OFFICE/RETAIL SPACE FOR LEASE

2245 Eastern Avenue, Baltimore, MD 21231

YOUR COMPANY SIGN HERE!

WIN
COMMERCIAL GROUP
of Keller Williams Realty Centre
MAKE YOUR NEXT MOVE A WIN

OFFICE/RETAIL SPACE FOR LEASE
2245 EASTERN AVENUE

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YOUR COMPANY SIGN HERE! → **Available in January 2025**

OFFERING SUMMARY

LEASE RATE:	$27/SF NNN
TAXES:	$356/month
AVAILABLE SF:	1,134 SF
BUILDING CLASS:	C
PARKING:	Street parking
ZONING:	C-1

PROPERTY OVERVIEW

- 1,134 SF Office/Retail Space Available for Lease
- Customer waiting area
- Shelving for retail items, compounding lab and RX filling station
- Lab workstation and mail order area
- Two spacious offices with large, bright windows
- Break room, storage room and private restroom
- ADA accessible
- Space is ideal for a pharmacy, medical or dental office and law firm (Note: no tobacco or tattoo businesses allowed.)
- Minutes from Baltimore/Washington International Airport
- Located near major commuter routes and bus lines 21, 35, and 56

HELEN DELLHEIM
O: (410) 258-4136
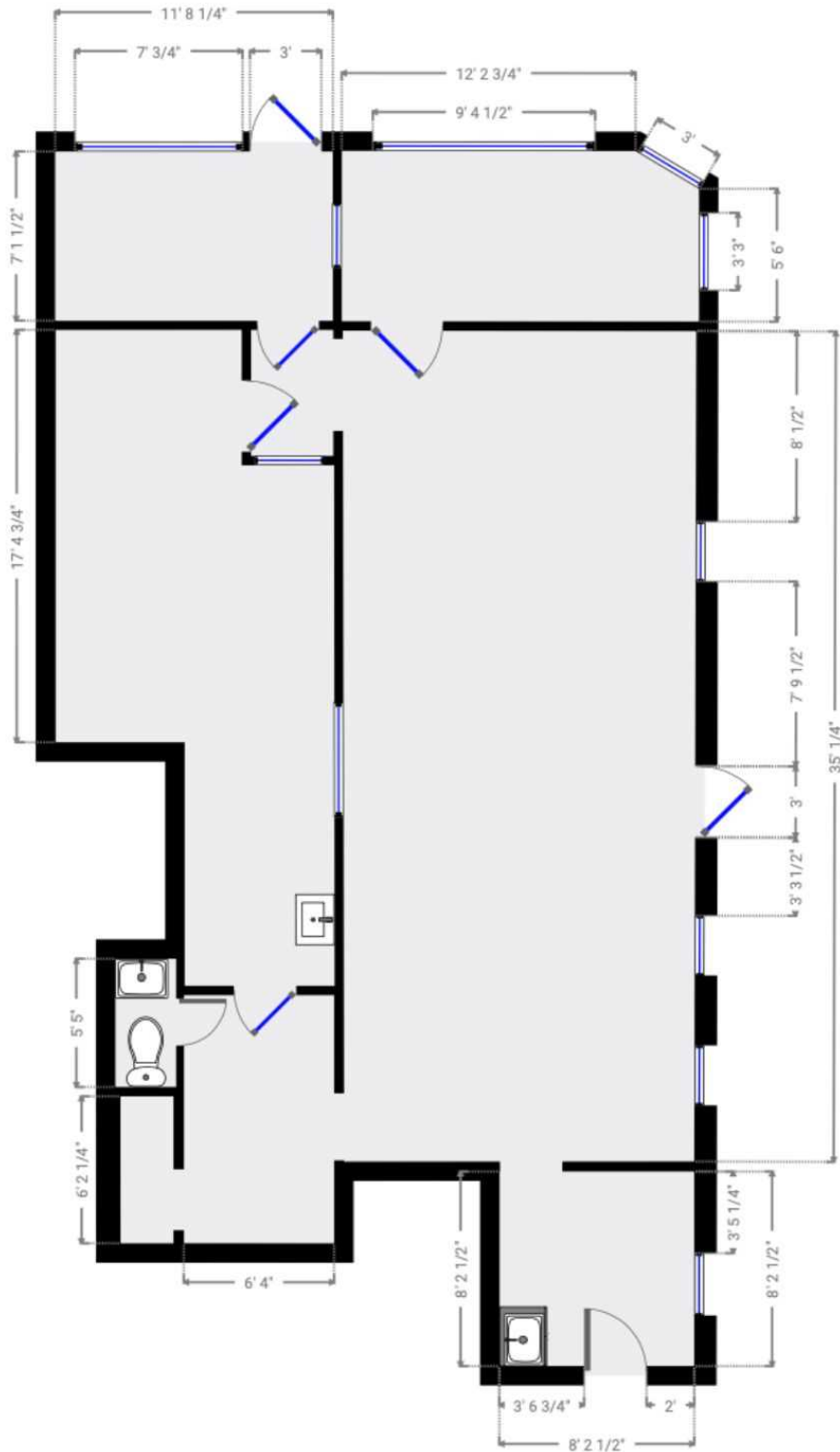C: (410) 258-4136
helen@wincommercial.com

PROPERTY PHOTOS

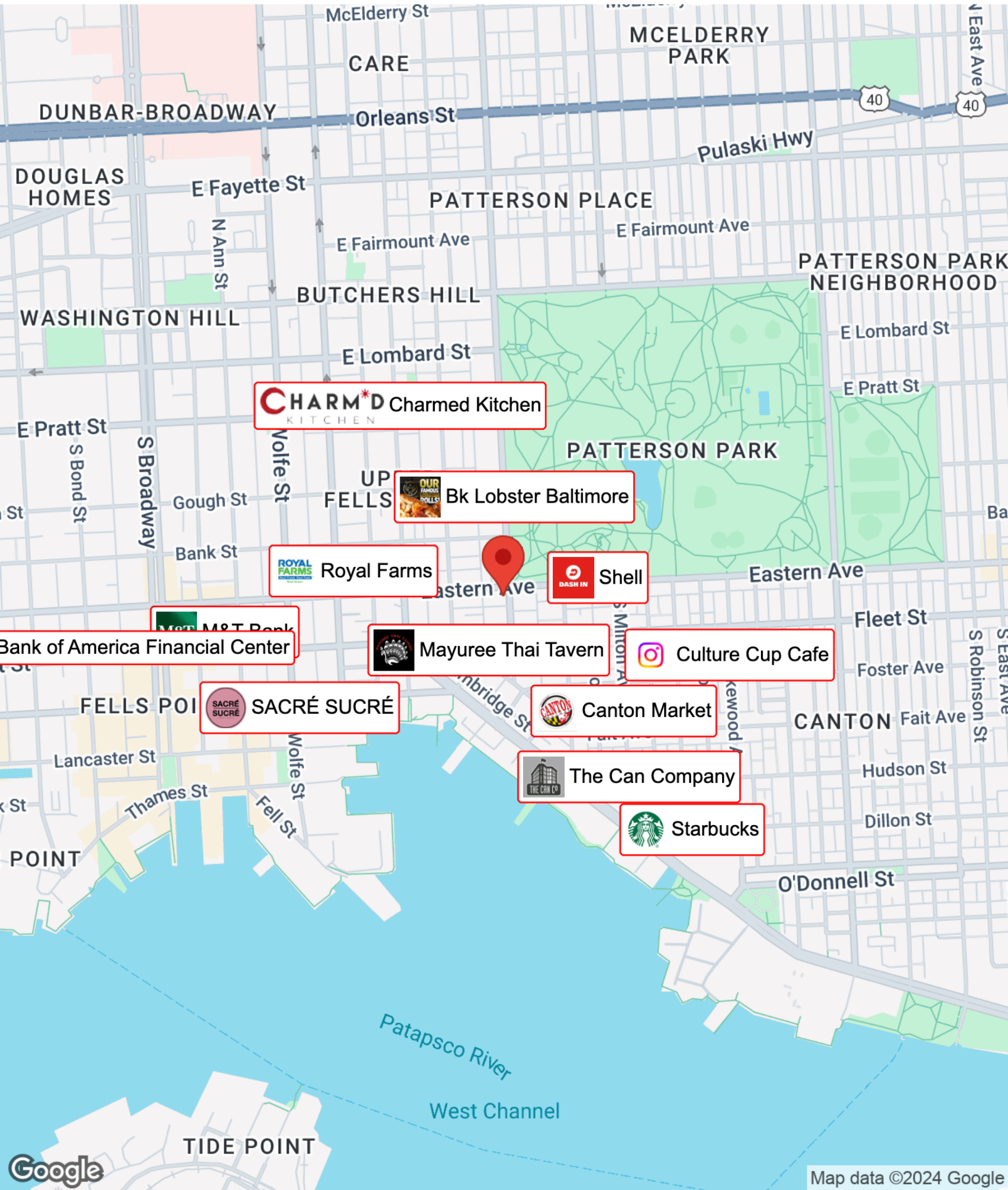## 2245 EASTERN AVENUE, BALTIMORE, MD 21231

FLOOR PLAN

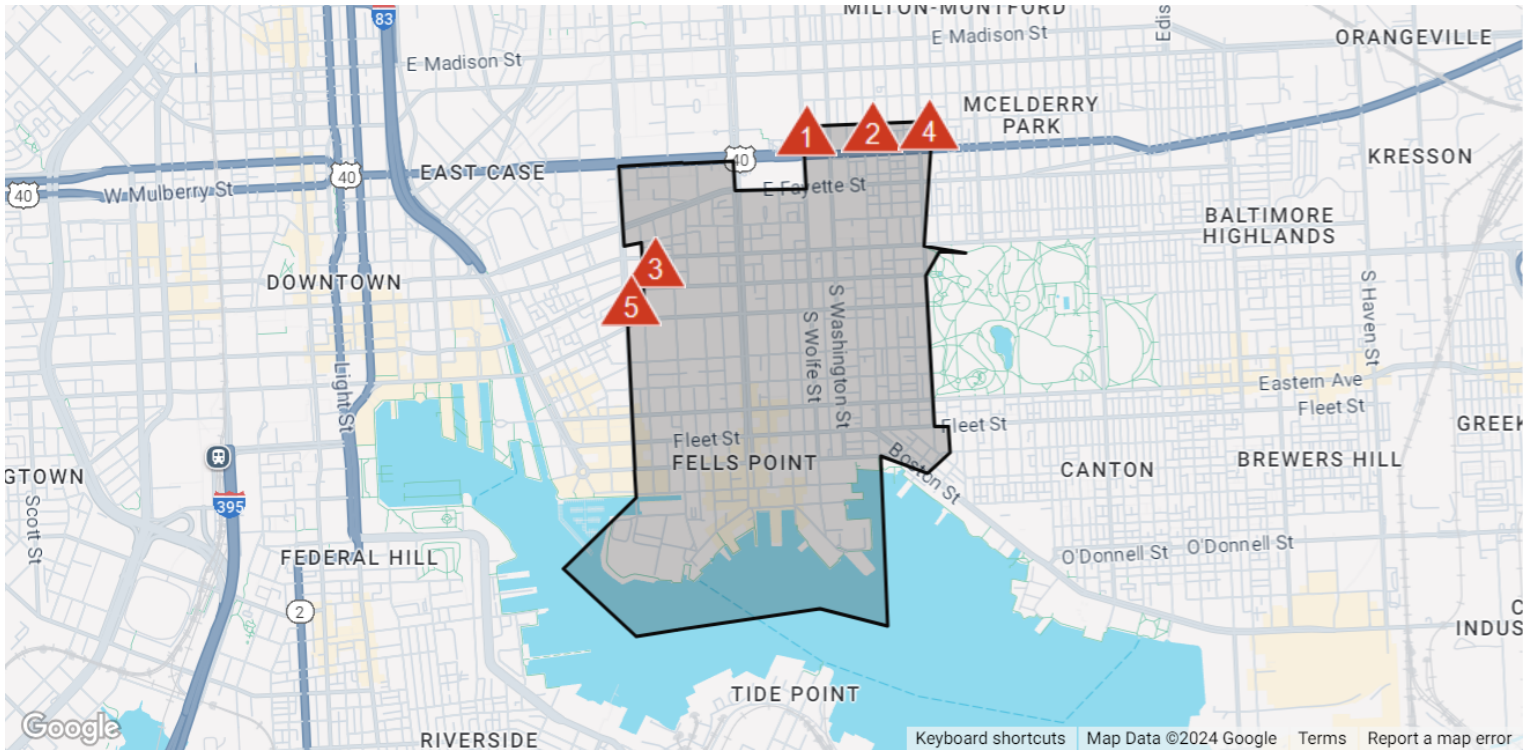## 2245 EASTERN AVENUE, BALTIMORE, MD 21231

TOTAL AREA: 1133.94 sq ft

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McElderry St
MCELDERRY PARK
CARE
MCELDERRY
N East Ave
DUNBAR-BROADWAY
Orleans St
40
40
Pulaski Hwy
E Fayette St
PATTERSON PLACE
DOUGLAS HOMES
E Fairmount Ave
E Fairmount Ave
N Ann St
BUTCHERS HILL
PATTERSON PARK NEIGHBORHOOD
WASHINGTON HILL
E Lombard St
E Lombard St
E Pratt St
S Broadway
E Pratt St
PATTERSON PARK
S Bond St
Wolfe St
CHARM*D Charmed Kitchen
UP FELLS
Gough St
Bk Lobster Baltimore
Bank St
Royal Farms
Eastern Ave
DASH IN Shell
Eastern Ave
Fleet St
M&T M&T Bank
S Robinson St
S East Ave
Bank of America Financial Center
Mayuree Thai Tavern
Culture Cup Cafe
Foster Ave
FELLS POI
SACRÉ SUCRÉ
Canton Market
CANTON
Fait Ave
Lancaster St
Wolfe St
The Can Company
Hudson St
Fell St
Starbucks
Dillon St
Thames St
POINT
O'Donnell St
Patapsco River
TIDE POINT
West Channel

Traffic Counts

Daily Traffic Counts: ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day
▲ Up 6,000 / day

▲ **1**	▲ **2**	▲ **3**	▲ **4**	▲ **5**
26,798	**26,798**	**26,465**	**25,804**	**16,768**
2023 Est. daily traffic counts	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**	**2023 Est. daily traffic counts**
Street: **Orleans St**	Street: **Orleans St**	Street: **E Lombard St**	Street: **Orleans St**	Street: **East Pratt Street**
Cross: **N Wolfe St**	Cross: **N Duncan St**	Cross: **S Spring St**	Cross: **N Bradford St**	Cross: **E Pratt St**
Cross Dir: **W**	Cross Dir: **E**	Cross Dir: **E**	Cross Dir: **E**	Cross Dir: **SW**
Dist: **0.01 miles**	Dist: **0.01 miles**	Dist: **0.01 miles**	Dist: **0.02 miles**	Dist: **0.01 miles**

Historical counts			Historical counts			Historical counts			Historical counts			Historical counts		
Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type	Year	Count	Type
2012 ▲	27,080	AADT	2012 ▲	27,080	AADT	2020 ▲	26,502	AADT	2012 ▲	27,080	AADT	2017 ▲	16,815	AADT
1995 ▲	28,000	AADT	1995 ▲	28,000	AADT				2005 ▲	24,648	AADT			

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

10/8/2024

HELEN DELLHEIM

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