



1600-1612 KELLY AVENUE

BALTIMORE, MARYLAND 21209

FOR
**SALE/
LEASE**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7,572 SF \pm (2-story) mixed-use project in the heart of Mt. Washington
- Entire 2nd floor (3,000 SF \pm) available for lease
- Tenants include Abbey Burger Bistro and Metal Mane Salon
- Private parking lot (on Newbury St.)
- Nearby retailers include Whole Foods, Starbucks, Mt. Washington Tavern, Ethel's Creole Kitchen, Le Bistro Du Village, Mt. Washington Pizza & Subs
- Immediate access to I-83
- Highly affluent customer base

BUILDING SIZE:

7,572 SF \pm (2 STORIES)

AVAILABLE:

3,000 SF \pm (2ND FLOOR)

LOT SIZE:

.13 ACRES \pm

ZONING:

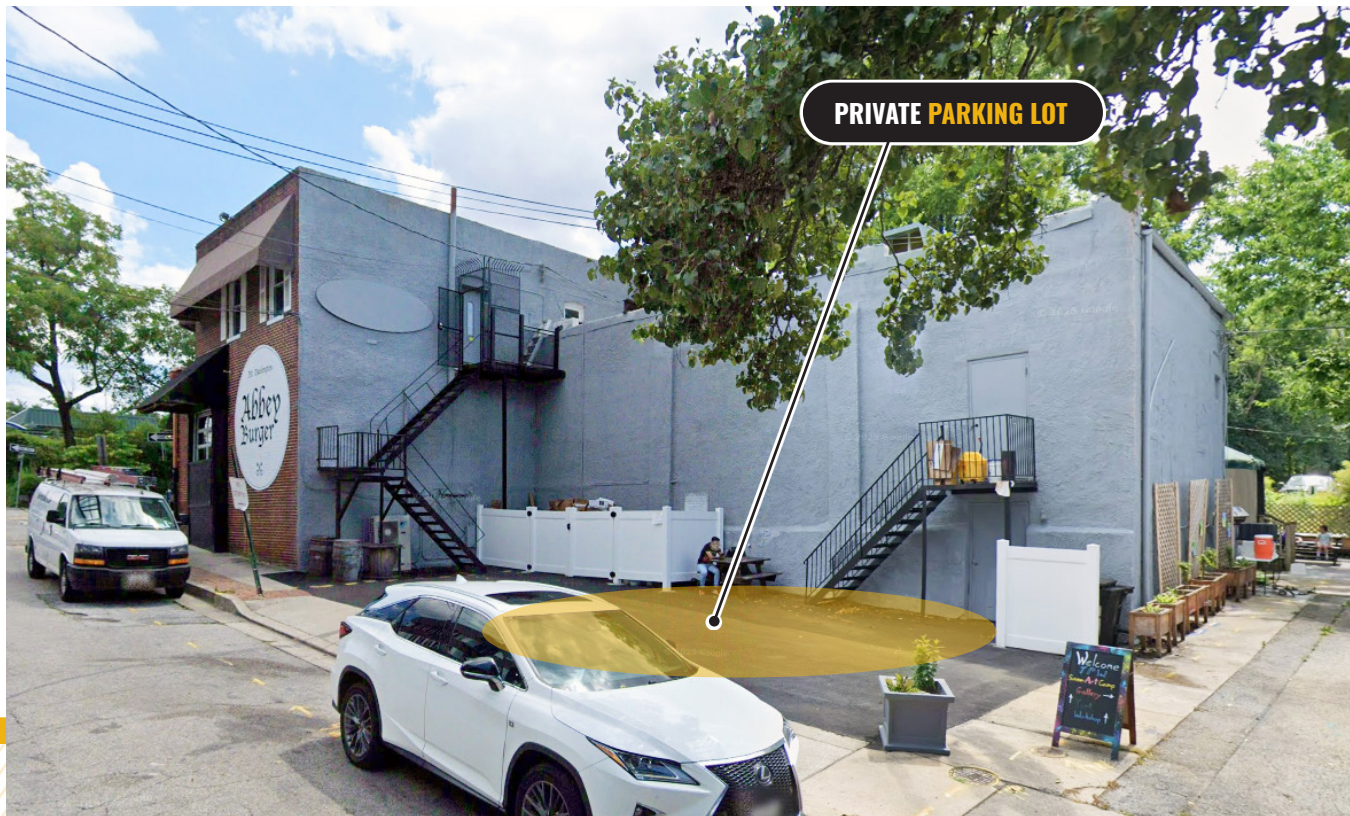
C-1 (NEIGHBORHOOD BUSINESS DIST.)

SALE PRICE:

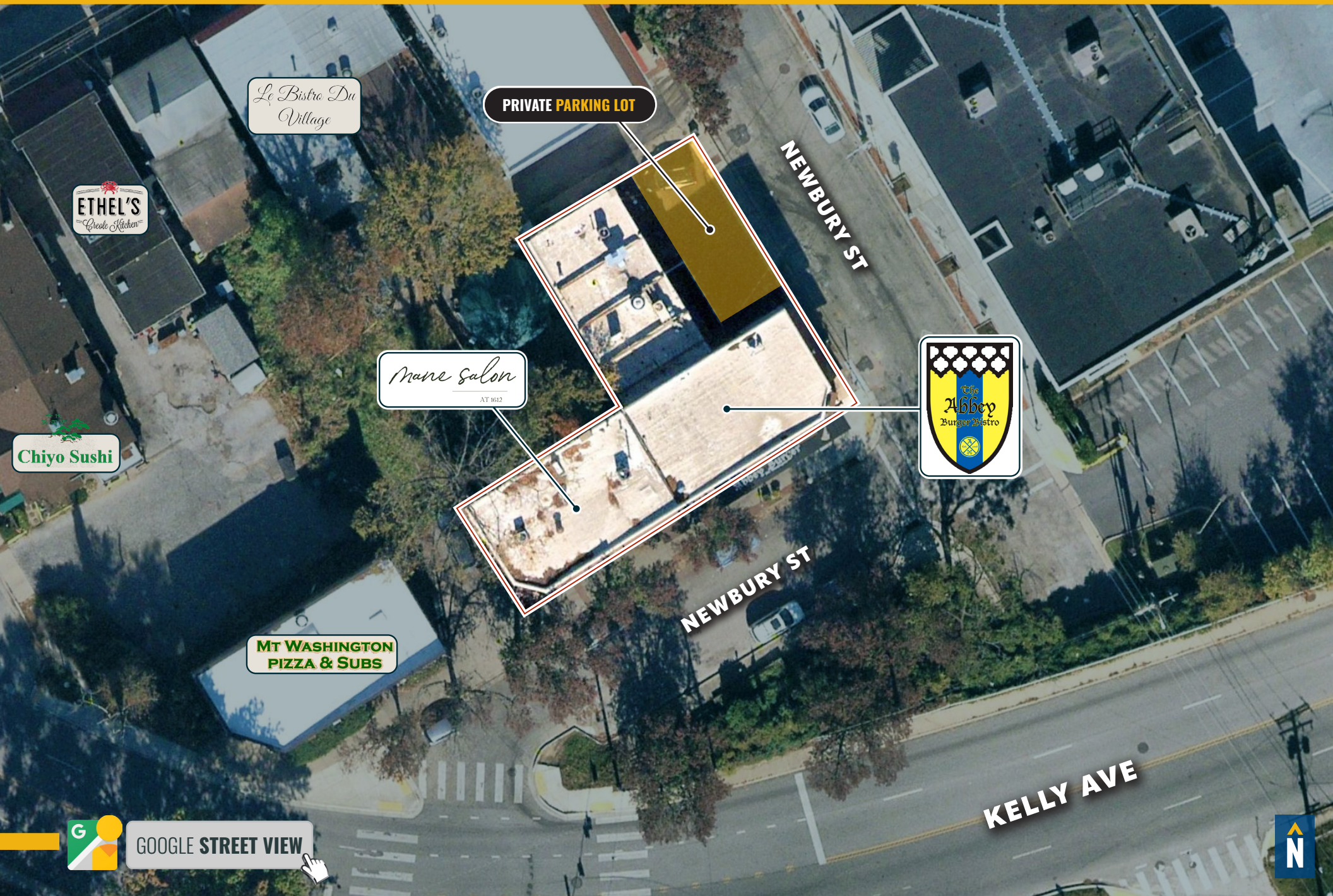
NEGOTIABLE

RENTAL RATE:

NEGOTIABLE



AERIAL



Le Bistro Du Village

PRIVATE PARKING LOT

NEWBURY ST

Name salon
AT 1612



NEWBURY ST

MT WASHINGTON
PIZZA & SUBS



Chiyo Sushi

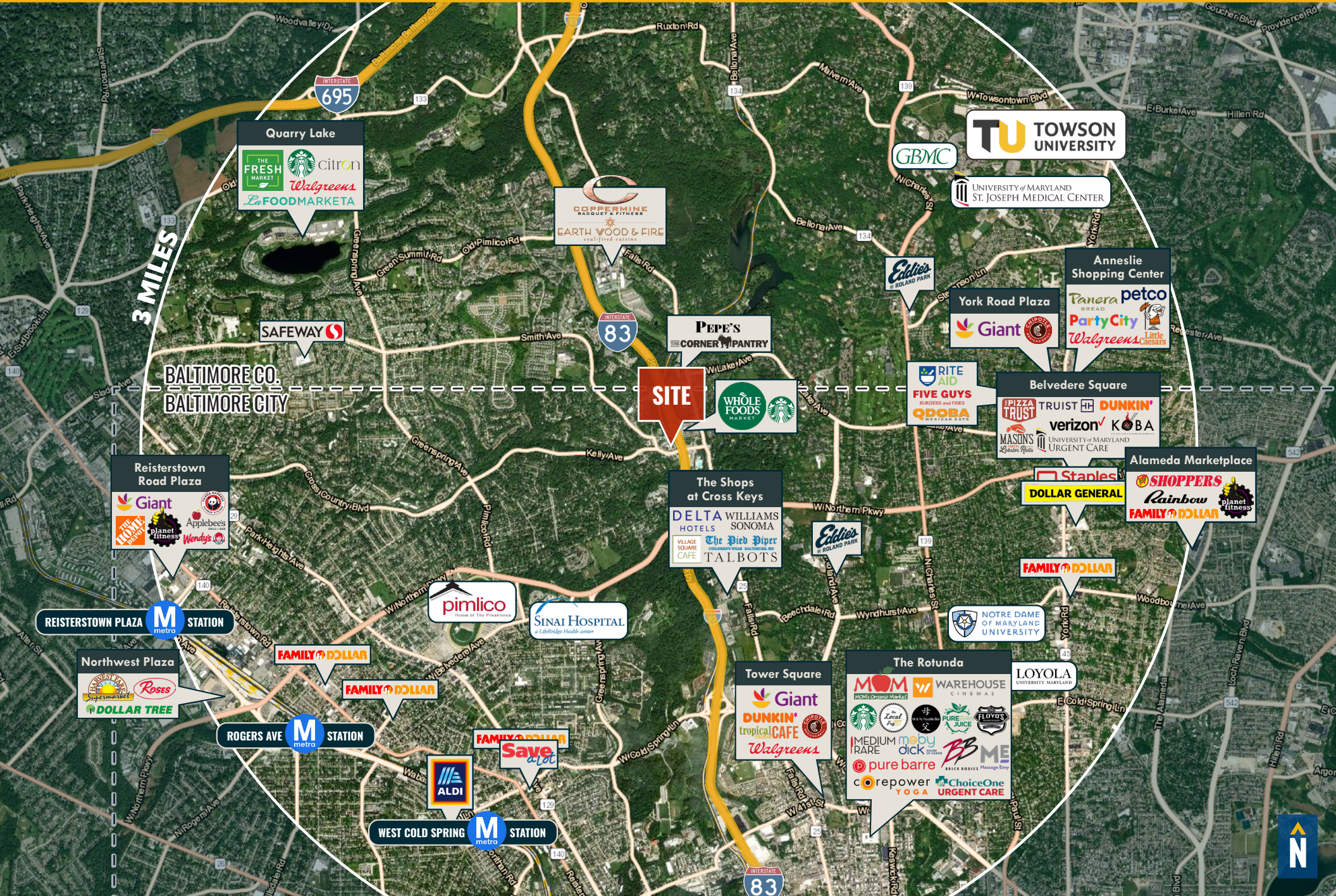
KELLY AVE



GOOGLE STREET VIEW



MARKET AERIAL



DEMOGRAPHICS

2025

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



8,097

147,767

416,882

DAYTIME POPULATION



12,849

148,624

431,363

AVERAGE HOUSEHOLD INCOME



\$158,346

\$123,610

\$102,316

NUMBER OF HOUSEHOLDS



3,686

60,332

178,843

MEDIAN AGE

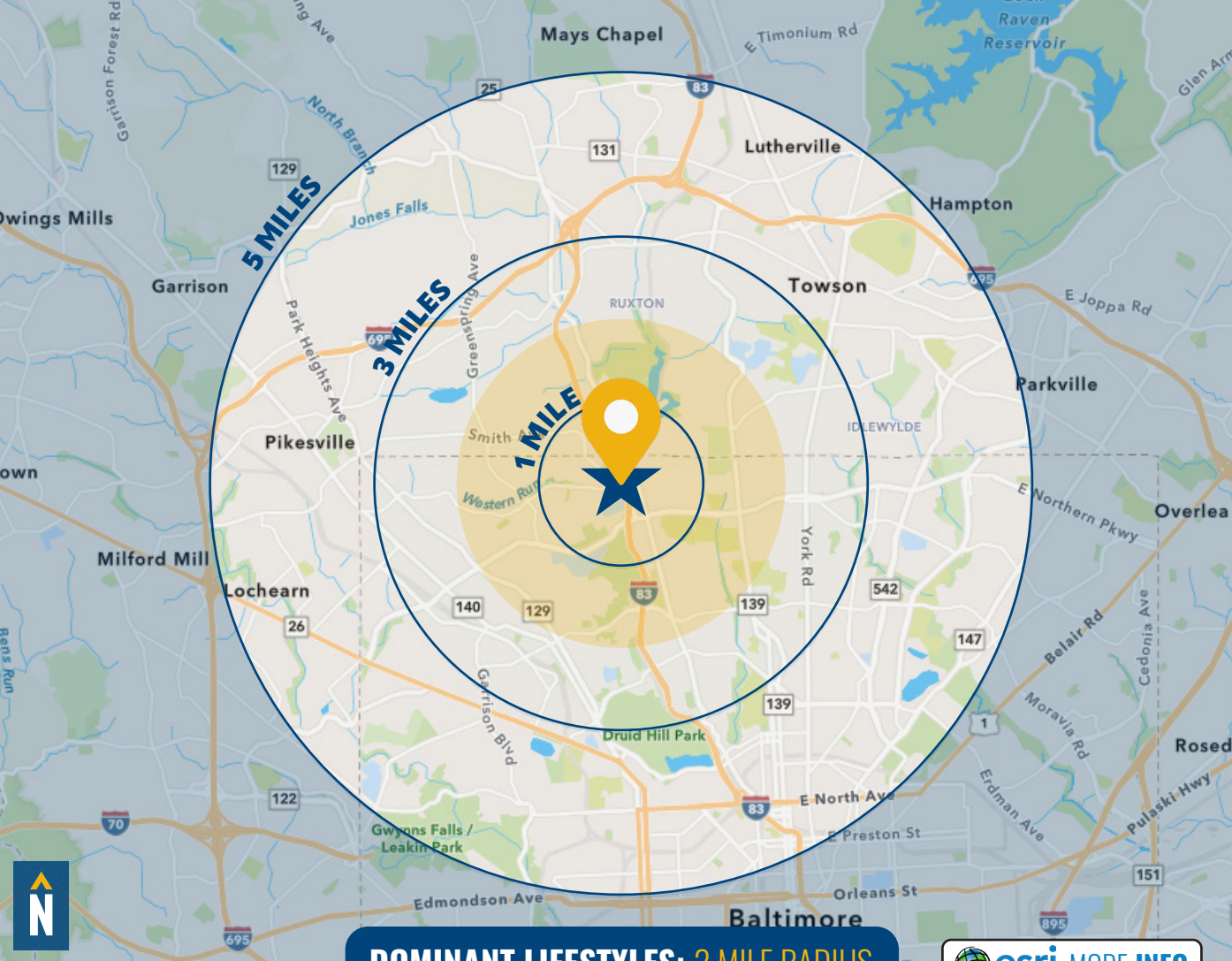


43.4

37.8

38.8

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

esri MORE INFO

27%

URBAN CHIC

MEDIAN

AGE: 41.9

HH INCOME: \$144,754



These highly educated professionals with upper tier incomes are predominantly composed of married couples, many of whom are raising young children. They tend to exercise frequently and eat organic foods.

11%

TOP TIER

MEDIAN

AGE: 45.4

HH INCOME: \$209,720



These residents have the highest net worth among all segments, primarily consisting of married couples with or without children living at home. They shop at upscale retailers and frequent fine dining restaurants.

8%

LEGACY HILLS

MEDIAN

AGE: 45.6

HH INCOME: \$55,927



Most of these residents are aged 45 and above, and a notable portion are either widowed or divorced. They tend to shop locally, especially for toys and games, and have a less prominent online presence.

FOR MORE INFO CONTACT:



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



JOE BRADLEY

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4892

JBRADLEY@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.