



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:

\$125,000/YR., NNN

PARKING:

REAR SURFACE
PARKING AVAILABLE

ZONING:

C-1 (NEIGHBORHOOD
BUSINESS DISTRICT)

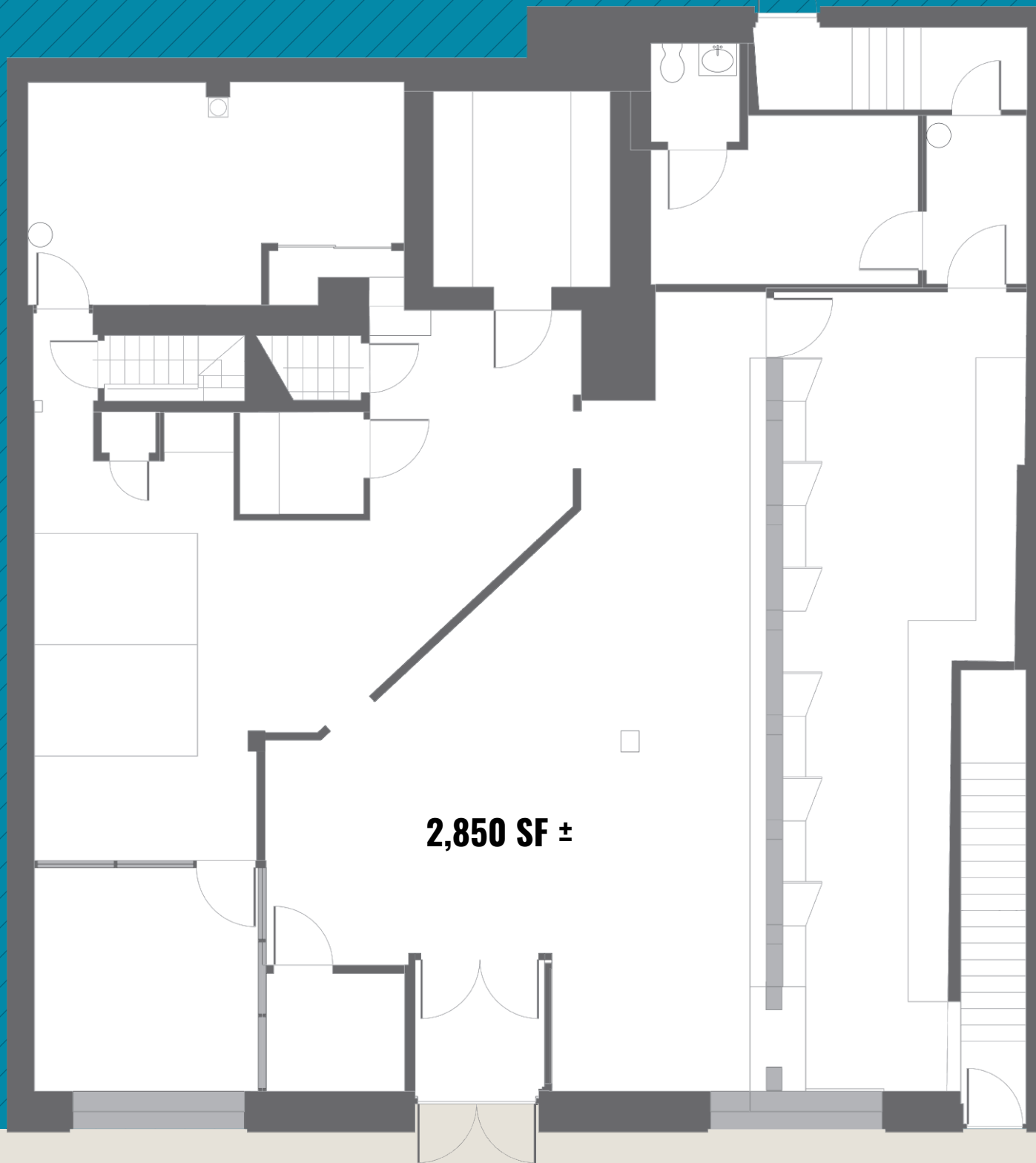


GOOGLE STREET VIEW



* Existing Conditions

EXISTING LAYOUT



2,850 SF ±

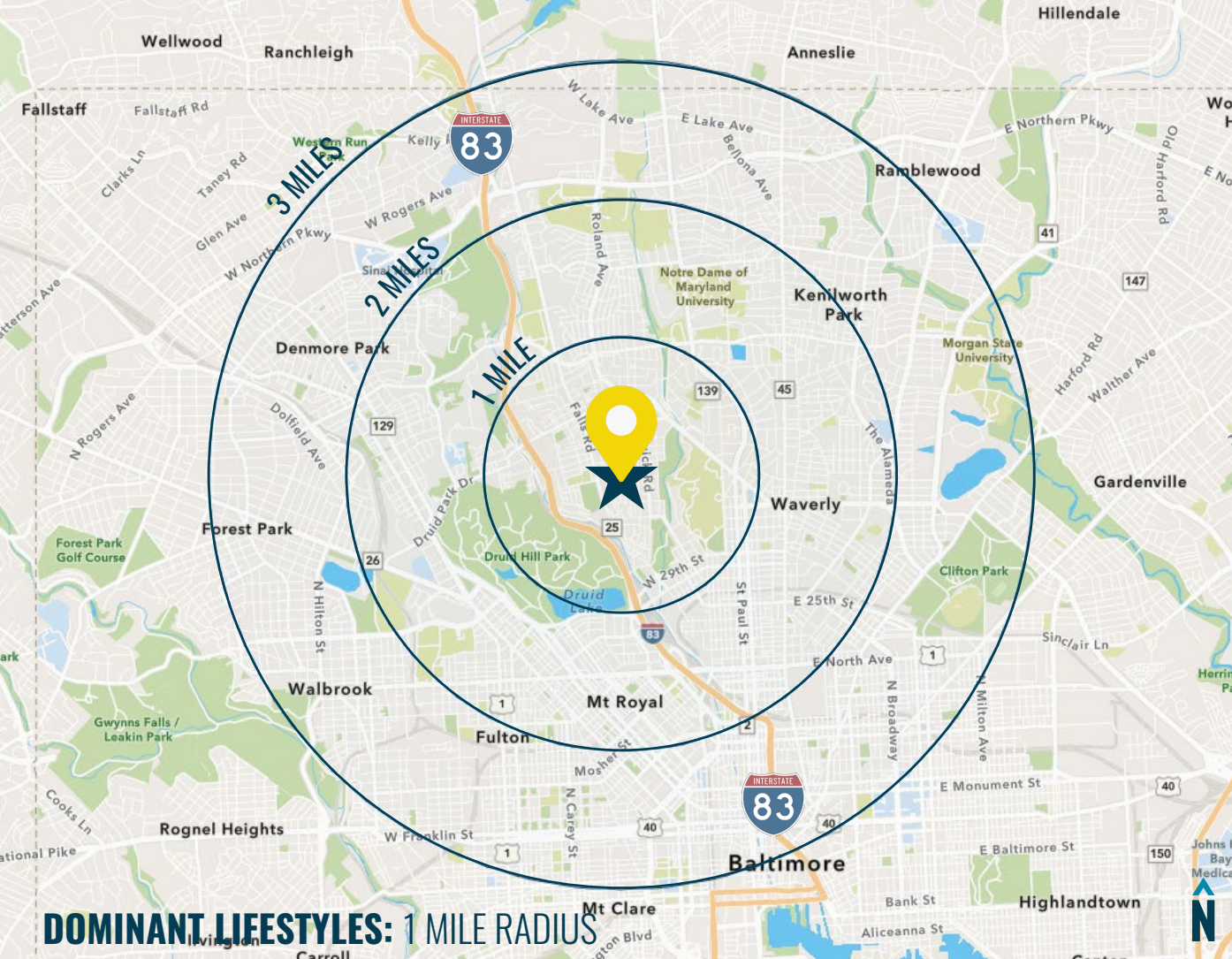
**STREET
LEVEL**





SCENES FROM HAMPDEN





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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