

FOR LEASE



BALTIMORE

BALTIMORE COMMUNITY FOUNDATION

11 EAST
MT. ROYAL

11 E MT ROYAL AVENUE

BALTIMORE, MD 21202

FOR LEASE



BALTIMORE

LOCATION REVIEW

11 E MT ROYAL

LEASE PRICE:

\$24.00 SF/YR (NNN)

AVAILABLE SF:

1,786 SF

BUILDING SIZE:

1,786 SF

YEAR BUILT:

1920

TYPICAL FLOOR SIZE:

8,100 SF

HIGHLIGHTS:

- ▶ PREVIOUSLY SERVED AS A ZELL MOTOR CAR COMPANY SHOWROOM AND DEALERSHIP.
- ▶ LOCATED ON THE BUSTLING MOUNT ROYAL AVE JUST MINUTES FROM PENN STATION.
- ▶ THE BUILDING IS SITUATED IN THE MT. VERNON CULTURAL DISTRICT, A NEIGHBORHOOD WIDELY CONSIDERED AS THE CULTURAL AND ARTS EPICENTER IN BALTIMORE CITY.
- ▶ IT IS CLOSE TO ROUTES 83, 95, 40, MARC TRAIN, FREE CHARM CITY CIRCULATOR BUS, AMTRAK, LIGHT RAIL AND PUBLIC TRANSPORTATION.
- ▶ MODERN RENOVATIONS WILL SHOWCASE THE ELEGANT HISTORIC FEATURES OF THIS BALTIMORE LANDMARK.



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MAP

11 E MT ROYAL



PENN STATION
MARC SB



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BALTIMORE

RETAIL MAP

11 E MT ROYAL

PENN NORTH

- CVS
- WELLS FARGO ATM
- CLOVERDALE BASKETBALL COURT
- SUGAR HILL TAVERN
- SHOE CITY
- CARQUEST AUTO PARTS
- REDFOX LOUNGE
- ELITE BEAUTY BOUTIQUE
- MD ARCHITECTURE
- FRIENDLY FRIED CHICKEN

11 E MT ROYAL



- TURP'S SPORTS BAR
- THE CHICKEN OR THE EGG
- THE MOUNT ROYAL
- MERA KITCHEN COLLECTIVE
- LISA'S ON PRESTON
- STARBUCKS
- STARBUCKS
- CAFE 1908
- SOUP'S ON
- DODAH'S KITCHEN
- HH TEA
- THE IVY
- SECU ATM
- UOB SCHOOL OF LAW
- JOHN & FRANCIS ANGELOS LAW CENTER
- XS

- BALTIMORE SYMPHONY ORCHESTRA
- THE BREWER'S ART
- CHARM CITY MEADWORKS
- THE BRASS TAP
- RELEAF SHOP
- CVS
- THE PRIME RIB
- THE LYRIC BALTIMORE
- PENN STATION
- BELVEDERE HOTEL
- SAMMY'S TRATTORIA
- THE SPOT
- OLD TOWN LUTHERIE
- ADELE CORNER HOUSE
- PILLION TEA
- POTBELLY SANDWICH SHOP
- DOMINO'S PIZZA
- BABY'S ON FIRE

DRUID HEIGHTS

- HARDWARE PLUS INC
- BURGER KING
- EVERYONE'S PLACE
- AFRICAN CULTURAL CNTR
- THE AVENUE BAKERY
- M&T CHINESE CARRYOUTS
- M&D LIQUORS
- BIBLE WAY CHURCH
- WONDERLAND LIQUORS
- JUST BRUNCH'N
- YAMMI'S SOUL

GAY STREET

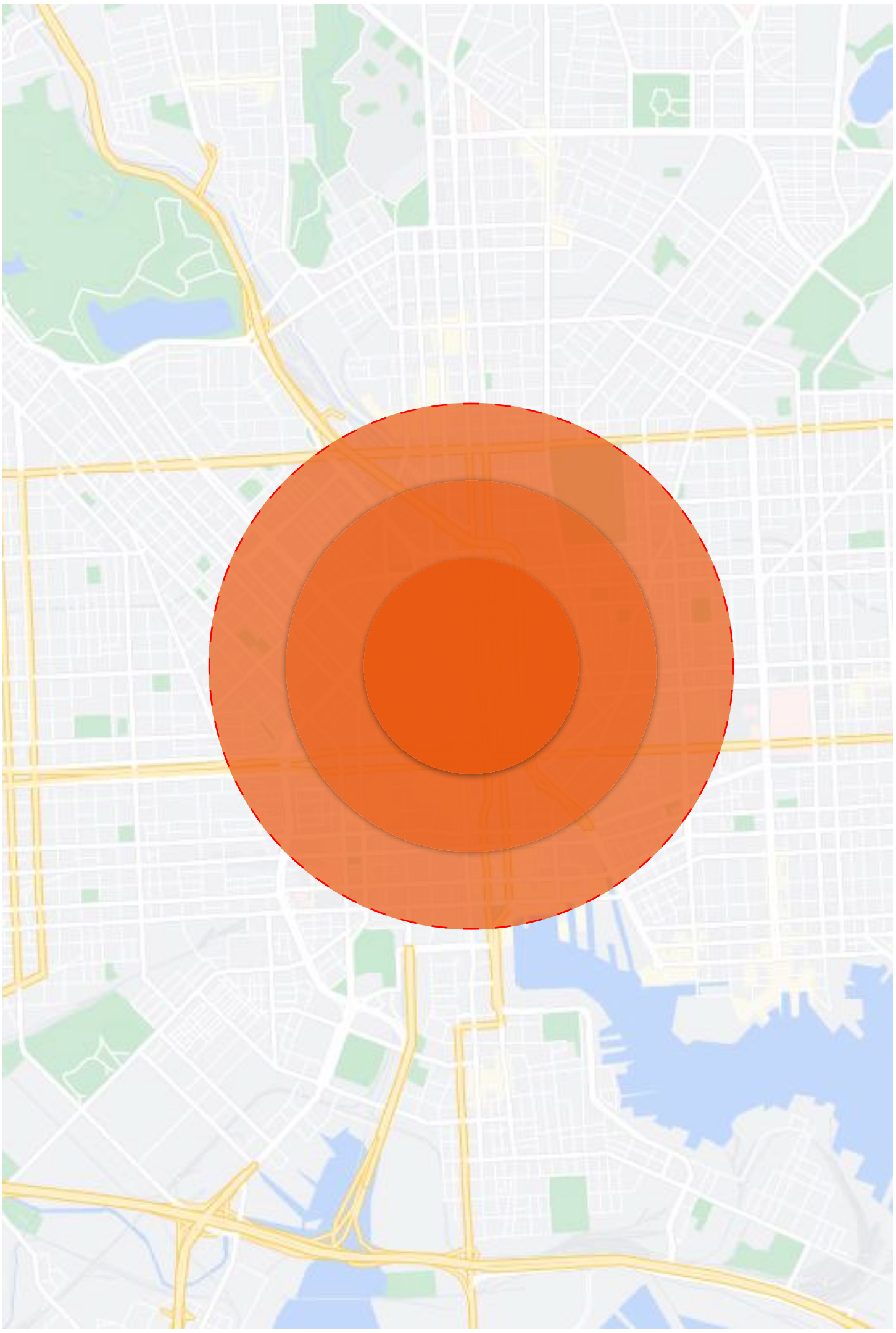
- HIPHOP FISH & CHICKEN
- BROADWAY CARRYOUT
- KIMS FOOD MARKET
- RITE AID DRUGSTORE
- MINI MARKET STORE
- MAMA MIAS
- GOD FIRST CONTRACTING
- VERDE GROUP
- GRACE MEMORIAL BAPTIST CHURCH
- MADISON SQUARE PARK

HARLEM PARK

- CHOP SUEY
- GANI'S WINE & SPIRITS
- SHAREEF'S HOUSE OF WRAPS
- CC PACKAGE GOODS
- GILMORE CARRYOUT GROCERY
- WEST FAMOUS CARRYOUT
- CARROLLTON FOOD MARKET
- B & S FOODMARKET
- HARLEM PARK RECREATION
- FRANKLIN GROCERY

MOUNT VERNON

- THE MANOR
- THE HELMAND
- CAFE FILI
- THE CIVIL
- THE BUN SHOP
- INFINITE BODY PIERCING
- BALTIMORE SCHOOL OF ARTS
- NEVER ON SUNDAY
- MIDTOWN INN
- BALTIMORE CENTER STAGE
- REVIVAL BALTIMORE



	1 MILE	2 MILES	5 MILES
TOTAL POPULATION	48,678	300,720	587,667
MEDIAN AGE	37	37	38
MEDIAN HH	\$37,505	\$50,344	\$52,307
TOTAL HOUSING UNITS	27,617	159,031	258,799
OWNER OCCUPIED	5,075	50,853	110,643
RENTER OCCUPIED	16,738	71,729	121,278
TOTAL WORKING AGE POPULATION	41,823	251,012	480,534
TOTAL HOUSEHOLDS	21,813	122,583	231,921
FAMILY HOUSEHOLDS	7,182	53,791	115,701
NON-FAMILY HOUSEHOLDS	14,631	68,792	116,220
MARRIED COUPLES	2,909	25,822	56,290