

**AGM**

COMMERCIAL REAL ESTATE ADVISORS

FOR SALE OR LEASE

2801 FOSTER AVENUE, BALTIMORE, MD 21224



**1ST TIME AVAILABLE IN 60 YEARS!!**

DOUGLAS KAUFMAN

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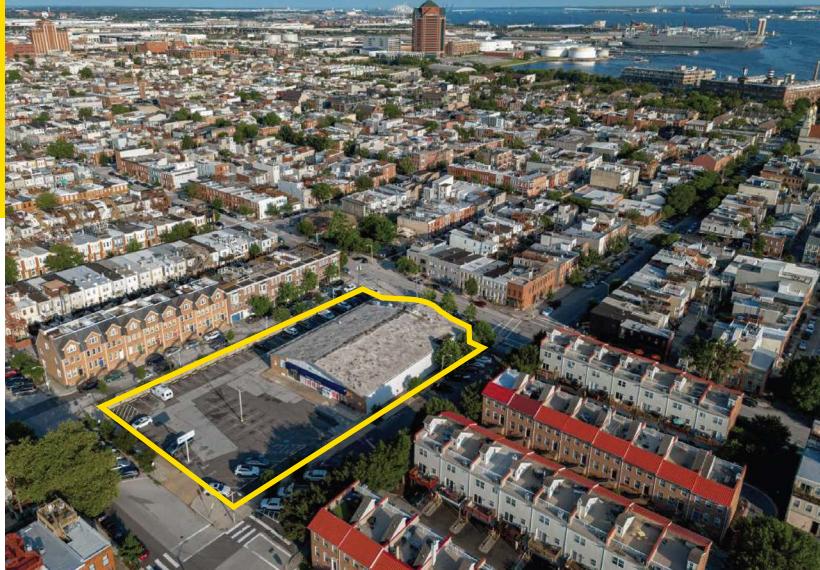
5900 Wilmary Lane,

Baltimore, MD 21210

# PROPERTY OVERVIEW

## Highlights

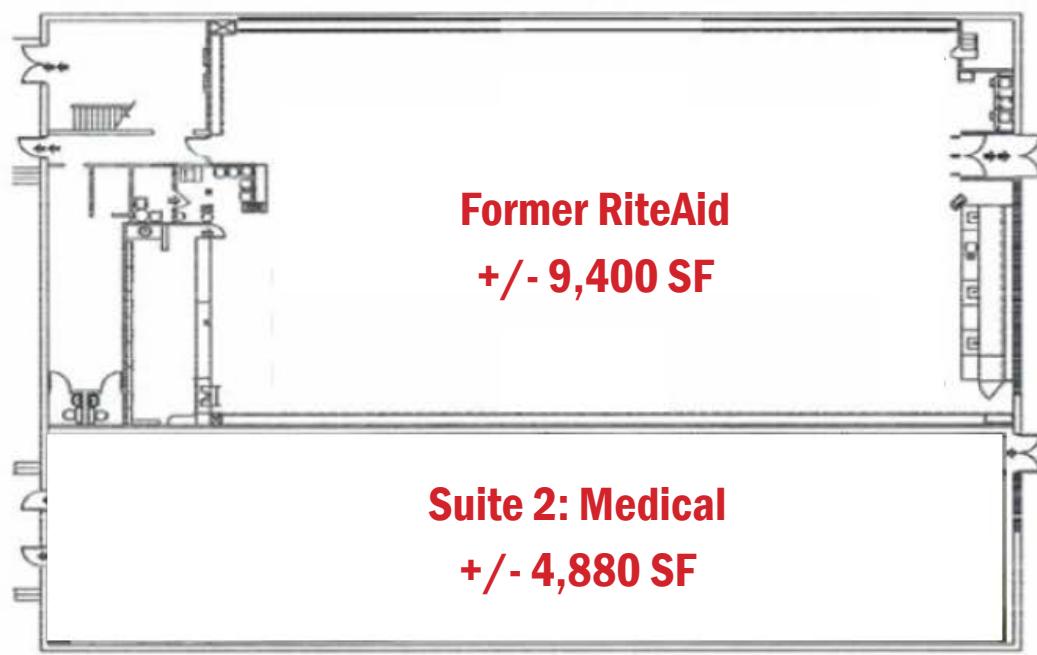
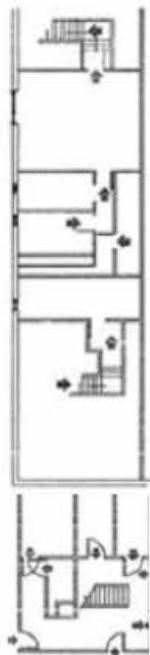
- Stand-Alone Retail Building for Lease or Sale in Canton
- Formerly Rite-Aid for 40 years
- SF: +/- 14,280 SF
- Site: 1 Acre
- Occupancy: Immediate
- Zoning: R-8 which supports:
  - Multi-Family / Townhouses
  - Medical
  - Daycare
  - various other Commercial uses
- Parking: Currently 57 spaces
- Property Dimensions: 300' X 145' (Full city block)



# FLOOR PLAN

S KENWOOD AVE

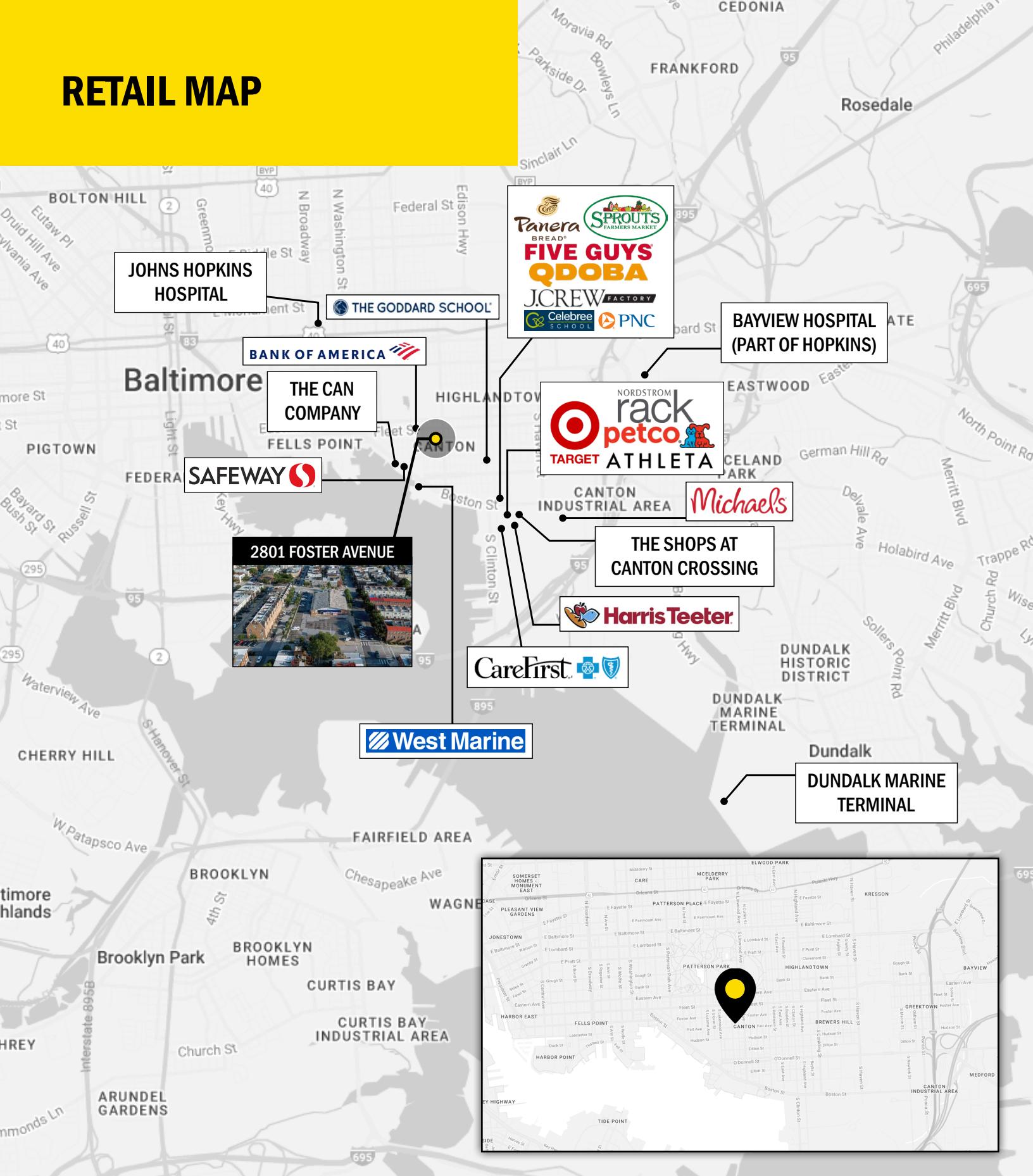
FAIT AVE



FOSTER AVE

S STREEPER ST

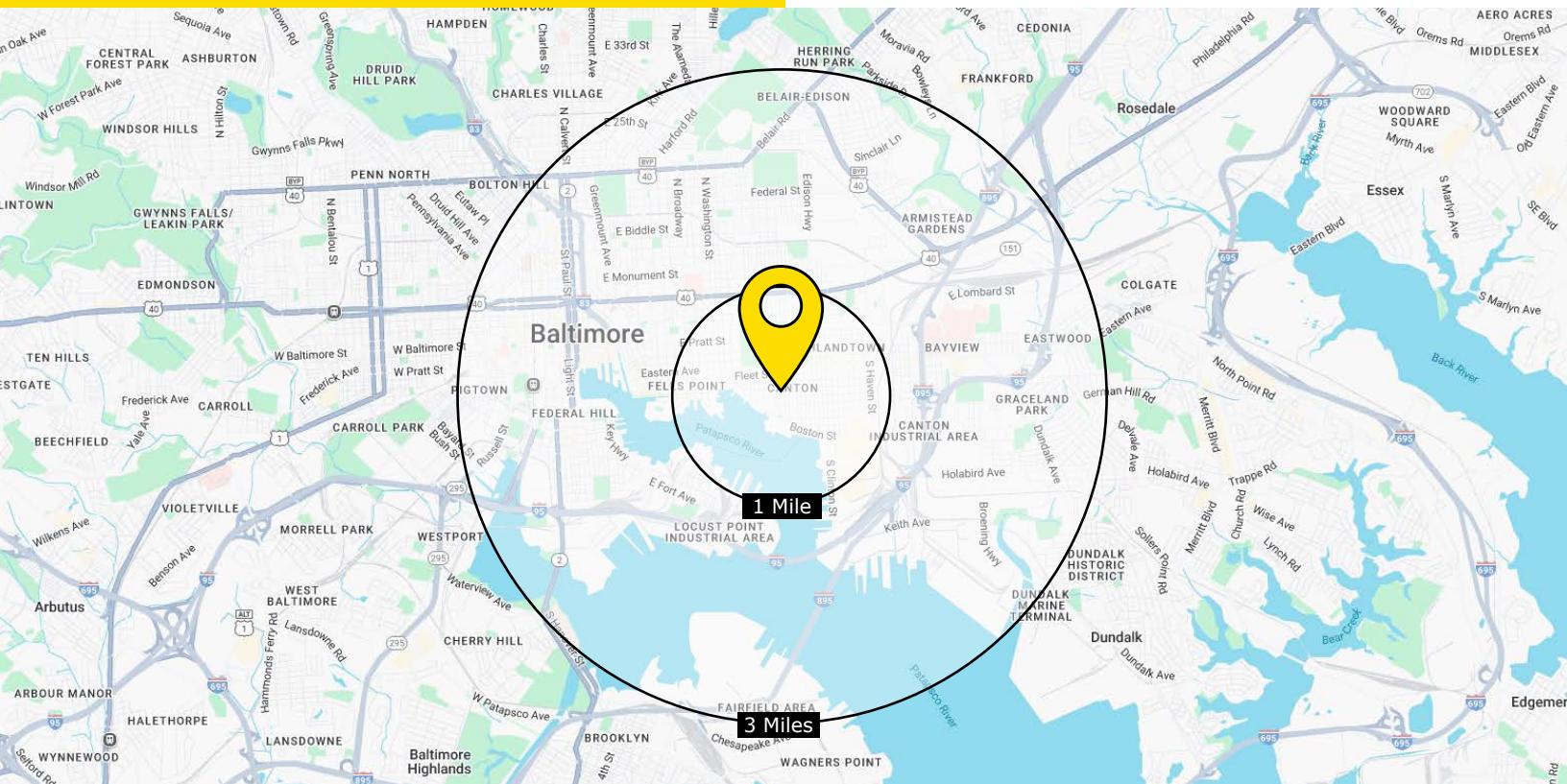
# RETAIL MAP



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# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES
Population	40,703	188,295
Median Age	34	35
Employment	19,477	226,699
Buying Power	\$1.8B	\$5.4B
College Graduates	57.20%	38.60%
Median Household Income	\$95,014	\$61,706
Average Household Income	\$122,802	\$88,363
% High Income (>\$75K)	59%	42%
2024 Avg Household Income	\$122,802	\$88,363