



3800 LIBERTY HEIGHTS AVE

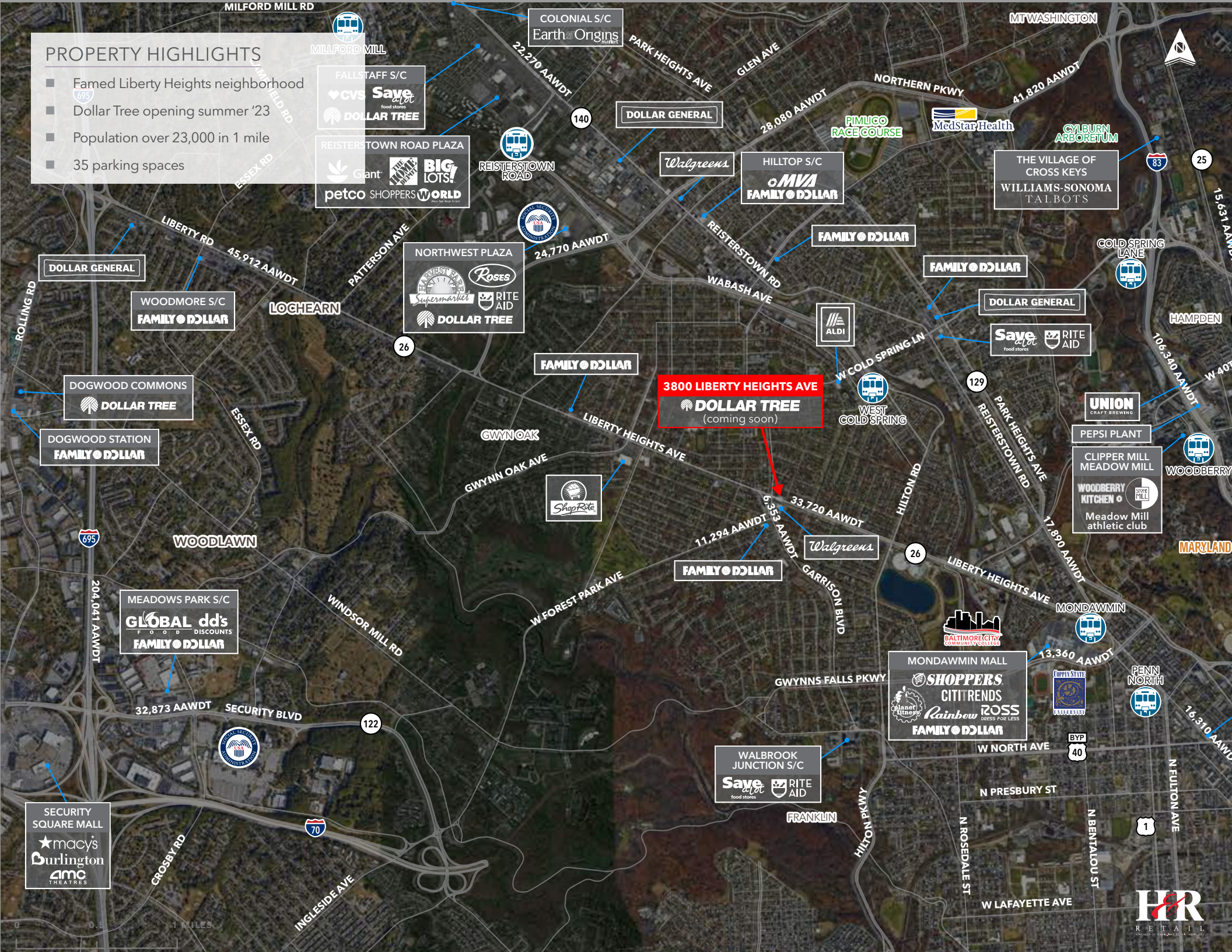
BALTIMORE, MD 21215

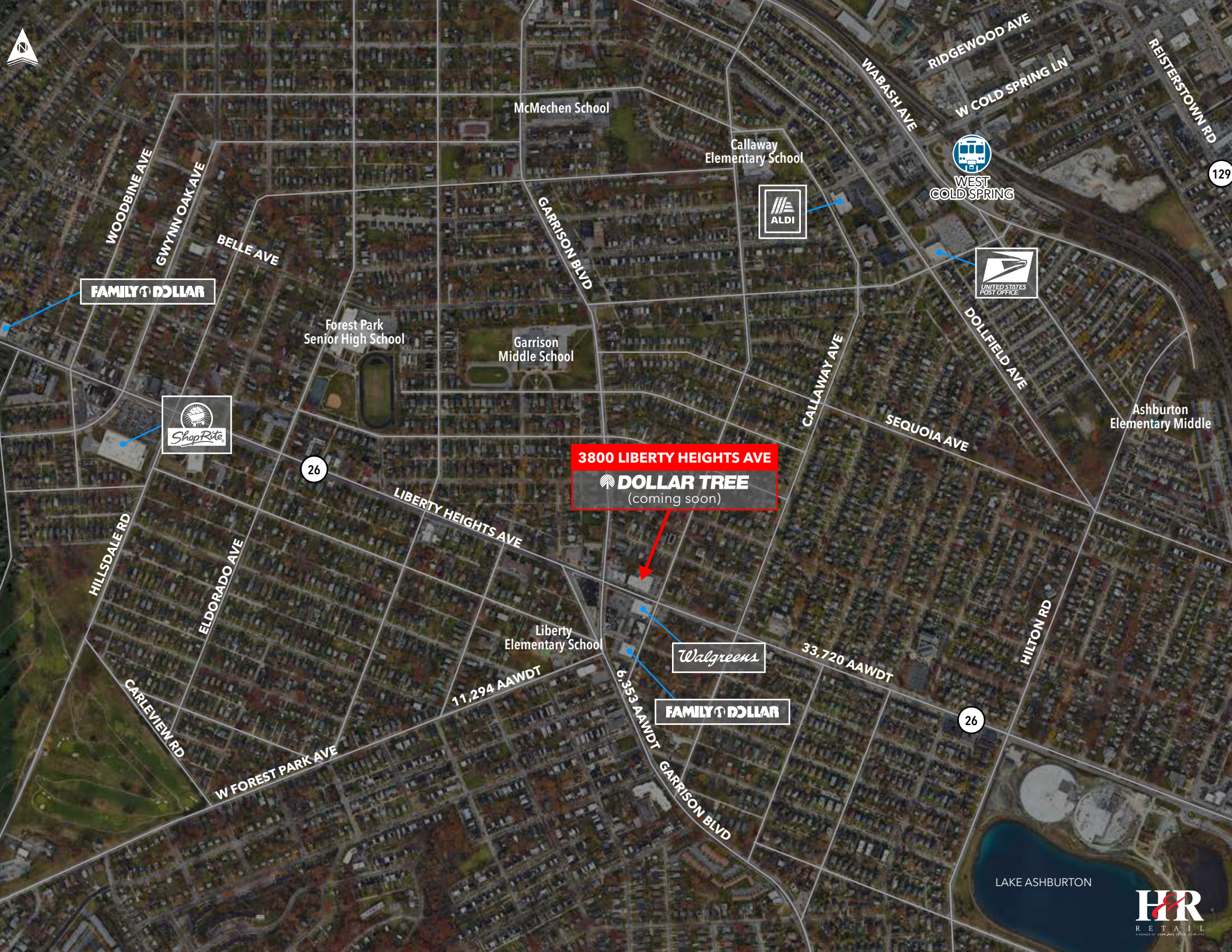


2,000 SF Space Available

PROPERTY HIGHLIGHTS

- Famed Liberty Heights neighborhood
- Dollar Tree opening summer '23
- Population over 23,000 in 1 mile
- 35 parking spaces





3800 LIBERTY HEIGHTS AVE

DOLLAR TREE
(coming soon)

DO

(coming soon)

McMechen School

**Callaway
Elementary School**



**Ashburton
Elementary Middle**

**Forest Park
Senior High School**

**Garrison
Middle School**



26

Liberty
Elementary School

Walgreens

FAMILY DOLLAR

33,720 AAWDT

26

LAKE ASHBURTON



H&R
RETAIL
A MEMBER OF CREDITORS RETAIL ADVISORS



AYRDALE AVE

GARRISON BLVD

LIBERTY DELI
GROCERY & GRILL



metro
by T-Mobile

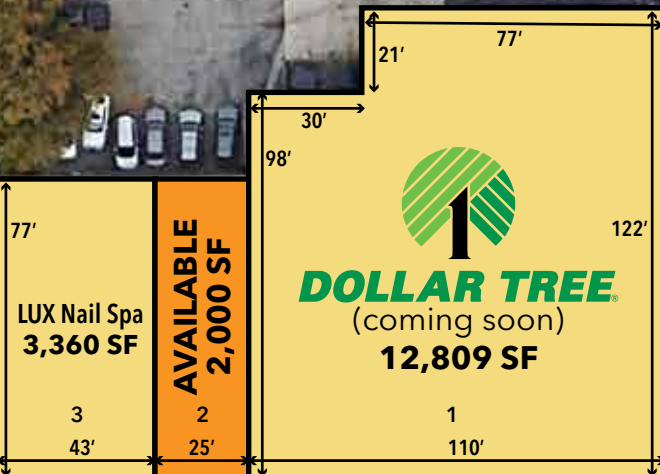
CUT MASTERS
BARBERSHOP

CHINA HOUSE

LUX Nail Spa
3,360 SF

AVAILABLE
2,000 SF


DOLLAR TREE
(coming soon)
12,809 SF



LIBERTY HEIGHTS AVE

33,720 AAWDT

26

12,023 AAWDT

Walgreens



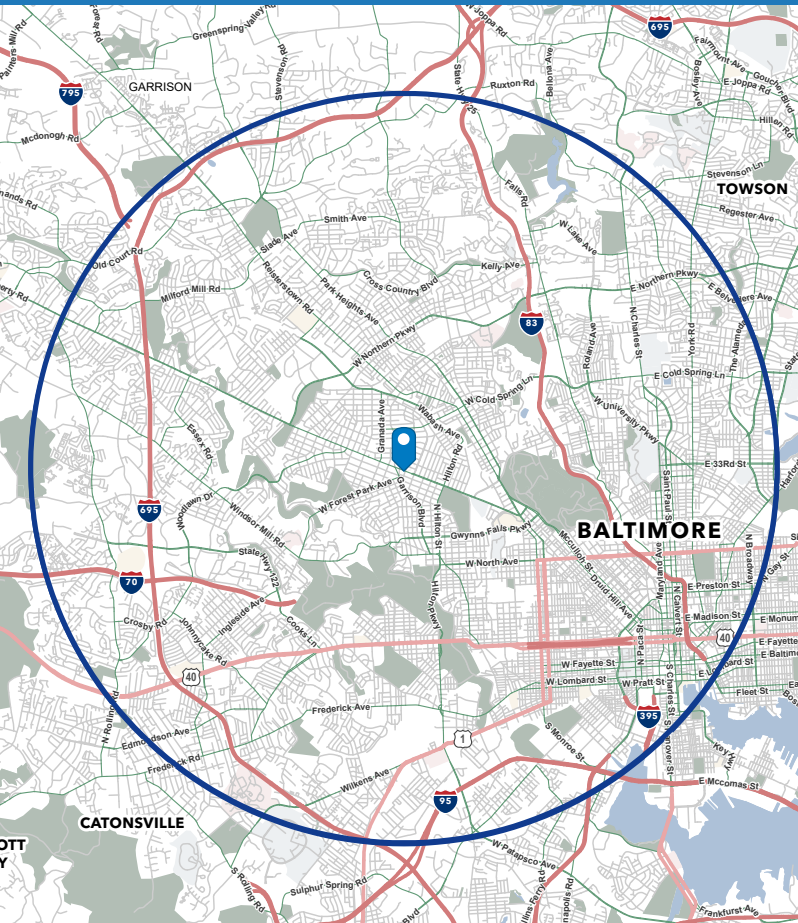




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2022)

3800 Liberty Heights Ave
5 mile ring



KEY FACTS

495,545

Population

38.4

Median Age

210,503

Households

EDUCATION



24%

High School Diploma



19%

Bachelor's Degree



17%

Graduate/Professional Degree

BUSINESS



22,671

Total Businesses



574,312

Daytime Population



1,418

Food Srv & Drinking Places

INCOME



\$56,027

Median Household Income

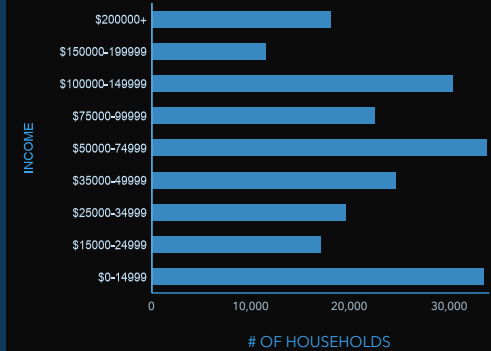


\$38,942

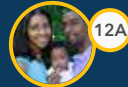
Per Capita Income

\$91,039

AVERAGE HH INCOME (\$)



TAPESTRY SEGMENTS



12A

Family Foundations

30,700 (14.6%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.



12D

Modest Income Homes

27,476 (13.1%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low, public transportation is available, and Medicaid can assist families in need.

- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.



3B

Metro Renters

16,111 (7.7%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



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