



MIXED-USE BUILDING

2125-2129 MARYLAND AVENUE | BALTIMORE, MARYLAND 21218

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 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:	1,380 SF ± (LOWER LEVEL)
2129 MARYLAND AVE:	1,580 SF ± (ENTIRE BUILDING)
ZONING:	C-1 (NEIGHBORHOOD BUSINESS)
RENTAL RATE:	\$15.00 PSF NNN



AERIAL/LOT DIMENSIONS



MARYLAND AVE

MORTON ST

50' ±

150' ±

EMPLOYEE
PARKING
AVAILABLE



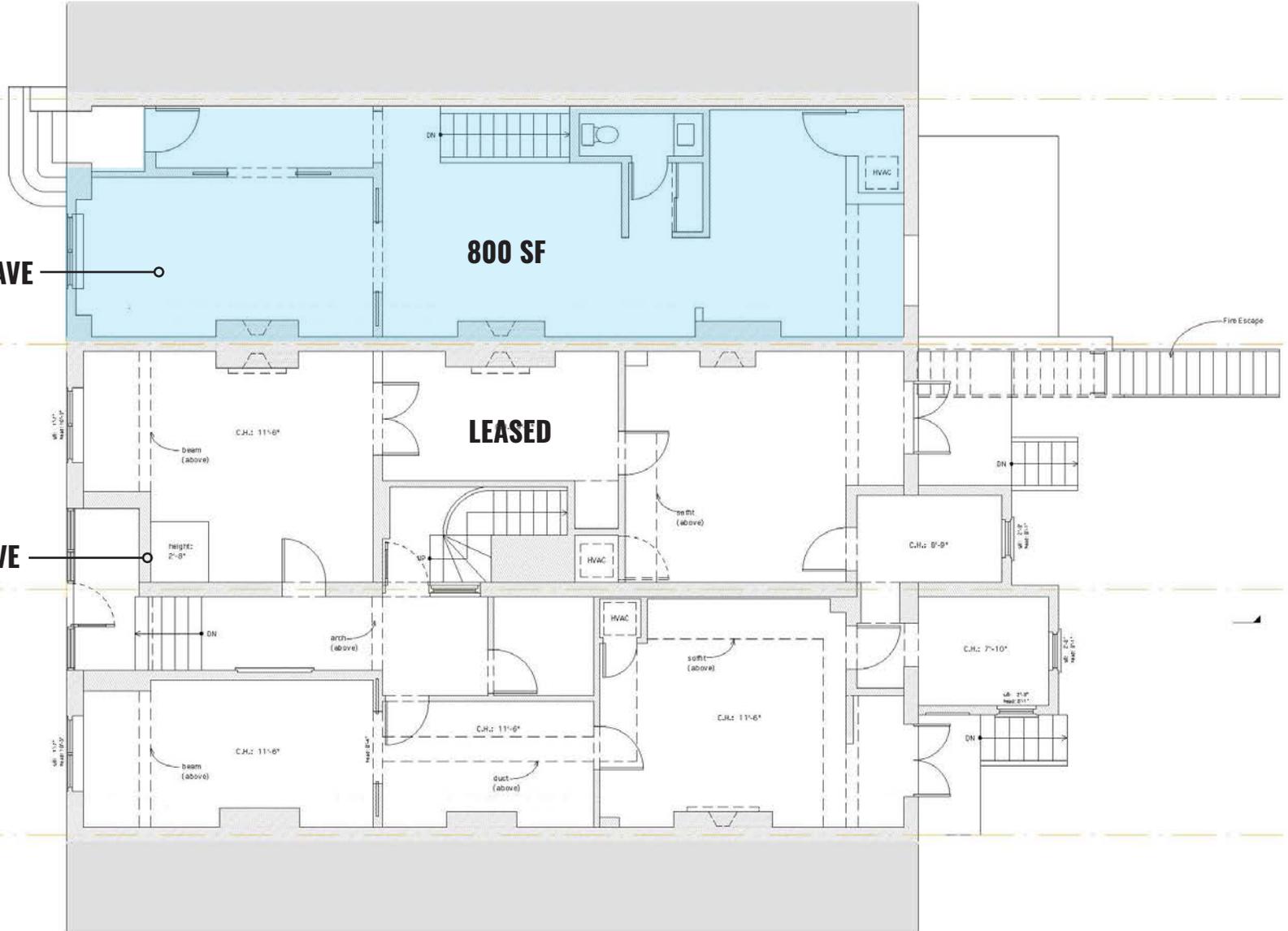
1ST FLOOR PLAN

MARYLAND AVE

MORTON ST

2129 MARYLAND AVE

2125 MARYLAND AVE



LOCAL BIRDSEYE



BALTIMORE SYMPHONY ORCHESTRA

ub UNIVERSITY OF BALTIMORE

PENN STATION

CHARLES

metro gallery

83

McDonald's

JOE'S

BOL'S

save a lot

W NORTH AVE

DUNKIN'

POPEYES

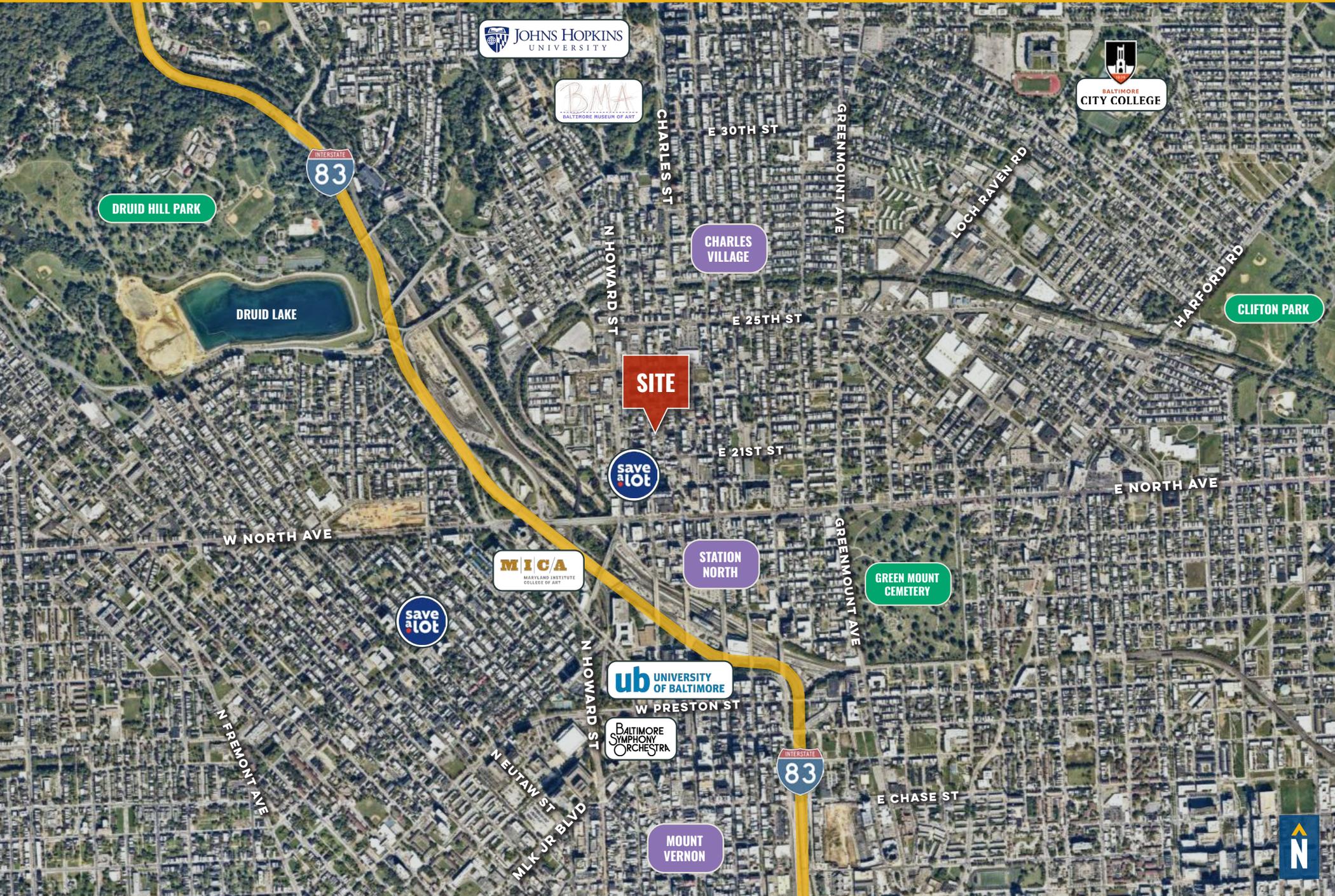
SITE

MR TIRE
AUTO SERVICE CENTERS

MONRO
MUFFLER/BRAKE
& Service



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

N HOWARD ST

ub UNIVERSITY OF BALTIMORE

W PRESTON ST

BALTIMORE SYMPHONY ORCHESTRA

INTERSTATE
83

N FREMONT AVE

N EUTAW ST

MLK JR BLVD

MOUNT VERNON

E CHASE ST



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

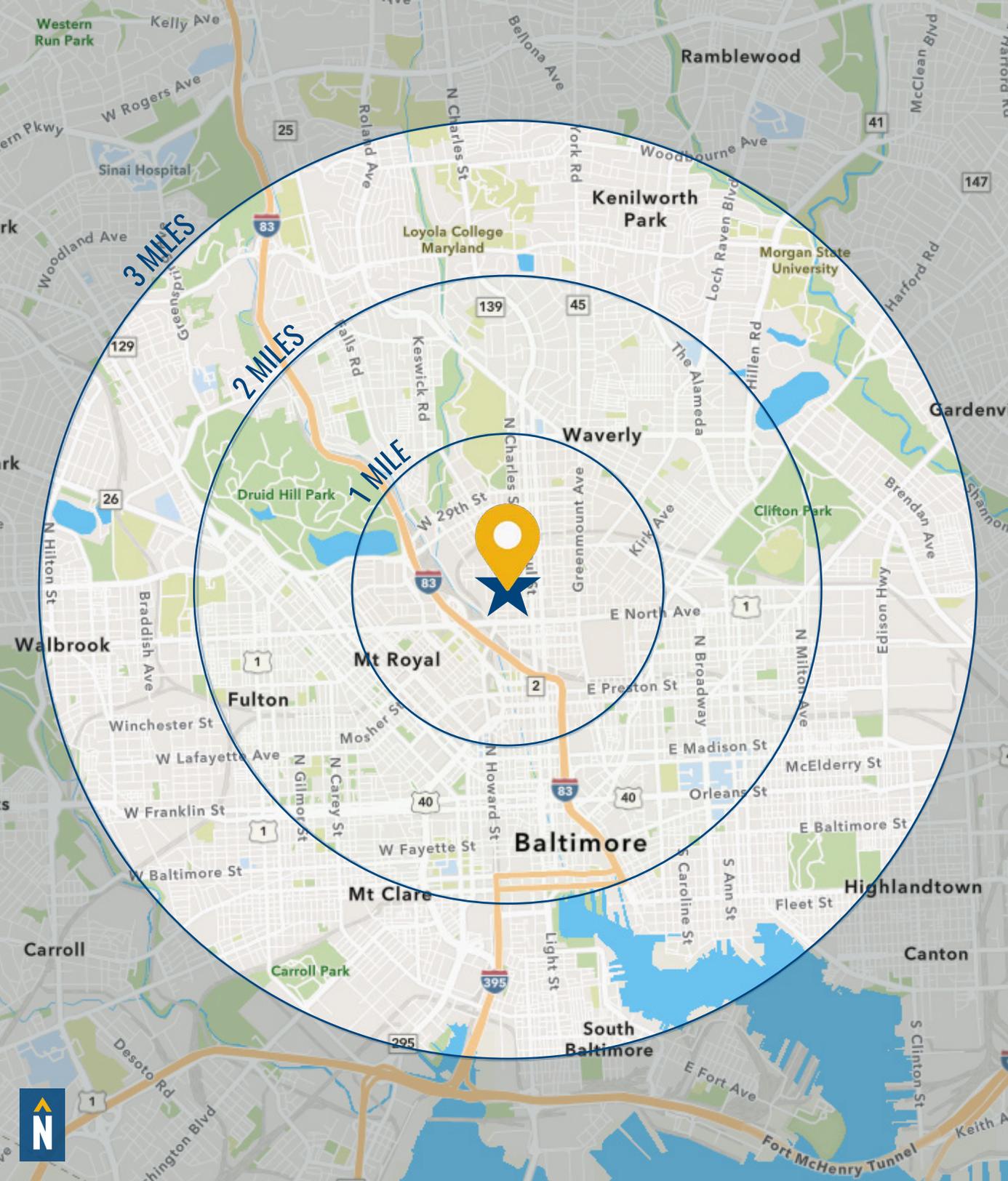


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[FULL DEMOS REPORT](#)



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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