



MACKENZIE
RETAIL

**FLAGSHIP
LOCATION
W/ PARKING!**



hampden retail

902 w. 36th street | baltimore, maryland 21211

HIGHLIGHTS

- » 2nd generation **bank branch** with existing **vault** in place
- » **Flagship location** for a bank, lifestyle/fashion brand, soft goods retailer, etc.
- » High-volume **walking traffic** location
- » Existing restrooms **in place**
- » Significant **stockroom** and **storage space** available
- » Prime **signage opportunity** facing W. 36th Street
- » Ideal location on **"The Avenue,"** the fastest growing retail/restaurant corridor in Baltimore

AVAILABLE:

2,850 SF ±

RENTAL RATE:

\$130,000/YR., NNN

PARKING:

**REAR SURFACE
PARKING AVAILABLE**

ZONING:

**C-1 (NEIGHBORHOOD
BUSINESS DISTRICT)**

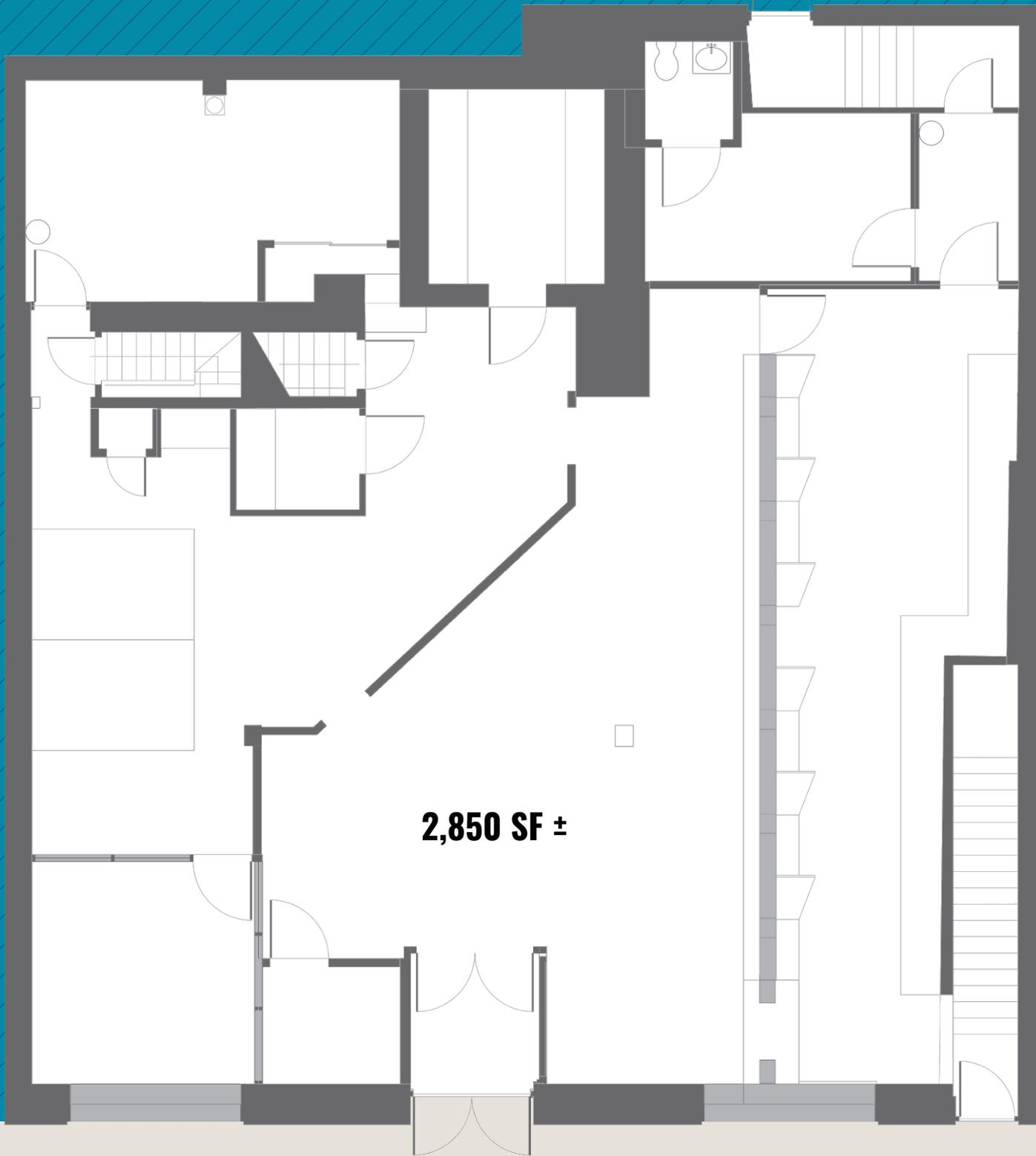


GOOGLE STREET VIEW



* Existing Conditions

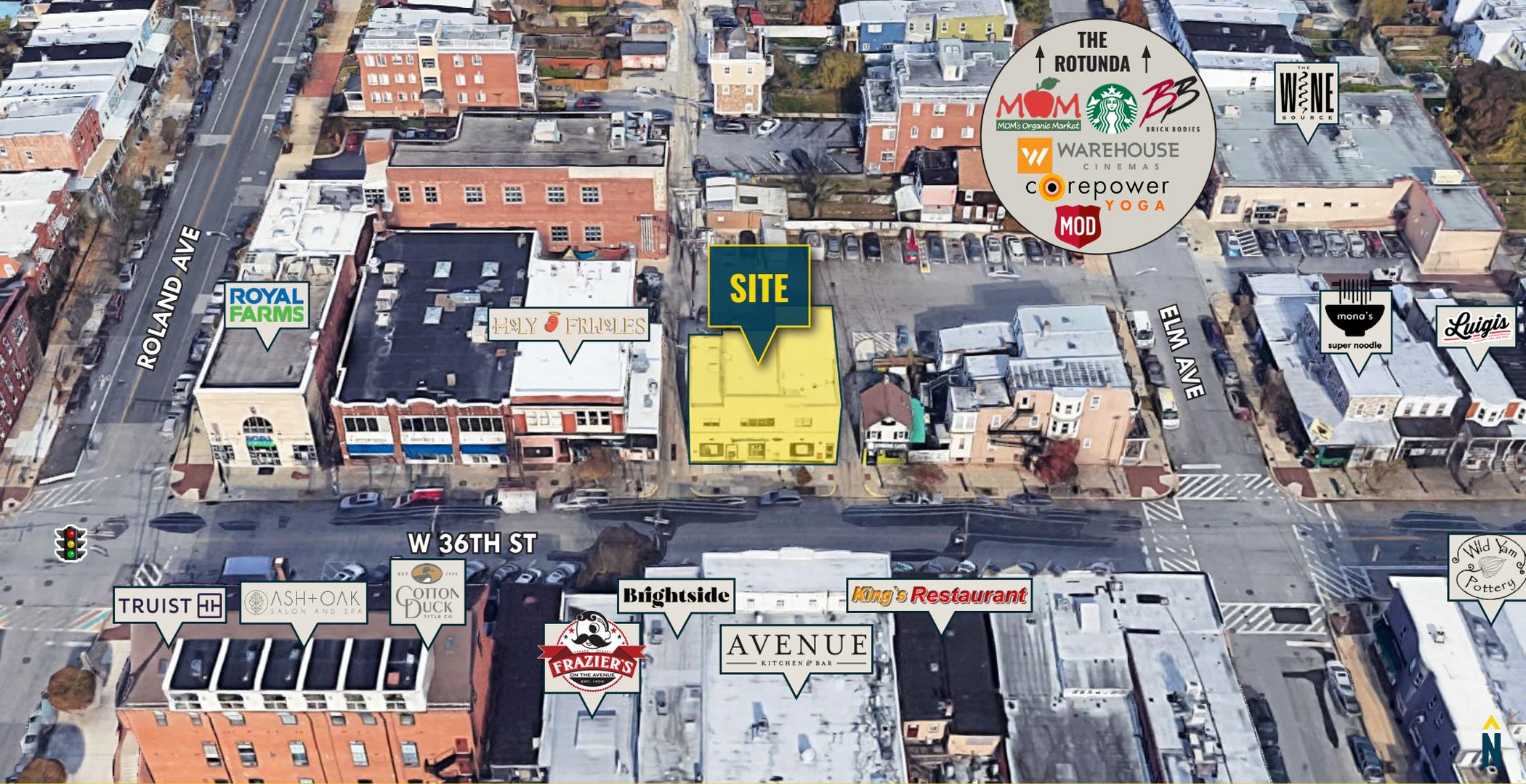
EXISTING LAYOUT



2,850 SF ±

STREET LEVEL





SCENES FROM HAMPDEN



1 MILE

83

25

83

HAMPDEN

GUILFORD

WOODBERRY/CLIPPER MILL

DRUID PARK

HOMWOOD

JOHNS HOPKINS UNIVERSITY

"The Avenue"

SITE

Tower Square

Giant Walgreens

DUNKIN' DONUTS

T-Mobile

The Rotunda

MOM'S (Meats, Grapes & Market)

WAREHOUSE CINEMAS

Starbucks

Leola's

PURE JUICE

MOD

BB (BRICK BODIES)

ME moby (Massage Easy)

pure barre

corepower

ChoiceOne URGENT CARE

ROYAL FARMS

McDonald's

wicked sisters

UNION CRAFT BREWING

DOUBLE TREE BY HILTON

ARTIFACT COFFEE

LA CUCHARA

NAVERLY BREWING CO.

SWIBEN

PAULE CEE

MONO'S (super noodle)

CRATED

BLUEBIRD

FRAZIER'S

GOLDEN WEST CAFE

Oyster CELLAR

AVENUE sprout (SILVER SPRING)

CATALOG COFFEE

Luigi's Flavors

the at house

TRUE VINE (SECOND HONEY)

THE FOOD MARKET

M&T Bank

THE URBAN OYSTER

ROYAL FRISLES

Charmer

TRUIST

ROYAL FARMS

hewl

OLD BANK

cloud clothing

COMMON SENSE

Grano

WINE

WILLYTOPS (OUTDOOR GEAR)

ITALIAN ICE

UNITED STATES POSTAL SERVICE

7-Eleven

25

EXIT 8

7-Eleven

BARNES & NOBLE

amazon

honeygrow

CVS

EDDIE'S MARKET

7-Eleven

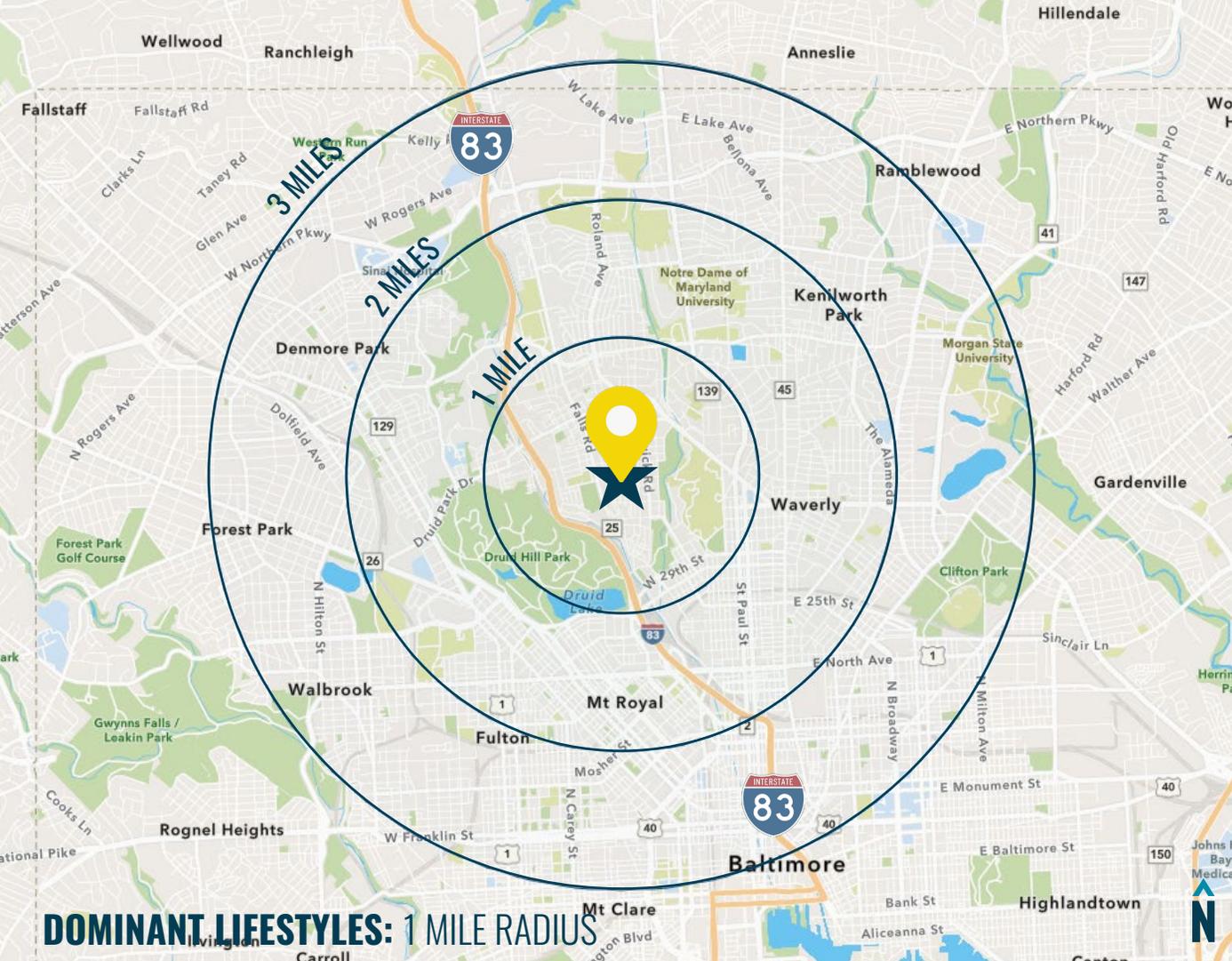
CVS

CVS

CVS

CVS





DOMINANT LIFESTYLES: 1 MILE RADIUS

30%
METRO RENTERS

These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

Median Age: **32.9**
Median Household Income: **\$94,766**

25%
EMERGING HUB

Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

Median Age: **36.0**
Median Household Income: **\$70,456**

12%
LAPTOPS AND LATTES

These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

Median Age: **36.2**
Median Household Income: **\$145,759**

DEMOGRAPHICS

2025

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



27,885

107,966

235,443

DAYTIME POPULATION



29,488

105,677

263,345

AVERAGE HOUSEHOLD INCOME



\$110,038

\$92,736

\$84,873

NUMBER OF HOUSEHOLDS



13,658

50,063

107,166

MEDIAN AGE



32.8

35.9

37.5

FULL DEMOS REPORT





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