

# FOR LEASE



BALTIMORE



## 11 E MT ROYAL AVENUE

BALTIMORE, MD 21202

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**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.

# LOCATION REVIEW

## 11 E MT ROYAL



Ross Conn | 301-275-5509

AVENUEREALESTATELLC.COM

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AVENUE REAL ESTATE, LLC | 410-342-5263 | 9711 WASHINGTONIAN BLVD STE 550 GAITHERSBURG MD 20878

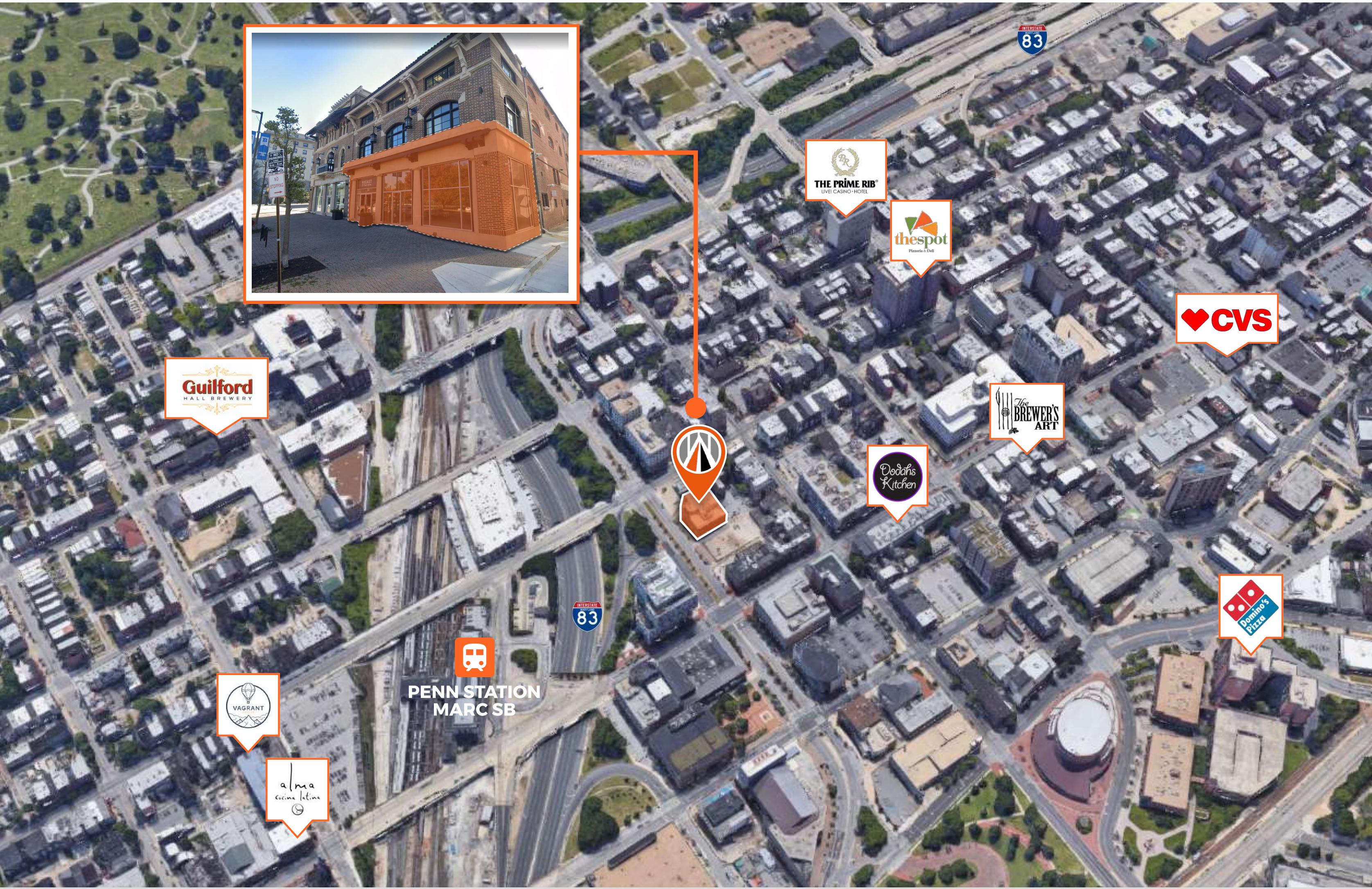


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## MAP

11 E MT ROYAL

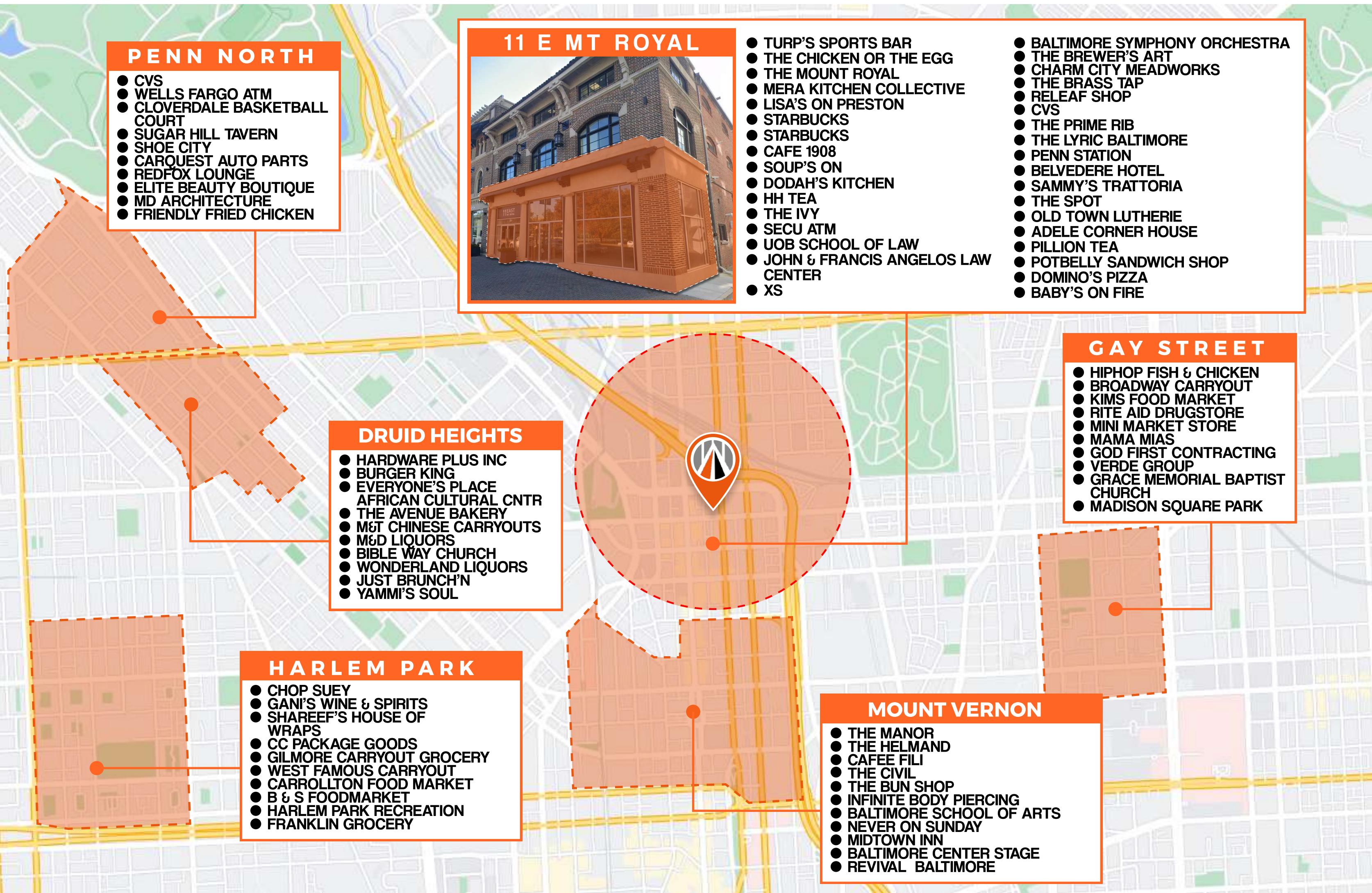


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# RETAIL MAP

## 11 E MT ROYAL



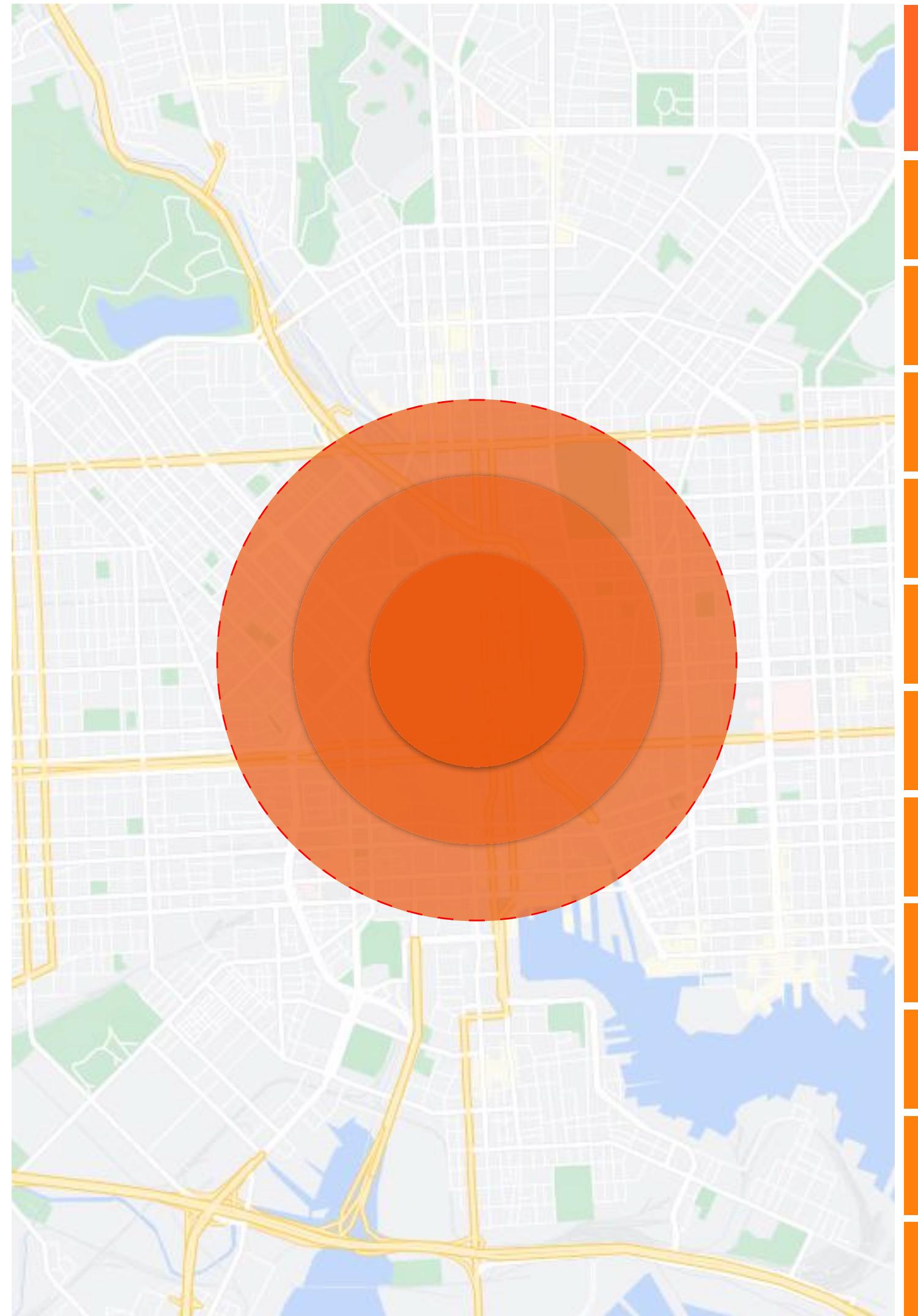
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## DEMOGRAPHY

11 E MT ROYAL



1 MILE

2 MILES

5 MILES

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