



# 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:**

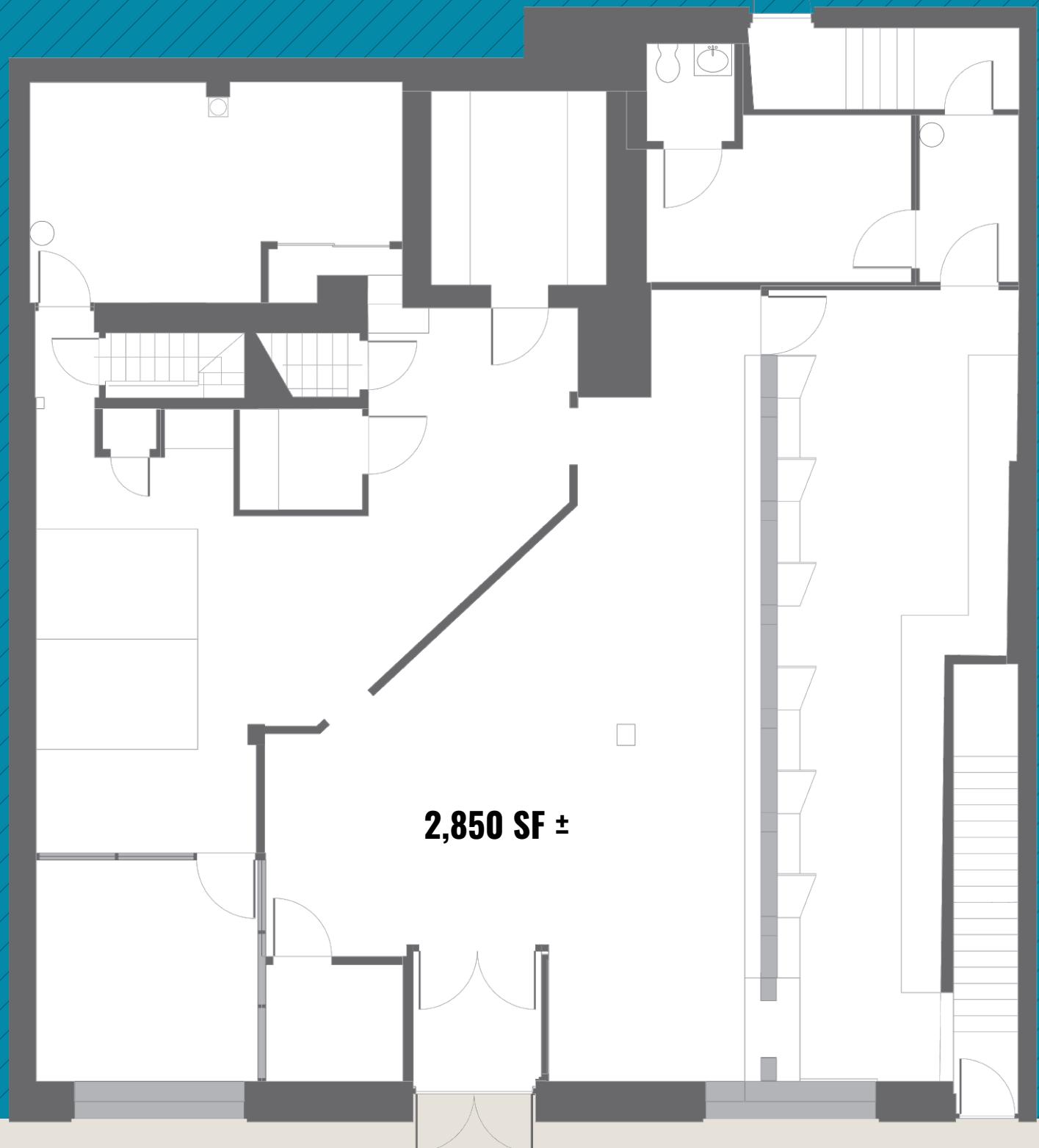
**C-1 (NEIGHBORHOOD BUSINESS DISTRICT)**



**GOOGLE STREET VIEW**

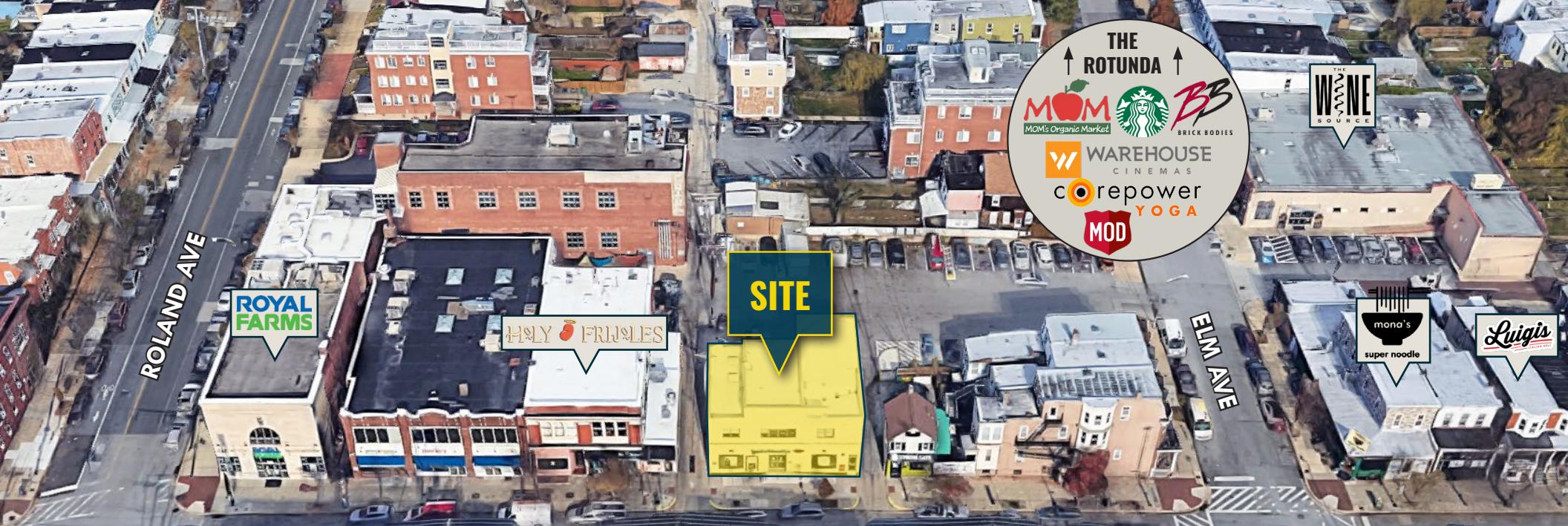


## EXISTING LAYOUT



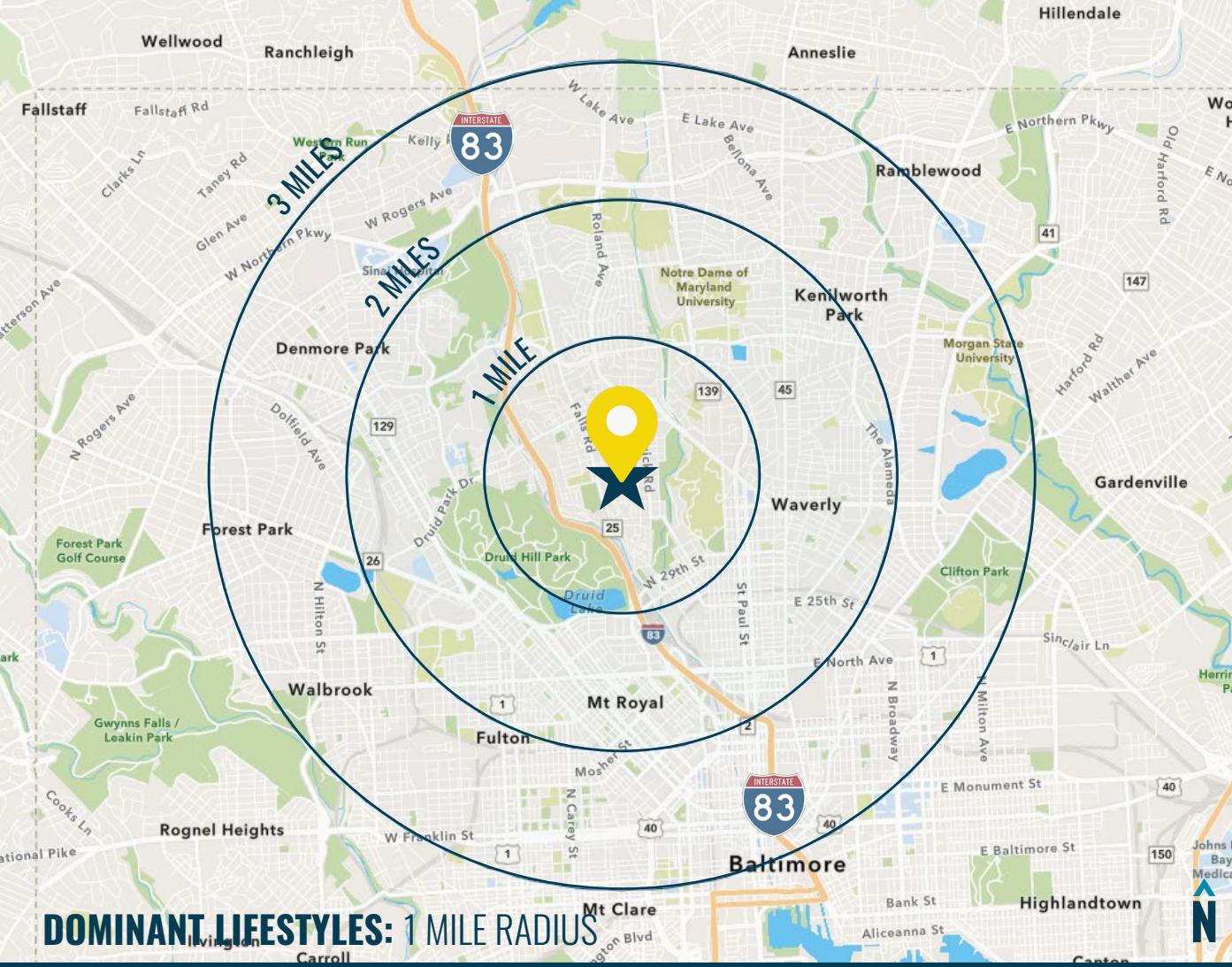
STREET  
LEVEL





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**





## CONTACT:



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