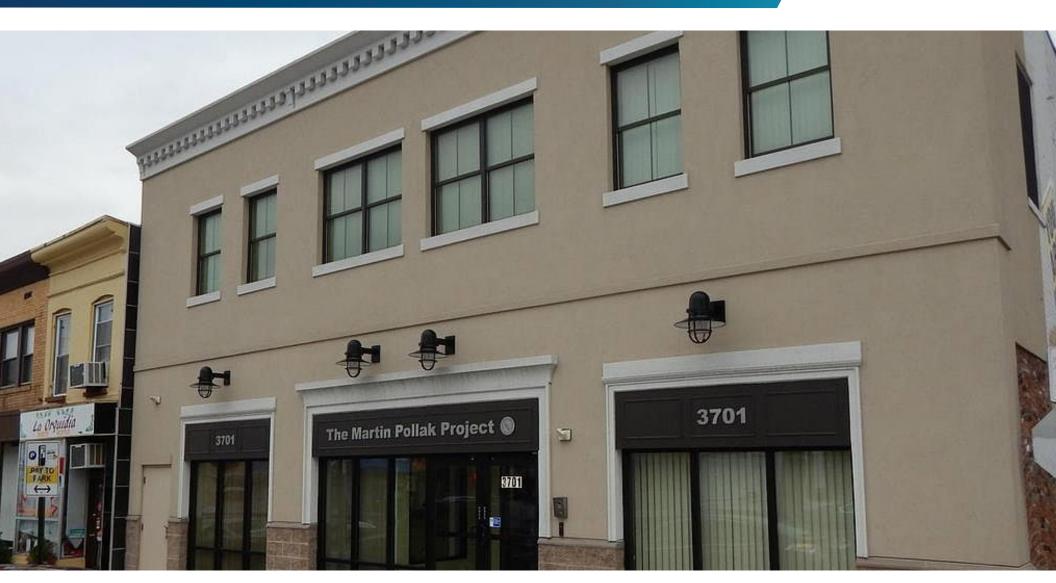
FOR SALE

3701 EASTERN AVENUE





RARE ADAPTIVE REUSE OPPORTUNITY IN BREWERS HILL, MD

BALTIMORE, MARYLAND

THE OFFERING

Cushman & Wakefield is pleased to present for sale 3701 Eastern Avenue. a ±13,000 SF redevelopment or investment opportunity zoned for high density mixed-use with supporting parking. Nestled in the center of Brewers Hill, one of the region's fastest growing and most desirable communities. This property is well suited for an owner-user as it's being brought to market 100% vacant and underwent a complete gut renovation within the last decade. Brewers Hill is recognized as the go-to neighborhood for young professionals, boasting some of the highest apartment's rents in the city.





PROPERTY HIGHLIGHTS



±13,000 SF OF UPDATED OFFICE SPACE



TYPICAL FLOOR SIZE ±6,500 SF



PRIVATE COVERED PARKING SPACES (1/1,000SF)



WALKER PARADISE (SCORE 97)



HIGH DENSITY (C-1 ZONING)



BIKING (SCORE 88)

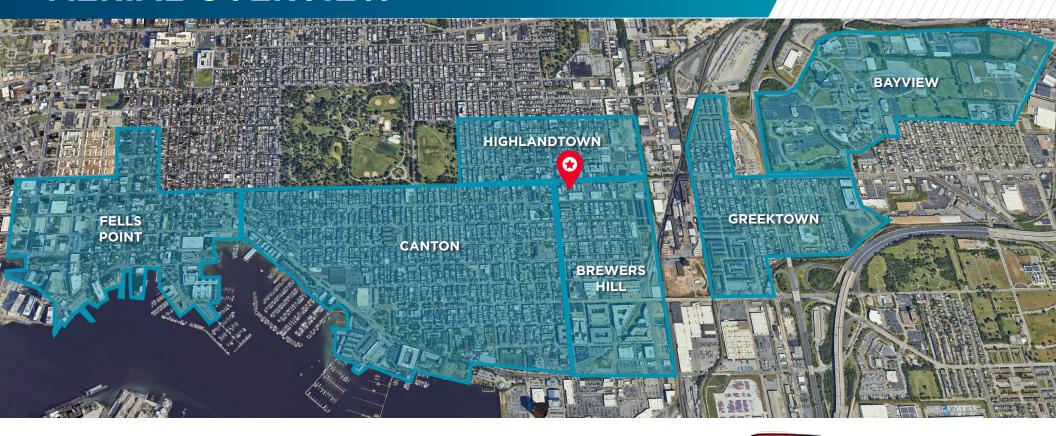








AERIAL OVERVIEW



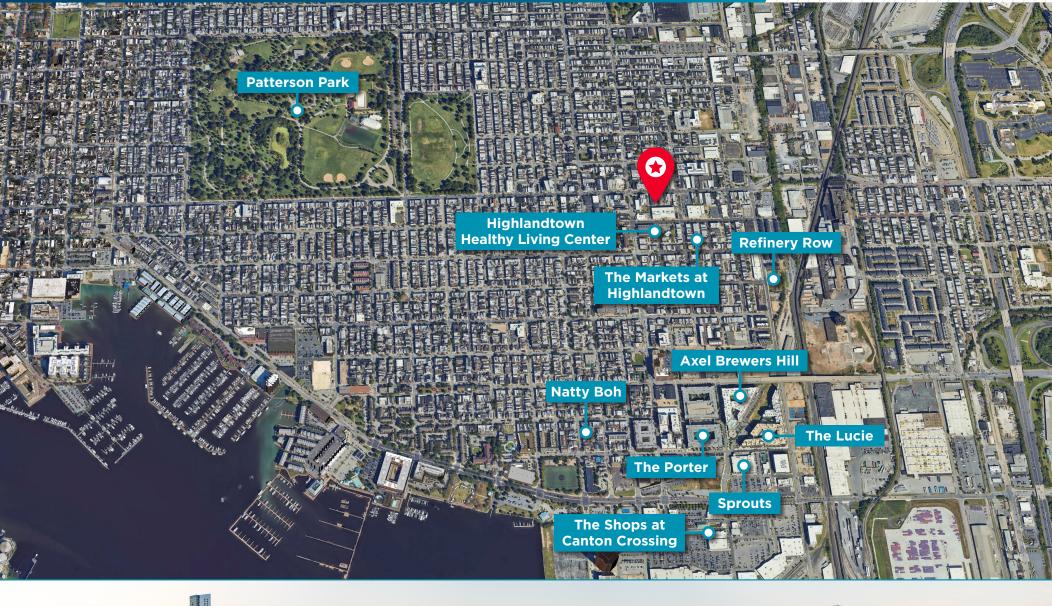
BREWERS HILL

Brewers Hill in Southeast Baltimore gets its name from the two landmark breweries that previously operated in the neighborhood: National Brewery and the Gunther Brewery. The neighborhood is made up mostly of rowhouses, new-construction townhomes and luxury apartment buildings. Residents enjoy easy access to commuter routes, shopping and retail at Canton Crossing and a number of neighborhood restaurants and bars. This neighborhood is the center for new development in Baltimore.



^{*}Neighborhood information gathered from: <u>livebaltimore.com</u>

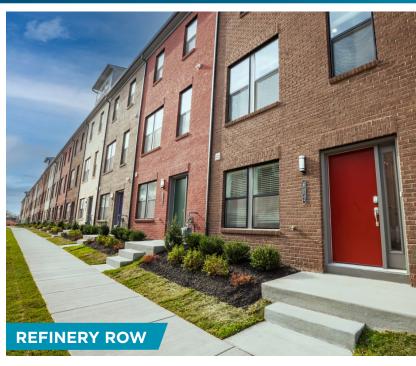
NEIGHBORHOOD OVERVIEW





NEIGHBORHOOD AMENITIES











BREWERS HILL DEMOGRAPHICS



INCOME







HOUSEHOLD INCOME (\$)

05 01 00 1502 00 250 300 350 400 450 500 550 600 650

200000+

150000-199999

100000-149999

75000-99999

50000-74999

35000-49999

25000-34999

15000-24999

0-14999

EMPLOYMENT



White Collar 88.0%



Blue Collar 6.6%



Services 5.5%

2.1%

Unemployment Rate

KEY FACTS

4,223

2,364

Population

34.1 Median Age \$90,019

Median Disposable Income



Households

EDUCATION



Bachelor's/Grad/ Prof Degree

68.8%

Some College/ Associate's Degree

14.4%

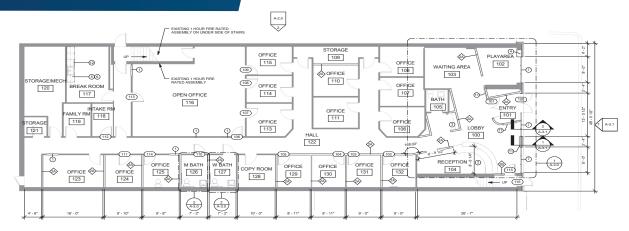
High School Graduate

13.1%

No High School Diploma

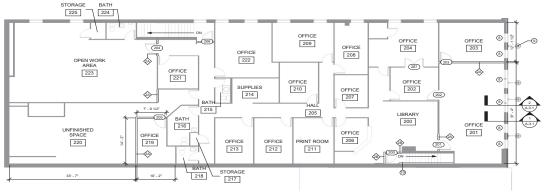
3.8%

FLOOR PLAN



1) FIRST FLOOR CONSTRUCTIONS PLAN

A-2.0 3



(2) SECOND FLOOR CONSTRUCTION PLAN

For more information, please contact:

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