

# STOREFRONT RETAIL

914 W. 36TH STREET  
BALTIMORE, MARYLAND 21211



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# FOR LEASE

Baltimore City, Maryland

# HAMPDEN RETAIL SPACE ON "THE AVENUE"

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211

## AVAILABLE

2,411 sf ±  
(street level storefront retail)

## RENTAL RATE

\$25.00 psf, NNN

## CAM / REAL ESTATE TAXES

\$1.50 psf / \$2.50 psf

## ZONING

C-1 (Neighborhood Business Dist.)  
(Restaurant/Retail/Banking/Service)

## UTILITIES

Public gas & electric  
(separately metered)

## HIGHLIGHTS

- ▶ THE best location on "The Avenue" (W. 36th Street) w/ 20+ feet of glass storefront
- ▶ Ideal for bar/restaurant or any type of retail use
- ▶ Unique opportunity to combine the streetfront and entertainment venue
- ▶ Join the active, creative and vibrant Hampden neighborhood



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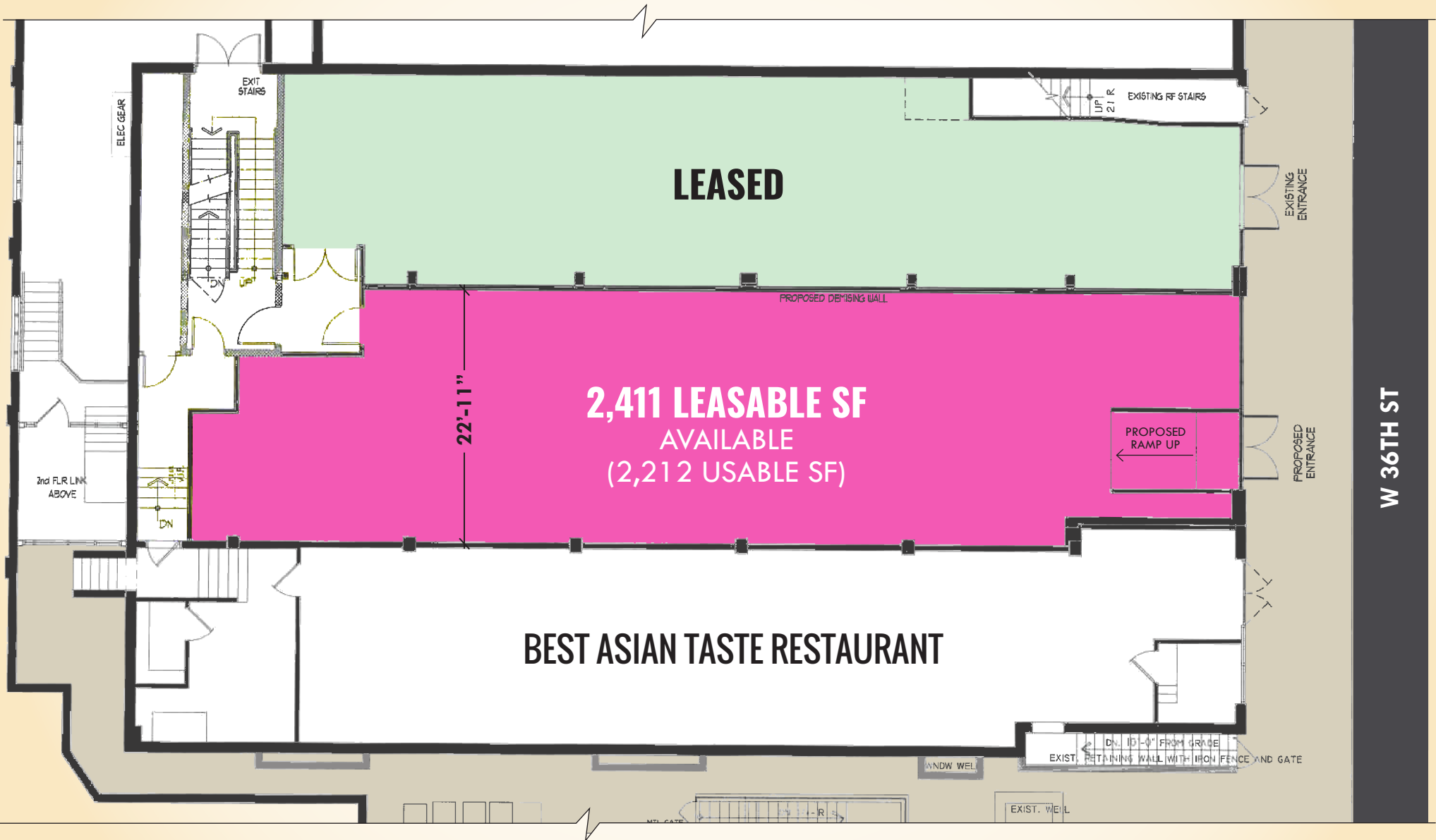
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# FLOOR PLAN

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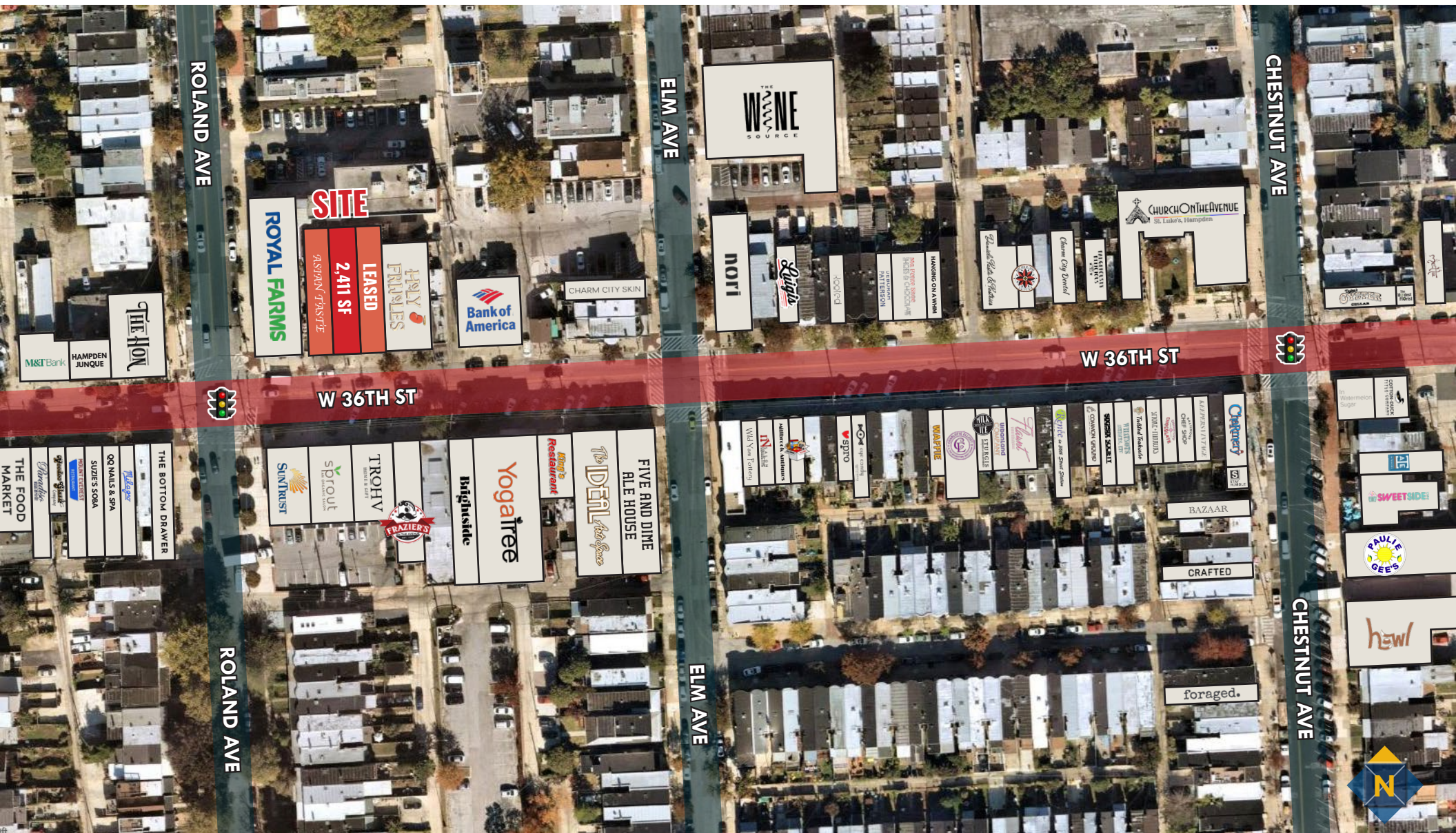


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# LOCAL AERIAL: "THE AVENUE"

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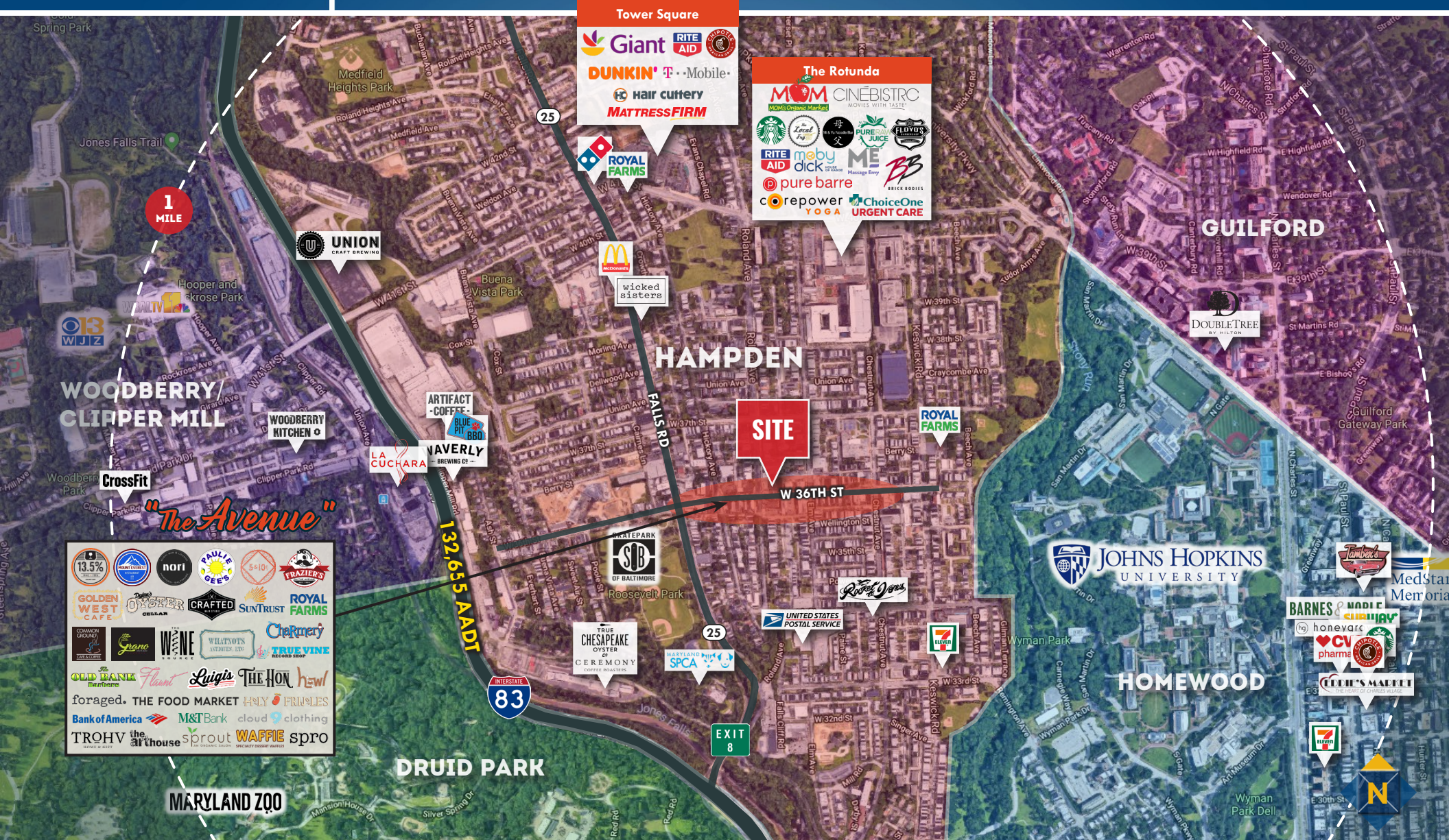


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# LOCAL TRADE AREA

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211



**132,655 AADT**

**"The Avenue"**

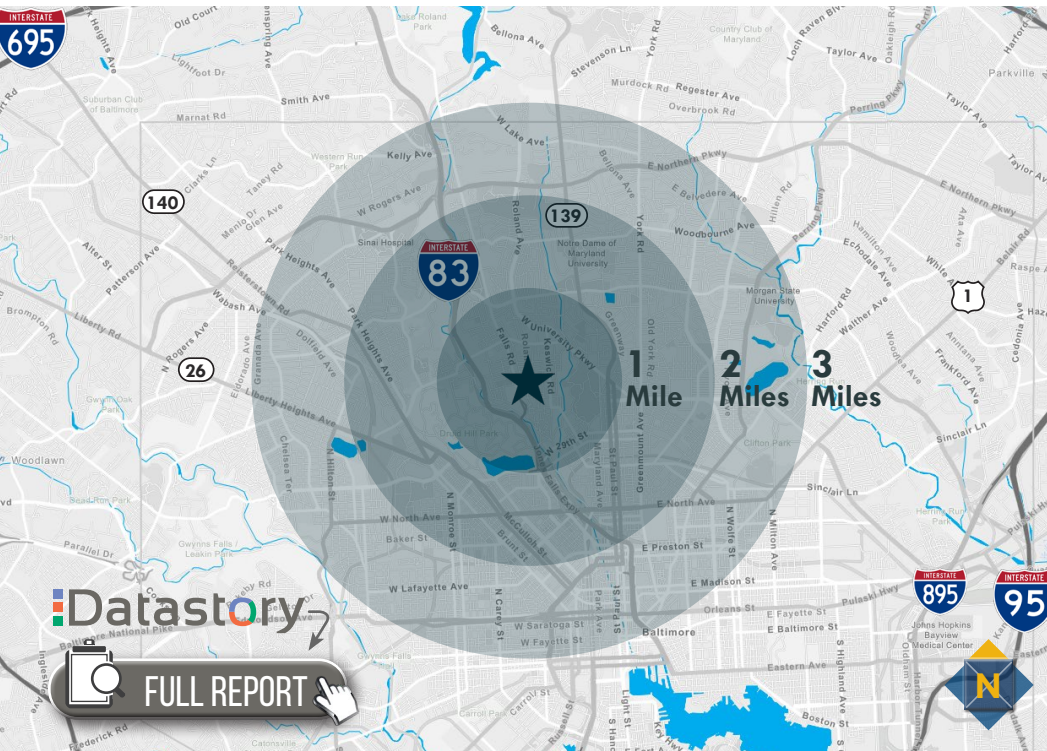
- 13.5% (Logo)
- PAULIE GEES (Logo)
- ROYAL FARMS (Logo)
- GOLDEN WEST CAFE (Logo)
- CRAFTED (Logo)
- SUNTRUST (Logo)
- Charmery (Logo)
- OLD BANK (Logo)
- Luigia (Logo)
- THE HON (Logo)
- foraged. THE FOOD MARKET (Logo)
- Bank of America (Logo)
- M&T Bank (Logo)
- cloud clothing (Logo)
- TROHV (Logo)
- the at home (Logo)
- sprout (Logo)
- WAFFIE (Logo)
- spro (Logo)

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Baltimore City, Maryland

# LOCATION / DEMOGRAPHICS (2020)

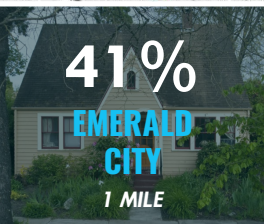
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Datastory

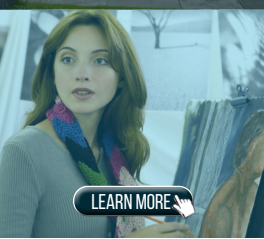
FULL REPORT

<b>RESIDENTIAL POPULATION</b> 28,680 1 MILE 117,767 2 MILES 263,422 3 MILES	<b>NUMBER OF HOUSEHOLDS</b> 13,268 1 MILE 49,329 2 MILES 105,324 3 MILES	<b>AVERAGE HH SIZE</b> 1.89 1 MILE 2.19 2 MILES 2.29 3 MILES	<b>MEDIAN AGE</b> 34.4 1 MILE 36.0 2 MILES 36.4 3 MILES
<b>AVERAGE HH INCOME</b> \$99,785 1 MILE \$81,251 2 MILES \$73,487 3 MILES	<b>EDUCATION (COLLEGE+)</b> 80.3% 1 MILE 62.8% 2 MILES 56.6% 3 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 90.4% 1 MILE 87.0% 2 MILES 86.1% 3 MILES	<b>DAYTIME POPULATION</b> 32,414 1 MILE 119,803 2 MILES 285,955 3 MILES



**41%**  
EMERALD CITY  
1 MILE

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.



**2.06**  
AVERAGE HH SIZE  
**37.4**  
MEDIAN AGE  
**\$59,200**  
MEDIAN HH INCOME



**13%**  
METRO RENTERS  
1 MILE

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.



**1.67**  
AVERAGE HH SIZE  
**32.5**  
MEDIAN AGE  
**\$67,000**  
MEDIAN HH INCOME

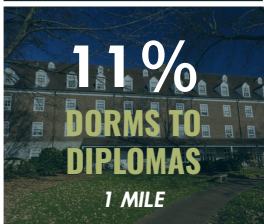


**12%**  
RETIREMENT COMMUNITIES  
1 MILE

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.



**1.88**  
AVERAGE HH SIZE  
**53.9**  
MEDIAN AGE  
**\$40,800**  
MEDIAN HH INCOME



**11%**  
DORMS TO DIPLOMAS  
1 MILE

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.



**2.22**  
AVERAGE HH SIZE  
**21.6**  
MEDIAN AGE  
**\$16,800**  
MEDIAN HH INCOME

**MACKENZIE**  
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