

**AGM**

COMMERCIAL REAL ESTATE ADVISORS

CONKLING STREET - RETAIL

512 S. CONKLING STREET, BALTIMORE, MD 21224



**4,800 SF RETAIL SUITE IN HEART OF CANTON / HIGHLANDTOWN**

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# PROPERTY OVERVIEW

- SF: 4,800 SF
- Available: immediate

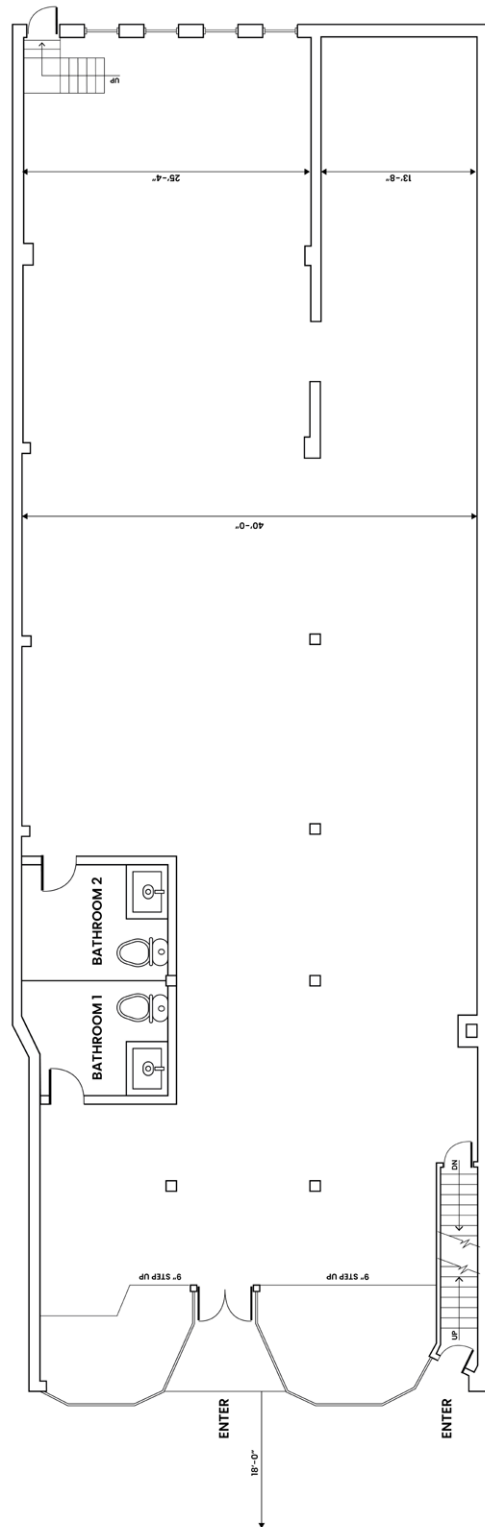
## Features:

- Former exercise concept
- 40 feet of frontage
- 2 upgraded bathrooms
- Basement space included for free

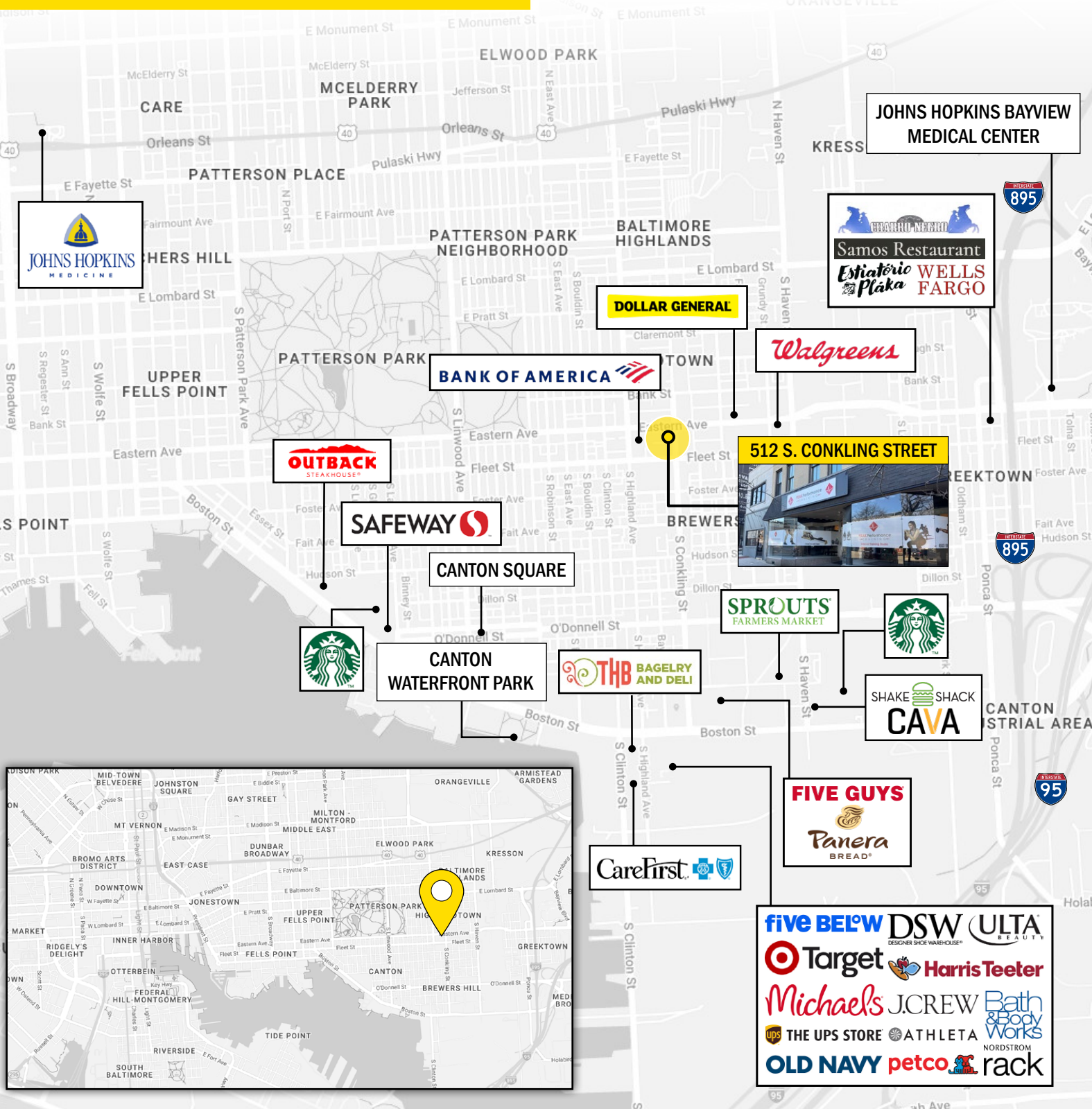


# FLOOR PLAN

4,800 SF

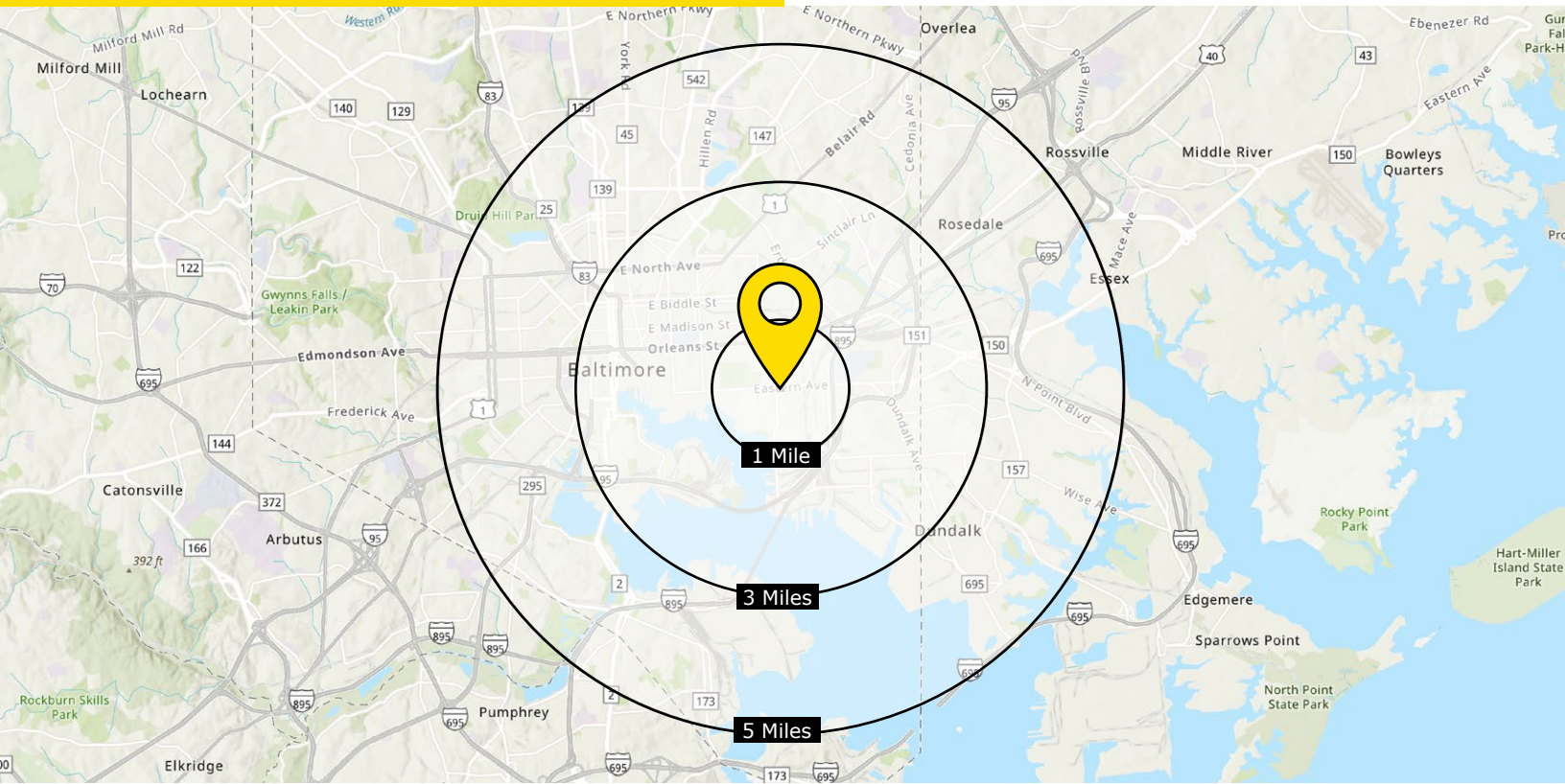


# RETAIL MAP





# DEMOGRAPHICS



| 2024 SUMMARY             | 1 MILE    | 3 MILES   | 5 MILES  |
|--------------------------|-----------|-----------|----------|
| Population               | 37,686    | 191,977   | 462,521  |
| Households               | 16,794    | 87,877    | 199,896  |
| Families                 | 7,419     | 38,158    | 96,986   |
| Average Household Size   | 2.23      | 2.14      | 2.26     |
| Median Age               | 33.9      | 34.2      | 35.5     |
| Median Household Income  | \$103,884 | \$67,796  | \$59,377 |
| Average Household Income | \$142,971 | \$106,197 | \$92,476 |

| 2029 SUMMARY             | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------|-----------|-----------|-----------|
| Population               | 37,245    | 191,080   | 455,347   |
| Households               | 17,150    | 90,286    | 202,228   |
| Families                 | 7,530     | 38,709    | 97,180    |
| Average Household Size   | 2.16      | 2.07      | 2.19      |
| Median Age               | 35.2      | 35.8      | 37.1      |
| Median Household Income  | \$114,628 | \$77,991  | \$68,274  |
| Average Household Income | \$163,433 | \$122,643 | \$107,367 |

## KEY FACTS



**22,564**

TOTAL BUSINESSES



**299,700**

TOTAL EMPLOYEES



**\$59,377**

MEDIAN HH INCOME



**\$40,066**

PER CAPITA INCOME



**\$66,003**

MEDIAN NET WORTH