



1600-1612 KELLY AVENUE

BALTIMORE, MARYLAND 21209

FOR
SALE/
LEASE



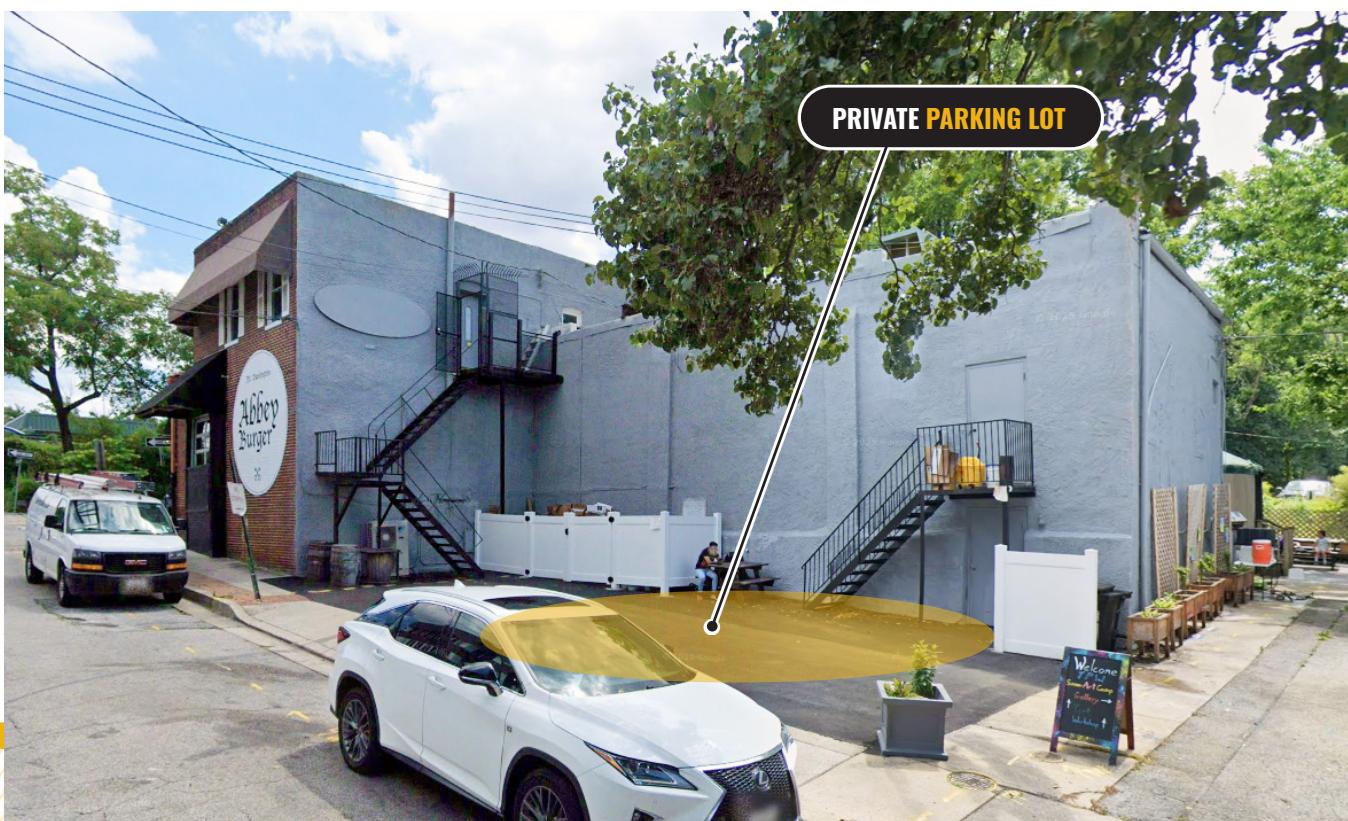
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RETAIL

PROPERTY OVERVIEW

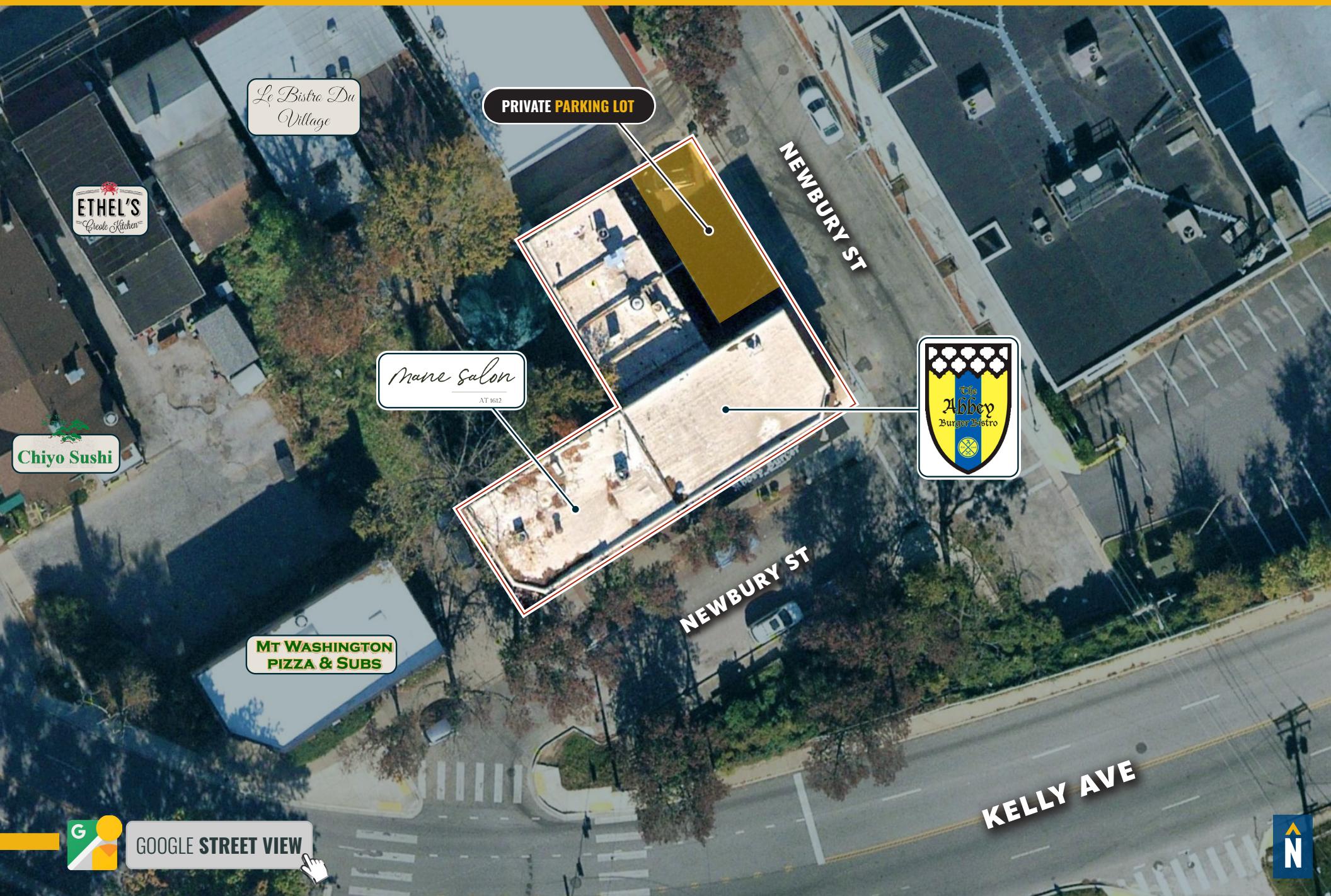
HIGHLIGHTS:

- 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

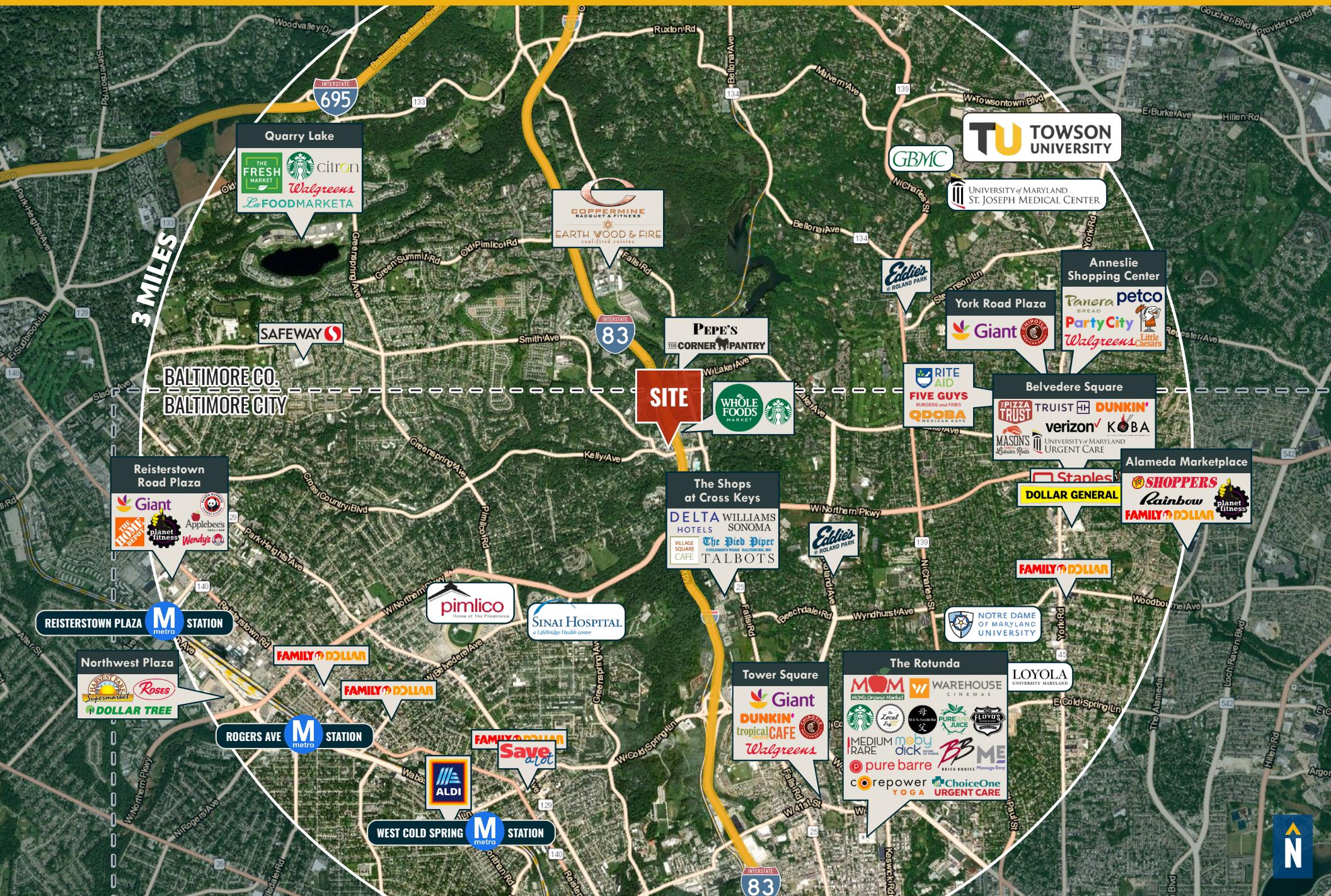
BUILDING SIZE:	7,572 SF \pm (2 STORIES)
AVAILABLE:	3,000 SF \pm (2ND FLOOR)
LOT SIZE:	.13 ACRES \pm
ZONING:	C-1 (NEIGHBORHOOD BUSINESS DIST.)
SALE PRICE:	NEGOTIABLE
RENTAL RATE:	NEGOTIABLE



AERIAL



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

DOMINANT LIFESTYLES: 2 MILE RADIUS

 [MORE INFO](#) 

27%

URBAN CHIC



MEDIAN

AGE: 41.9

HH INCOME: \$144,754

11%

TOP TIER



MEDIAN

AGE: 45.4

HH INCOME: \$209,720

8%

LEGACY HILLS



MEDIAN

AGE: 45.6

HH INCOME: \$55,927

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.

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.

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.

[FULL DEMOS REPORT](#) 

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