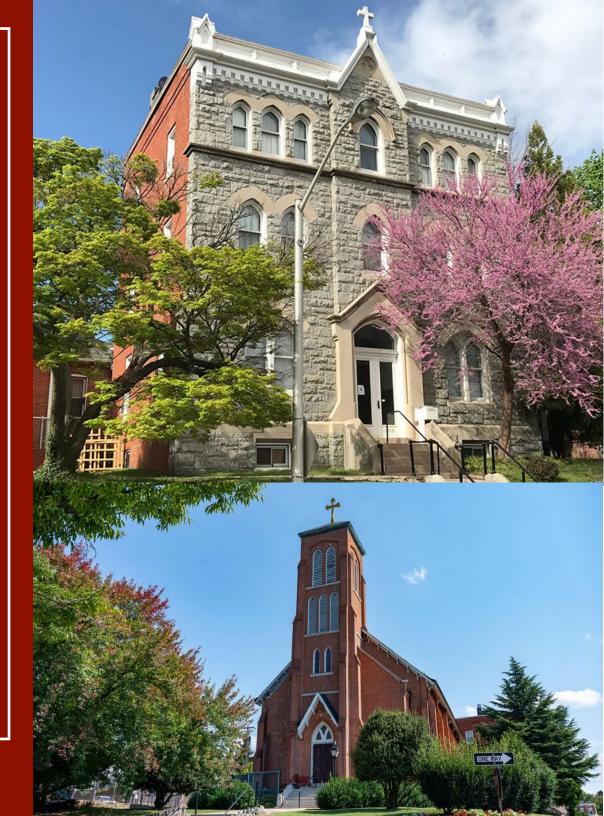


3700 ROLAND AVENUE

# ST. THOMAS AQUINAS CHURCH & SCHOOL

**HAMPDEN NEIGHBORHOOD** 

**BALTIMORE, MARYLAND** 

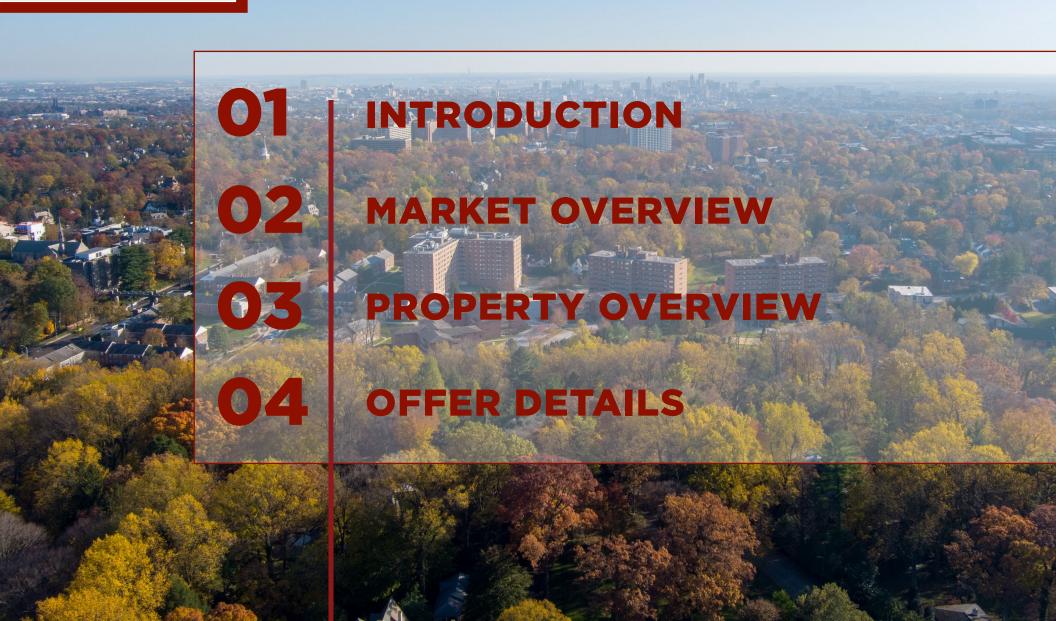


ST. THOMAS AQUINAS

3700

ROLAND AVENUE

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## Introduction

On behalf of St. Thomas Aquinas Roman Catholic Congregation, Inc. ("Owner"), Cushman & Wakefield is pleased to offer for sale 3700 Roland Avenue – a unique and historically significant site located in the Hampden neighborhood of Northern Baltimore. Spanning 1.20 acres, this property comprises four distinct structures: a stunning wood-vaulted chapel dating back to 1867, a connected three-story rectory, a three-story school building with a gym and commercial kitchen, and a large four-story townhouse currently used as residences. The site's existing structures, relatively large lot size, and desirable location, positions it as an exceptional opportunity for redevelopment or adaptive reuse.

Hampden has transformed from its early industrial roots into a thriving cultural hub, known for its walkability, boutique businesses, and dynamic food and arts scene.

The zoning designation is R-6, which permits the existing residential uses by right, and religious and educational uses by special exception. R-6 allows for single-family semidetached (14.5 units per acre), single-family attached townhouses (29 units per acre) and multi-family housing (29 units per acre). More intense or dense development will require zoning modifications – proposed uses are subject to the approval of the Archdiocese of Baltimore.

Given the integrity and footprint of the existing structures, size and configuration of the property, and availability of parking, St. Thomas Aquinas is a prime candidate for redevelopment of a portion or the entirety of the property.

Your firm is invited to submit an offer detailed in the following pages.





## MARKET OVERVIEW





### **Prime Suburban Location** Hampden | Baltimore, Maryland

The Hampden neighborhood is one of the most desirable suburbs of Baltimore, located just 10 minutes North of Downtown and 30 minutes from the Baltimore/Washington International Airport.

Within five miles of the property are anchor institutions including the University of Maryland Medical Center and associated Research Institutions, Johns Hopkins University, Greater Baltimore Medical Center, and Sheppard Pratt Hospital. Nationally ranked educational institutes such as Towson University, The University of Maryland Baltimore, Notre Dame of Maryland University, Loyola University of Maryland, St. Mary's University, and Morgan State are all within ten miles of the Property. Johns Hopkins, ranked in the top ten of National Universities, boasts \$3.4 Billion in annual research funding with 91% of graduates employed full-time or in Graduate School within six months of graduation.



# MARKET OVERVIEW



### **Regional Growth**

The Baltimore region has experienced tremendous growth across many sectors. Ranking second in the nation for the life sciences market, its best-in-class hospitals and medical research institutions earn billions in funding per year while driving intellectual property. The region is highly accessible to the majority of the Northeastern and Mid-Atlantic USA via the interstate highway system. Additionally, the Port of Baltimore is the most inland on the East Coast and the ninth-largest water port in the U.S. by tonnage.

### **Dynamic Communities**

Known for its quirky character and artistic spirit, Hampden is one of Baltimore's most beloved neighborhoods. The area boasts eclectic boutiques, independent cafés, and a thriving food scene, attracting both locals and visitors alike. The walkable streetscape and historic rowhomes create a warm, community-oriented atmosphere.

Other nearby neighborhoods, such as Charles Village, Roland Park, Mount Washington, and Towson, complement Hampden's appeal with tree-lined streets, top-rated schools, and abundant amenities. These areas offer a balance of urban convenience and suburban tranquility, with access to parks, local markets, and public transit connecting to downtown Baltimore.

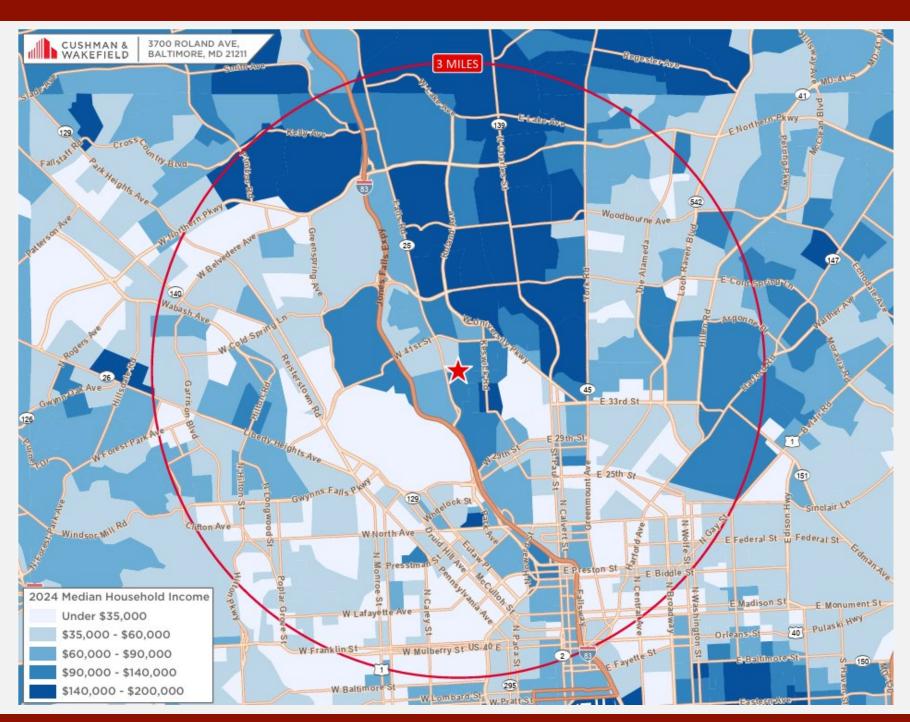




## **Household Median Income**

Within 3 miles of 3700 Roland Avenue (2024)





## PROPERTY OVERVIEW





#### **3700 Roland Avenue**

St. Thomas Aquinas is located at the intersection of 37th Street and Roland Avenue, a highly trafficked transportation corridor that reaches to the Northern suburbs of Towson. Spanning 1.20 acres, this property comprises four distinct structures totaling approximately 23,622 SF:

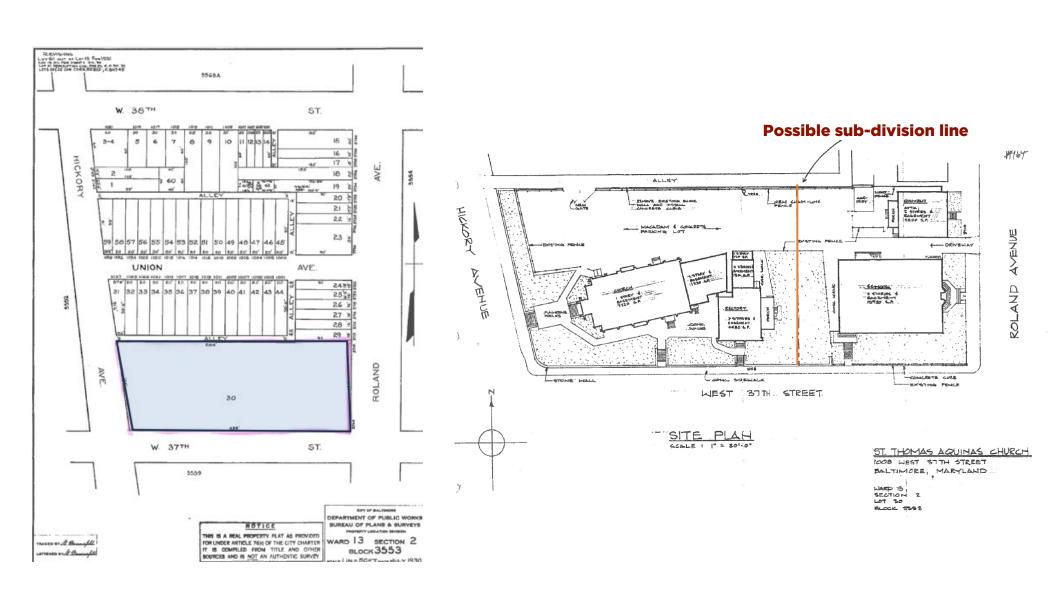
- Chapel built in 1867 with a peaked roof, expertly crafted wood-vaulted ceilings, and stunning stained-glass windows,
- 3-story rectory connected to the chapel with 8 bedrooms, 3 common area rooms, a kitchen, and unfinished basement,
- 3-story masonry building with 10,561 SF above grade formerly a school with 2 levels containing four large (approx. 1000 SF) classrooms, a basement that serves as the gym/locker room space, and a commercial kitchen,
- 2-story, large masonry townhouse with 2,460 SF above grade, currently used as residences – tall ceilings and centered core, third floor is loft-style with slanted ceilings, and a finished basement used for storage.
- Additionally, there is an empty courtyard that exists between the rectory and the school.

The zoning is R-6, which permits residential use by right, allowing for single-family semi-detached (14.5 units per acre), single-family attached townhouses (29 units per acre) and multi-family housing (29 units per acre).

There are approximately 42 parking spaces (with space for additional parking), to enhance rezoning and redevelopment efforts.

# EXISTING SITE PLAN



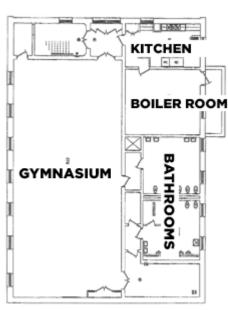


# SCHOOL FLOOR PLANS

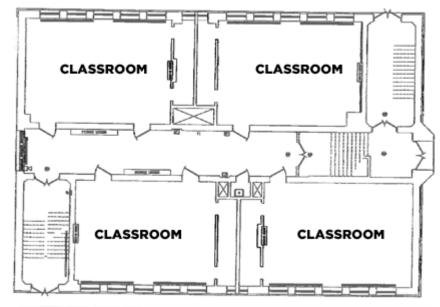




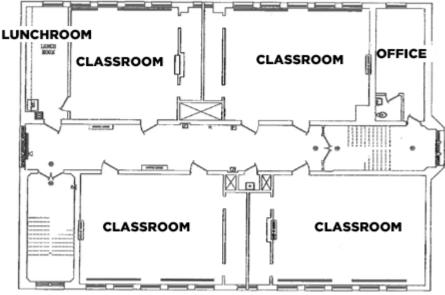
The School floor plan lends itself well to residential / multifamily conversion with double-loaded corridor and core depth. Given average market unit size (690-750 SF) school may permit 6 units per floor with amenity / storage space.



**BASEMENT** 



1ST FLOOR

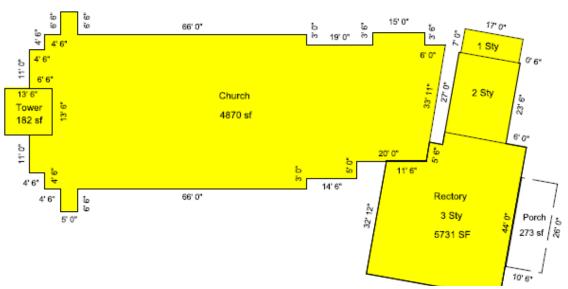


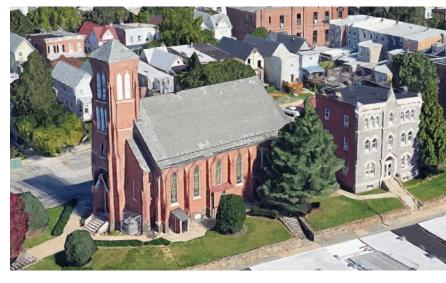
2ND FLOOR

# CHURCH & RECTORY | CONVENT | CUSHMAN & WAKEFIELD

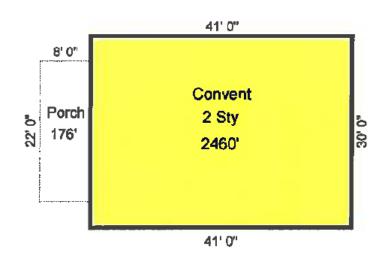


#### **CHURCH & RECTORY**





#### **CONVENT**







ST. THOMAS AQUINAS

**3700** 

ROLAND AVENUE

**BALTIMORE, MARYLAND** 

To facilitate our timely evaluation of your qualifications and level of interest, please submit your written offer to this solicitation electronically no later than 5:30 p.m. Date TBD to David W. Baird, CRE (david.baird@cushwake.com).

This property is being marketed as a "Principals-Only" Offering. The Buyer's Representative, if any, will need to look to their client for any and all compensation.

Additional information is available via an electronic data room. Interested parties should contact David Baird for a Non-Disclosure Agreement to execute and return.

## **Contact**

#### David W. Baird, CRE, FRICS

Managing Director Strategic Advisory Services Mobile: +1 443 629 6774 david.baird@cushwake.com

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