

STORE FRONT FOR SALE

3314 AYRDALE AVE

Baltimore, MD 21216

Available: 4,500 SF



PRICING

SALE PRICE: \$650,000

PROPERTY INFORMATION

COUNTY: Baltimore
MARKET: Baltimore
SUBMARKET: Baltimore City

BUILDING DATA

TOTAL BUILDING SF: 4,500 SF
YEAR BUILT: 1930
ZONING: C-2

PROPERTY OVERVIEW

This 4,500 SF building, built in 1930, is a prime investment opportunity for Retail / Street Retail investors. Zoned C-2 and featuring 1 unit, this property offers a strategic location in the bustling Baltimore area. With its desirable features and potential for retail growth, this space presents an attractive prospect for savvy investors looking to capitalize on the thriving commercial market in the area.

PROPERTY HIGHLIGHTS

- Ideal for Retail / Street Retail investors
- Versatile and flexible space
- Potential for retail growth
- Strategic investment opportunity
- Prominent visibility and accessibility
- Historic charm with modern potential
- Well-maintained and ready for use

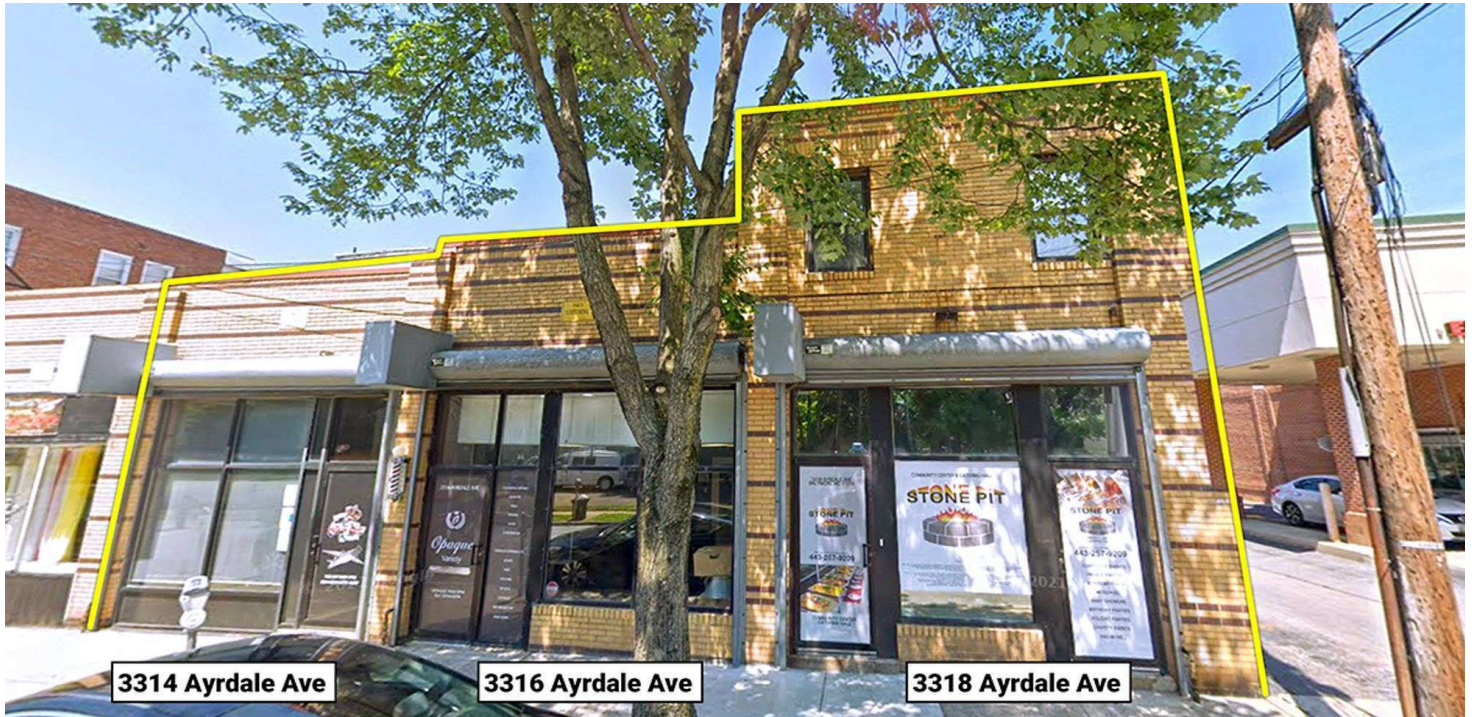
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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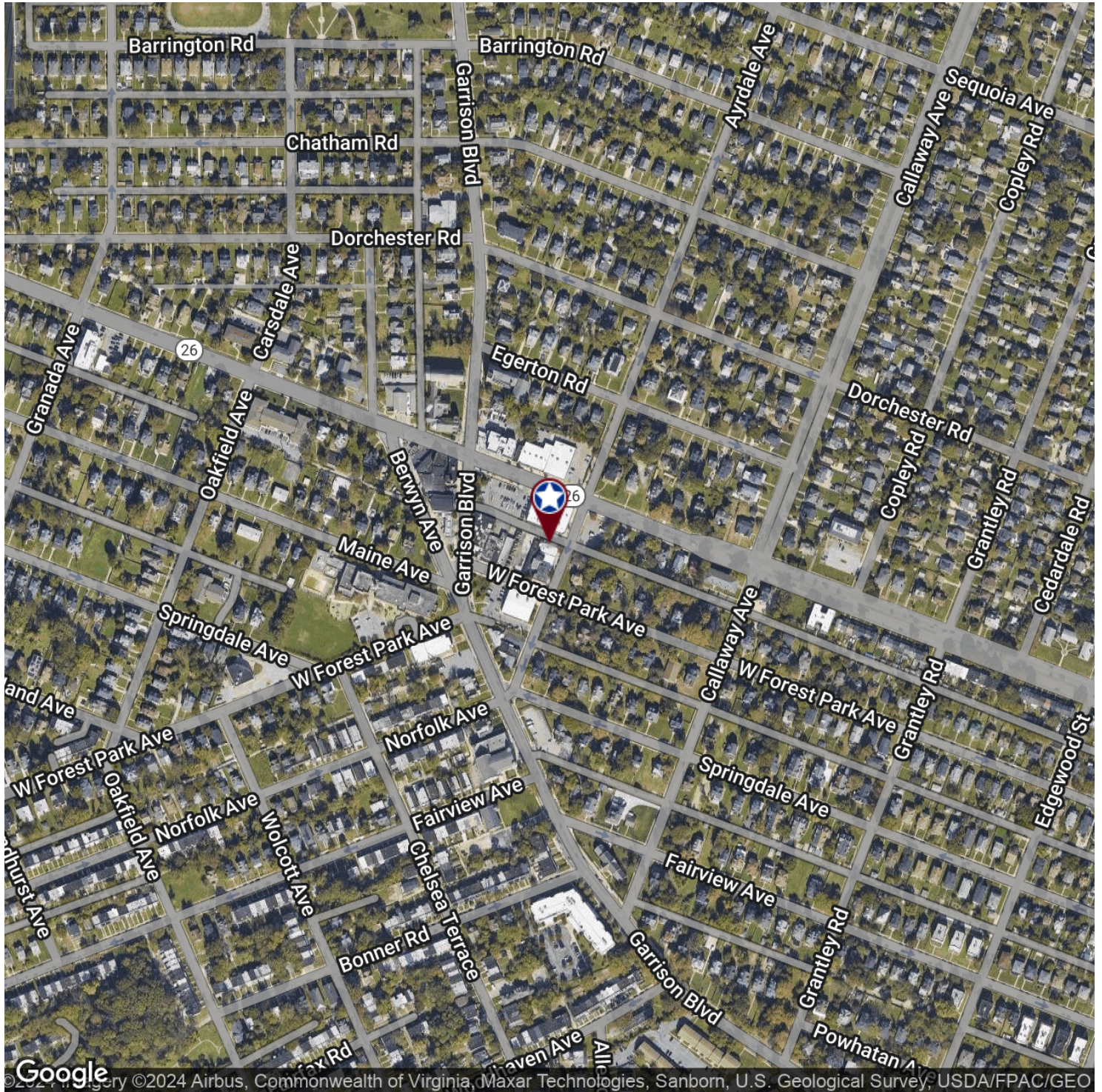
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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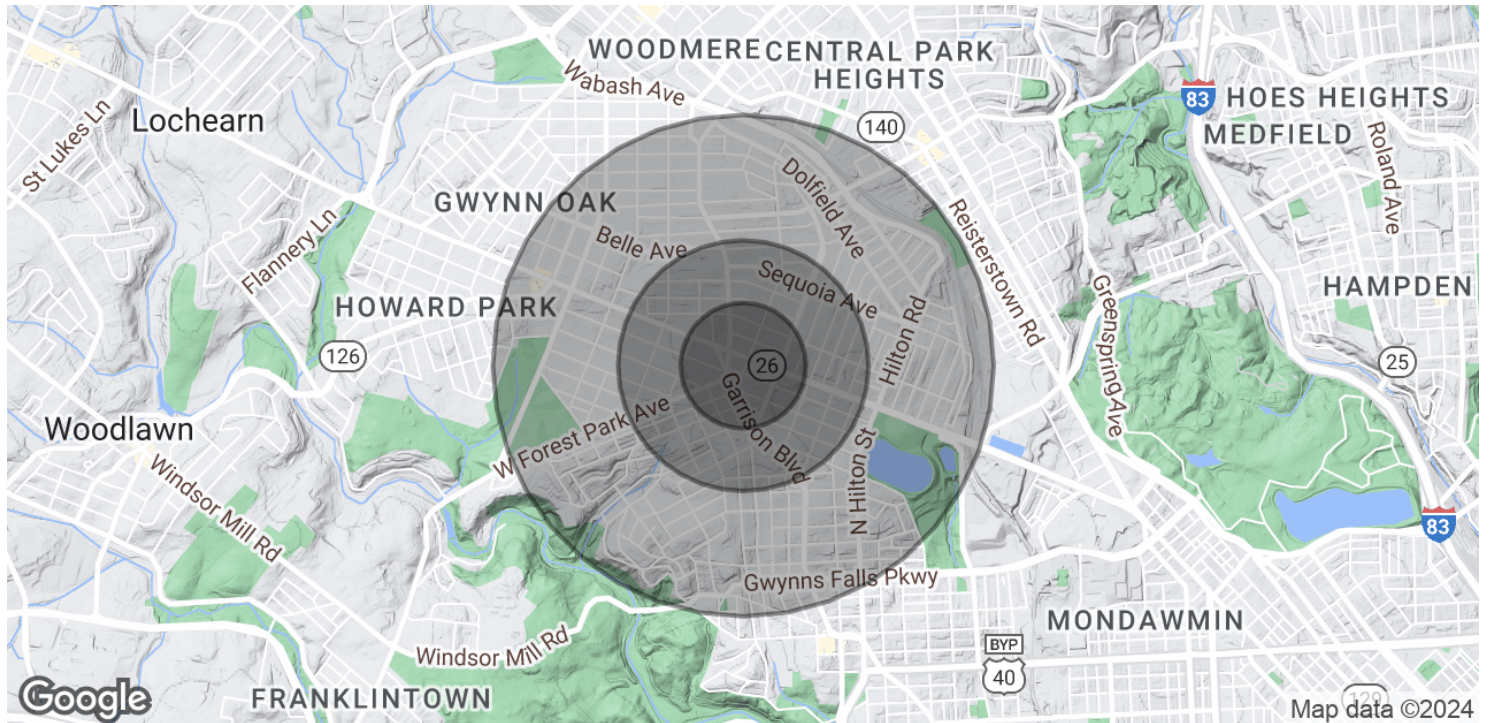
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COMMERCIAL REAL ESTATE SERVICES



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,104	8,493	28,123
Average Age	41.5	40.8	40.3
Average Age (Male)	44.4	43.5	40.3
Average Age (Female)	44.4	41.9	41.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,006	3,948	12,549
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$50,016	\$55,661	\$57,739
Average House Value	\$234,522	\$331,006	\$234,210

* Demographic data derived from 2020 ACS - US Census

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