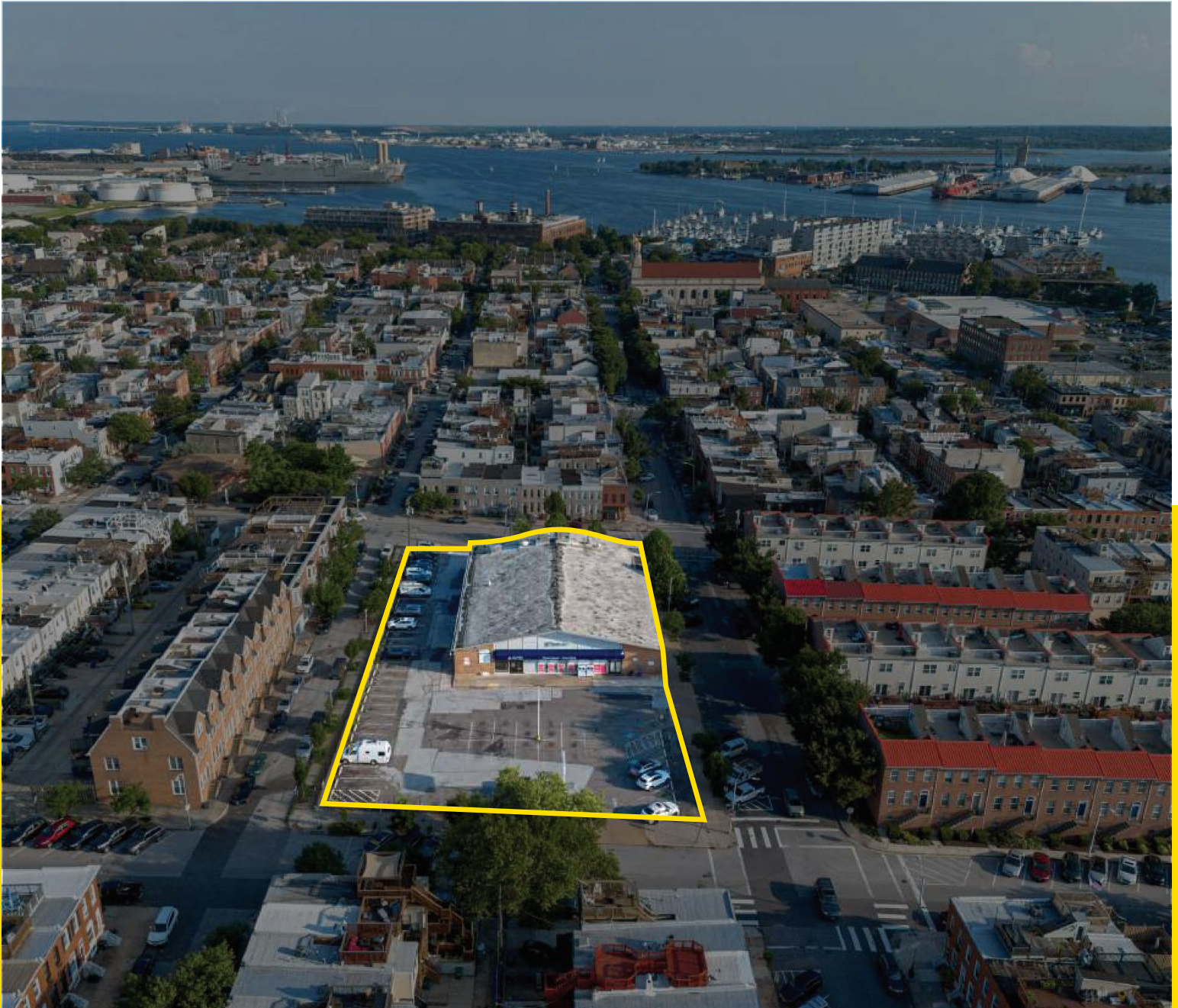


AGM

COMMERCIAL REAL ESTATE ADVISORS

FOR SALE OR LEASE

2801 FOSTER AVENUE, BALTIMORE, MD 21224



1ST TIME AVAILABLE IN 60 YEARS!!

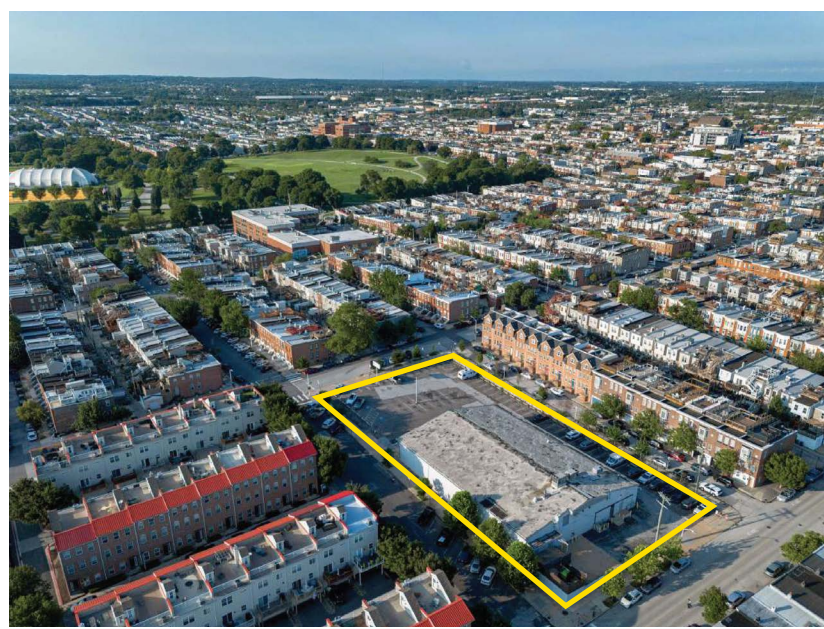
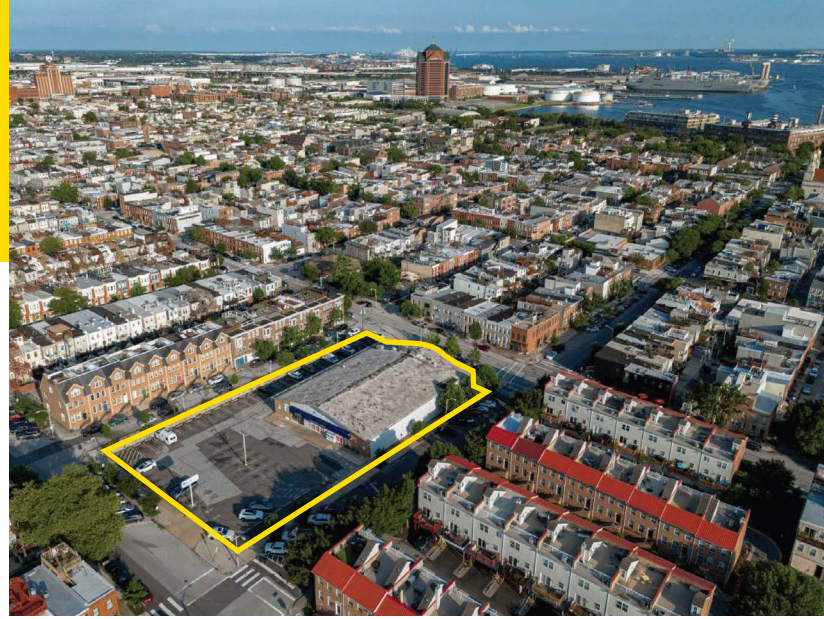
DOUGLAS KAUFMAN
C: 410-952-3290
E: dkaufman@agmcommercial.com

AGM COMMERCIAL REAL ESTATE ADVISORS
5900 Wilmary Lane,
Baltimore, MD 21210

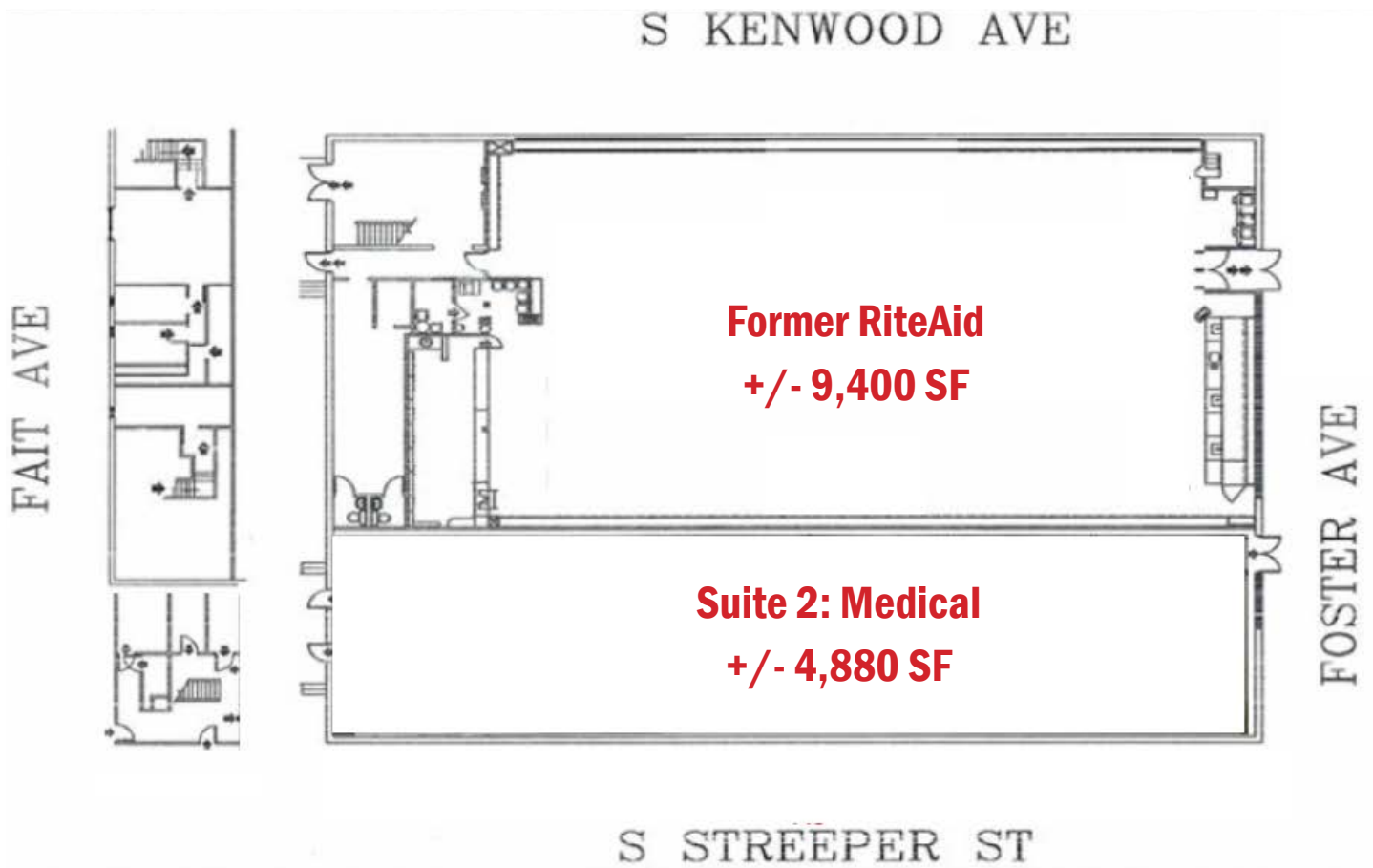
PROPERTY OVERVIEW

Highlights

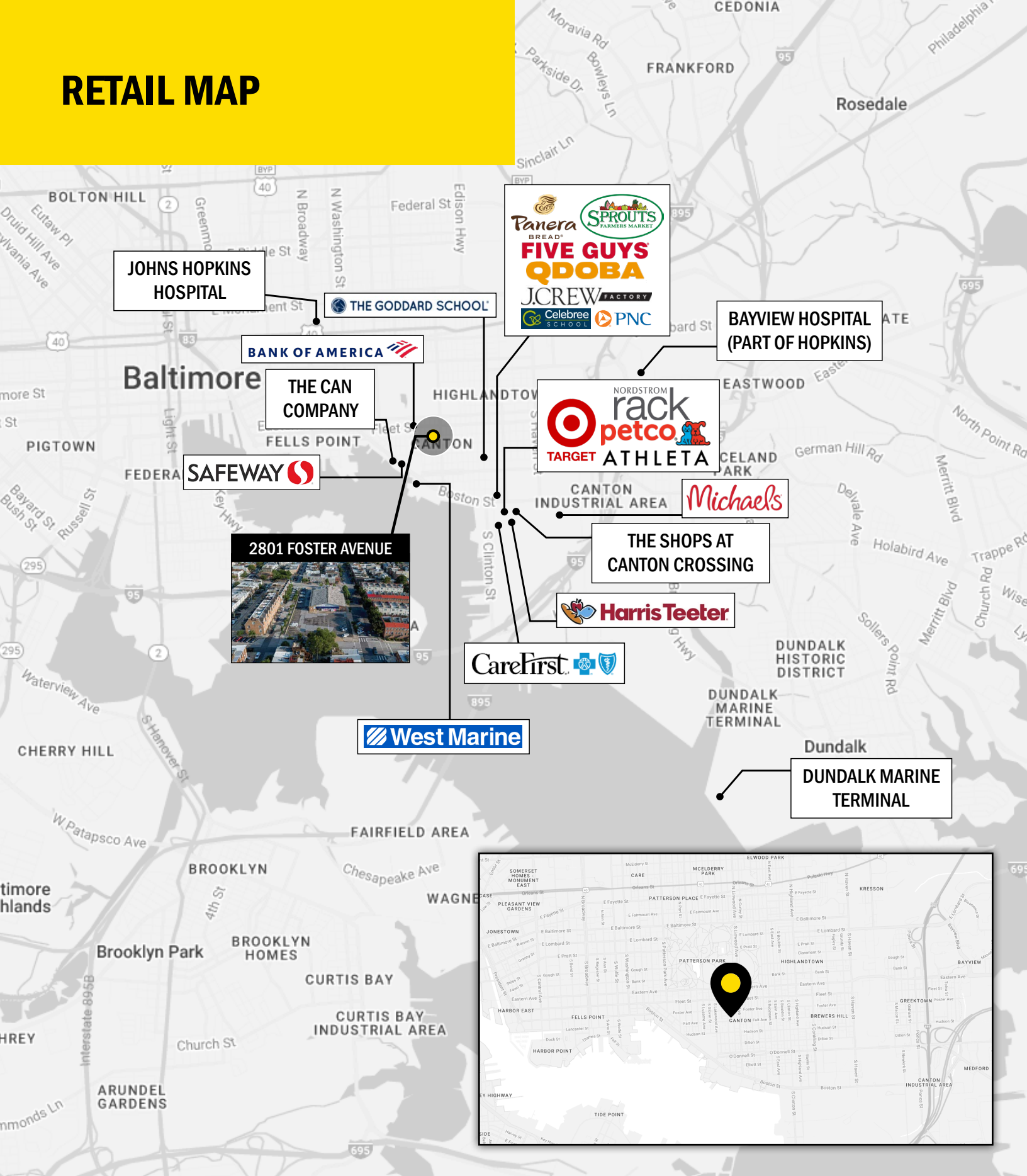
- Stand-Alone Retail Building for Lease or Sale in Canton
- Formerly Rite-Aid for 40 years
- SF: +/- 14,280 SF
- Site: 1 Acre
- Occupancy: Immediate
- Zoning: R-8 which supports:
 - Multi-Family / Townhouses
 - Medical
 - Daycare
 - various other Commercial uses
- Parking: Currently 57 spaces
- Property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



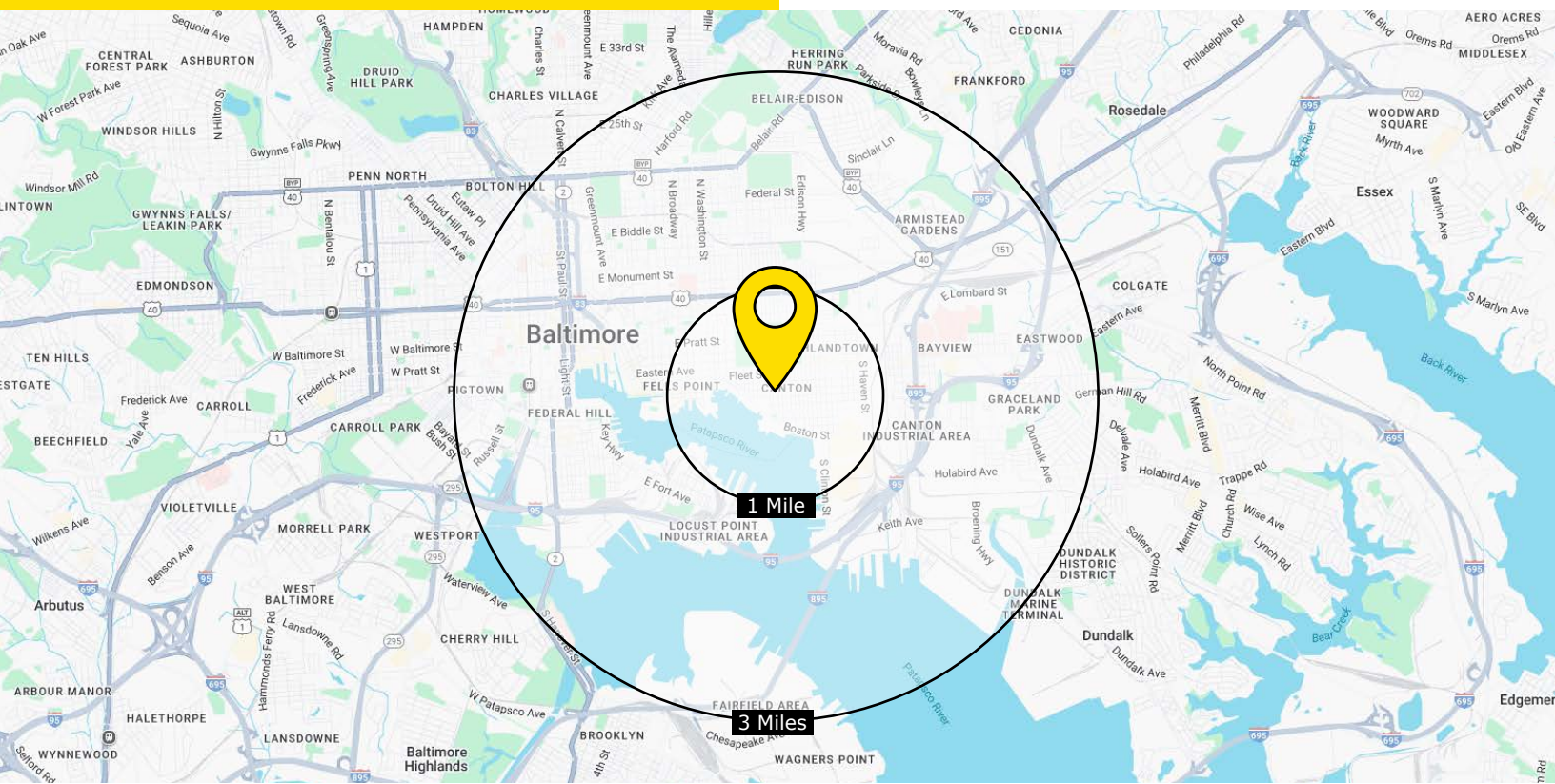
FLOOR PLAN



RETAIL MAP



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