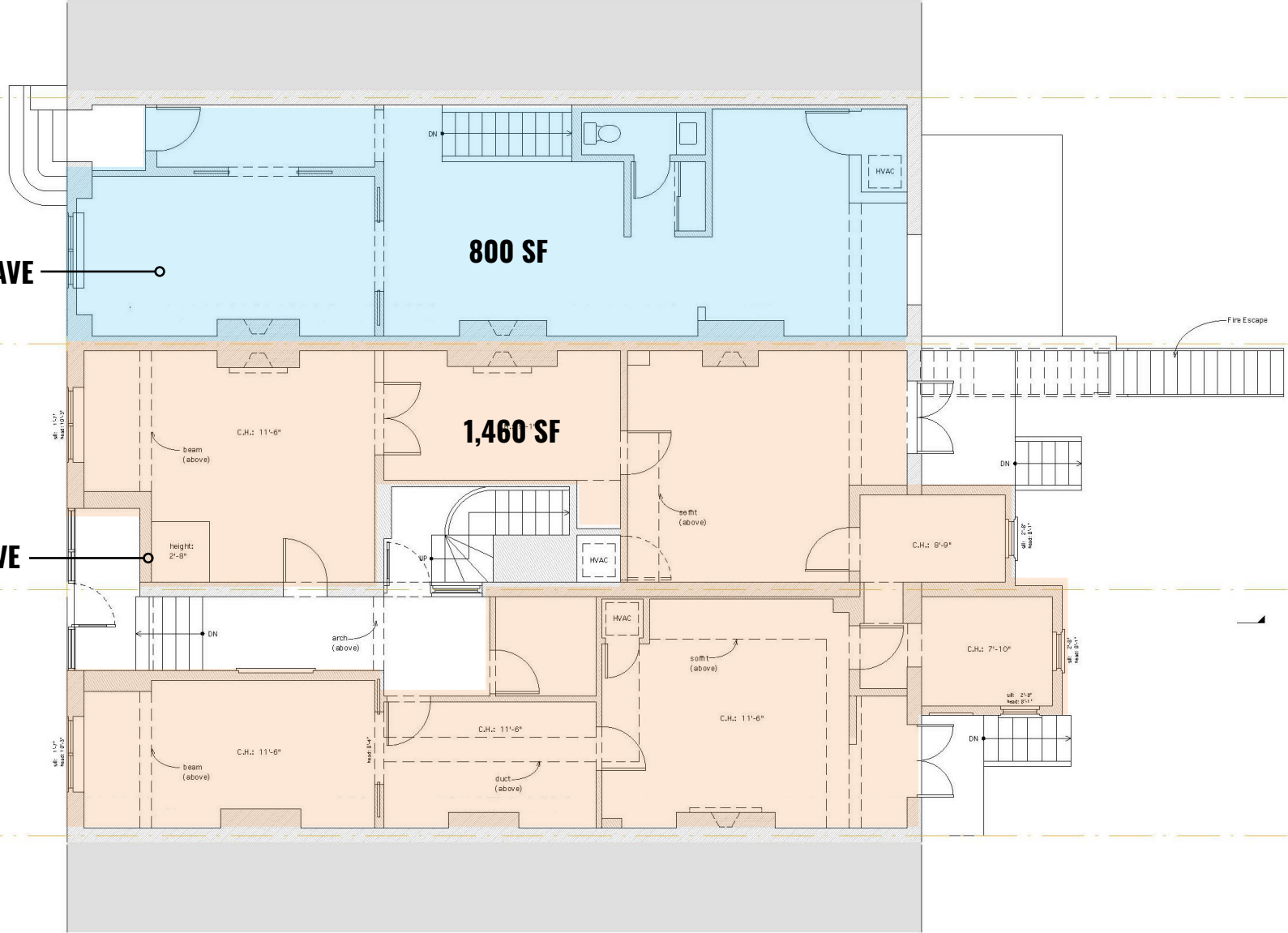
# 1ST FLOOR PLAN

MARYLAND AVE

MORTON ST

2129 MARYLAND AVE

2125 MARYLAND AVE



# LOCAL BIRDSEYE



# LOCAL BIRDSEYE

BALTIMORE SYMPHONY ORCHESTRA

ub UNIVERSITY OF BALTIMORE

PENN STATION

ST PAUL ST  
CHARLES

metro gallery

INTERSTATE 83

McDonald's

JOE

W 20TH ST

BOLIS

CHARLES ST

save a lot

W NORTH AVE

SITE

DUNKIN'

POPEYES

W 22ND ST

MARYLAND AVE

MR.TIRE  
AUTO SERVICE CENTERS

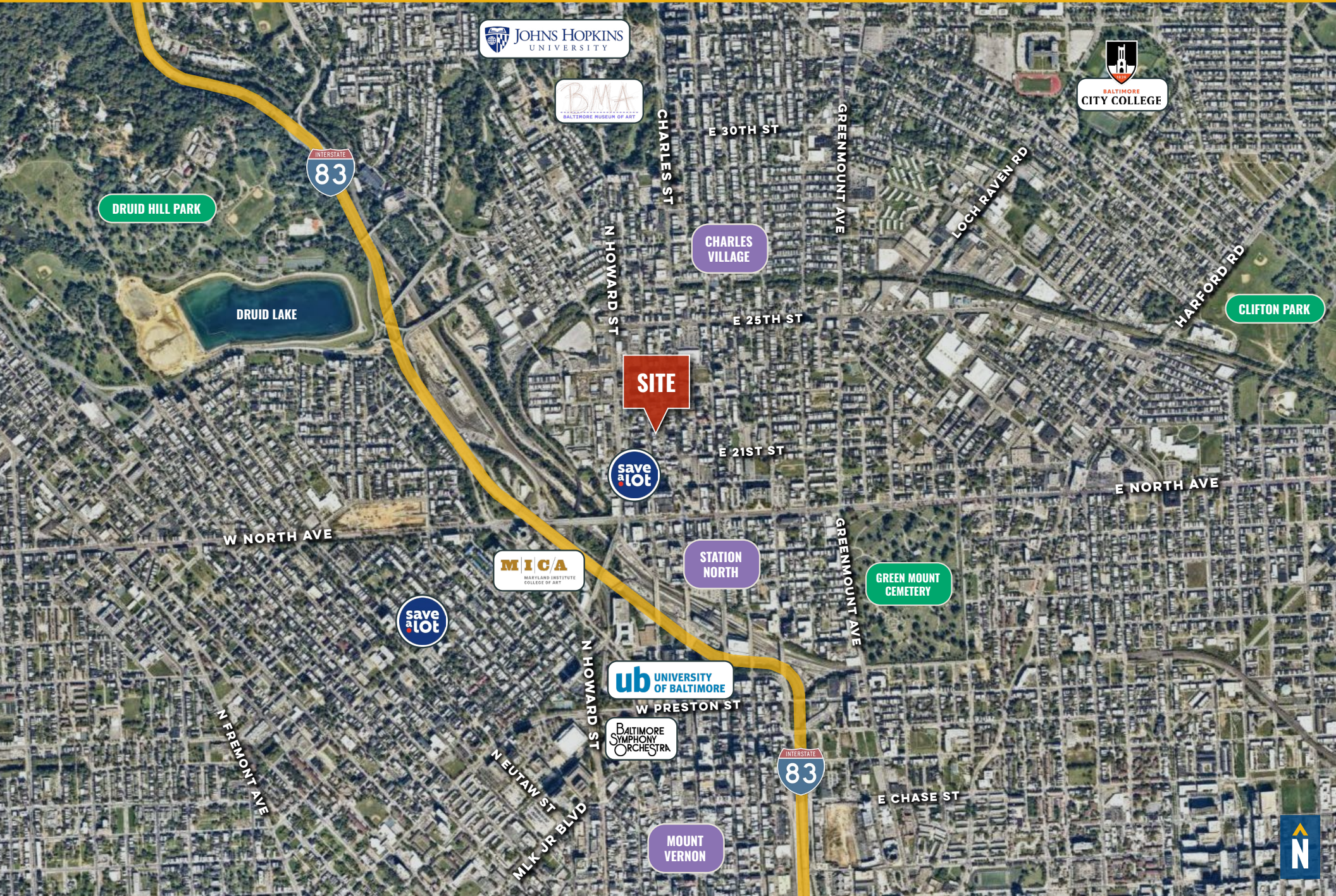
MONRO  
MUFFLER/BRAKE  
& Service

MORTON ST

N HOWARD ST



# TRADE AREA



JOHNS HOPKINS UNIVERSITY

BMA  
BALTIMORE MUSEUM OF ART

BALTIMORE CITY COLLEGE

INTERSTATE 83

DRUID HILL PARK

DRUID LAKE

CHARLES ST

E 30TH ST

GREENMOUNT AVE

LOCH RAVEN RD

HARFORD RD

CLIFTON PARK

CHARLES VILLAGE

E 25TH ST

N HOWARD ST

SITE

E 21ST ST

save a lot

E NORTH AVE

W NORTH AVE

MICA  
MARYLAND INSTITUTE COLLEGE OF ART

STATION NORTH

GREEN MOUNT CEMETERY

save a lot

ub UNIVERSITY OF BALTIMORE

W PRESTON ST

BALTIMORE SYMPHONY ORCHESTRA

INTERSTATE 83

N FREMONT AVE

N EUTAW ST

MLK JR BLVD

N HOWARD ST

GREENMOUNT AVE

E CHASE ST

MOUNT VERNON



# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



41,439

140,386

282,489

## DAYTIME POPULATION



47,093

252,547

388,692

## AVERAGE HOUSEHOLD INCOME



\$81,305

\$79,810

\$92,195

## NUMBER OF HOUSEHOLDS



21,475

67,585

128,658

## MEDIAN AGE

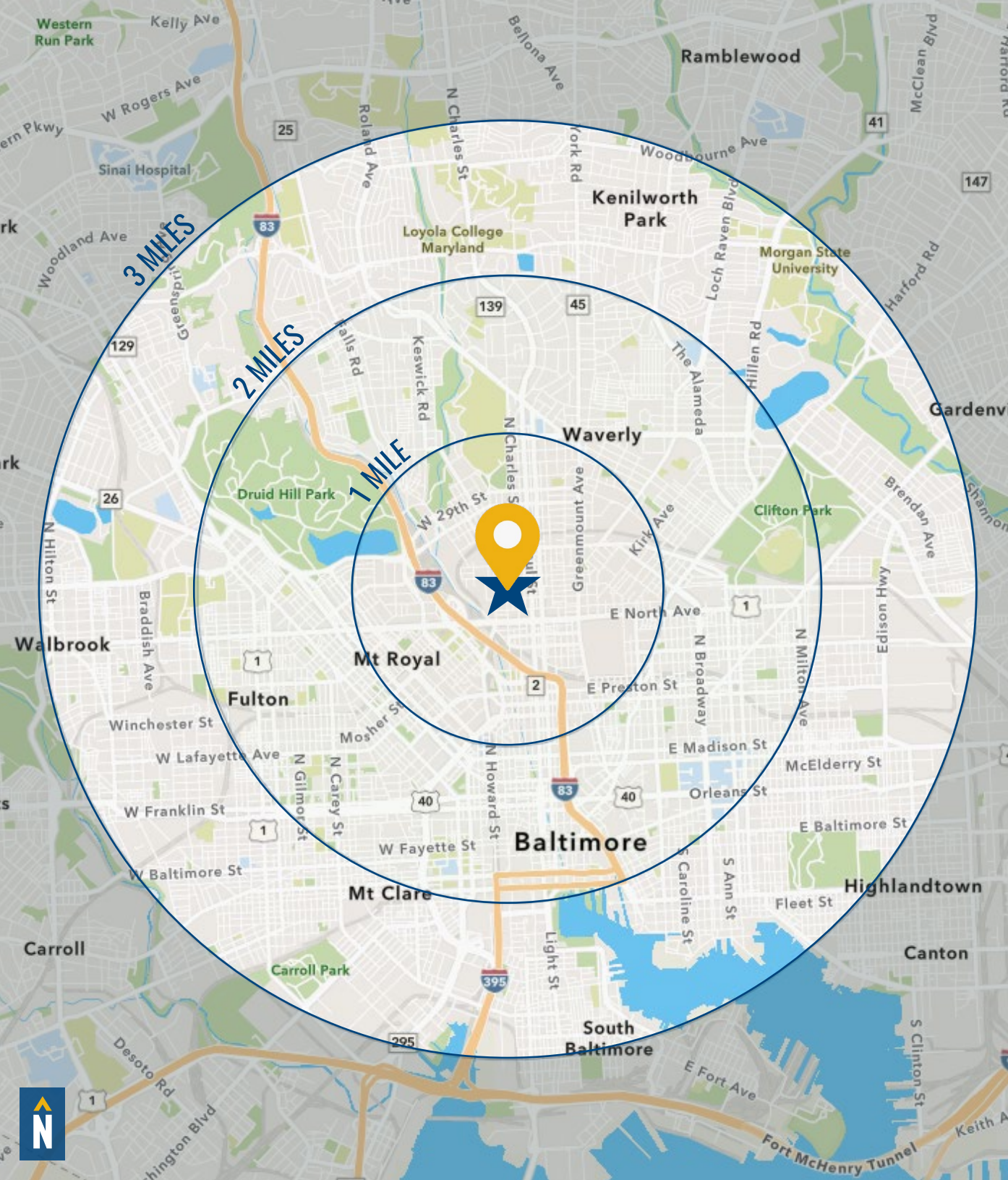


34.0

34.9

34.9

[FULL DEMOS REPORT](#)





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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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