

FOR LEASE

Baltimore City, Maryland

FREESTANDING RETAIL

6311 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

AVAILABLE

3,080 sf

LOT SIZE

.773 Acres

ZONING

I-2 (General Industrial District)

TRAFFIC COUNT

24,880 AADT (Eastern Ave)

REAL ESTATE TAXES (2020-2021)

\$17,433.32

RENTAL RATE

\$95,000/yr., NNN

HIGHLIGHTS

- ▶ .773 Acre lot improved by a 3,080 sf retail building
- ▶ Over 220 feet of frontage on highly visible Eastern Avenue (24,880 cars per day)
- ▶ 33 parking spaces ±
- ▶ Pylon signage along Eastern Ave
- ▶ Easy access to I-95, I-895, I-695



John Schultz
📞 410.494.4894
✉️ jschultz@mackenziecommercial.com
Mackenzie Commercial Real Estate Services, LLC

John Harrington
📞 410.494.4863
✉️ jharrington@mackenziecommercial.com

Tim Harrington
📞 410.494.4855
✉️ timharrington@mackenziecommercial.com
• 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore City, Maryland

AERIAL/SITE PLAN

6311 EASTERN AVENUE | BALTIMORE, MARYLAND 21224



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BIRDSEYE

6311 EASTERN AVENUE | BALTIMORE, MARYLAND 21224



JOHNS HOPKINS MEDICINE
 JOHNS HOPKINS BAYVIEW MEDICAL CENTER
 5,000+ EMPLOYEES

YARD 56: Located on a former manufacturing site, the 20 acre property will feature outstanding design and architecture. The development will occur in two phases. Phase I will consist of an approximately 90,000 square foot - single story retail center and 100,000 square feet of office space. Phase II will be a mixed use format with office, hotel, residential and retail elements.

STREETS Market
LA FITNESS
 CHIPOTLE
 PANDA EXPRESS
 JERSEY MIBOK SUBS

John Schultz
 410.494.4894
 jschultz@mackenziecommercial.com
 MacKenzie Commercial Real Estate Services, LLC

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TRADE AREA

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Highlandtown Village

HAZLO
Domino's metroPCS
DOLLAR TREE

North Point Mall

Advance Auto Parts
FAMILY DOLLAR

Eastpoint Mall

JCPenney sears
VCF VALUE CITY FURNITURE Applebees
STAPLES THE CHILDREN'S PLACE
Burlington DOLLAR TREE

JOHNS HOPKINS MEDICINE

Anchor Square

SHOPPERS ATI
McDonald's SUBWAY SUNTRUST

SITE

THE HOME DEPOT

Wawa

DUNKIN'

1 MILE

Broom Factory/Bottle Building

Pasta Mistra PNC FIVE GUYS
7-Eleven Qdoba Tanera

The Shops at Canton Crossing

Harris Teeter TARGET
Michaels LOFT ULTA DSW
OLD NAVY Chick-fil-ee MISSION BBQ
five BELOW MATTRESSFIRM Red Robin
merritt clubs ON THE BORDER IRON ROOSTER

MACKENZIE
RETAIL

John Schultz
410.494.4894
jschultz@mackenziecommercial.com
Mackenzie Commercial Real Estate Services, LLC

John Harrington
410.494.4863
jharrington@mackenziecommercial.com

Tim Harrington
410.494.4855
timharrington@mackenziecommercial.com

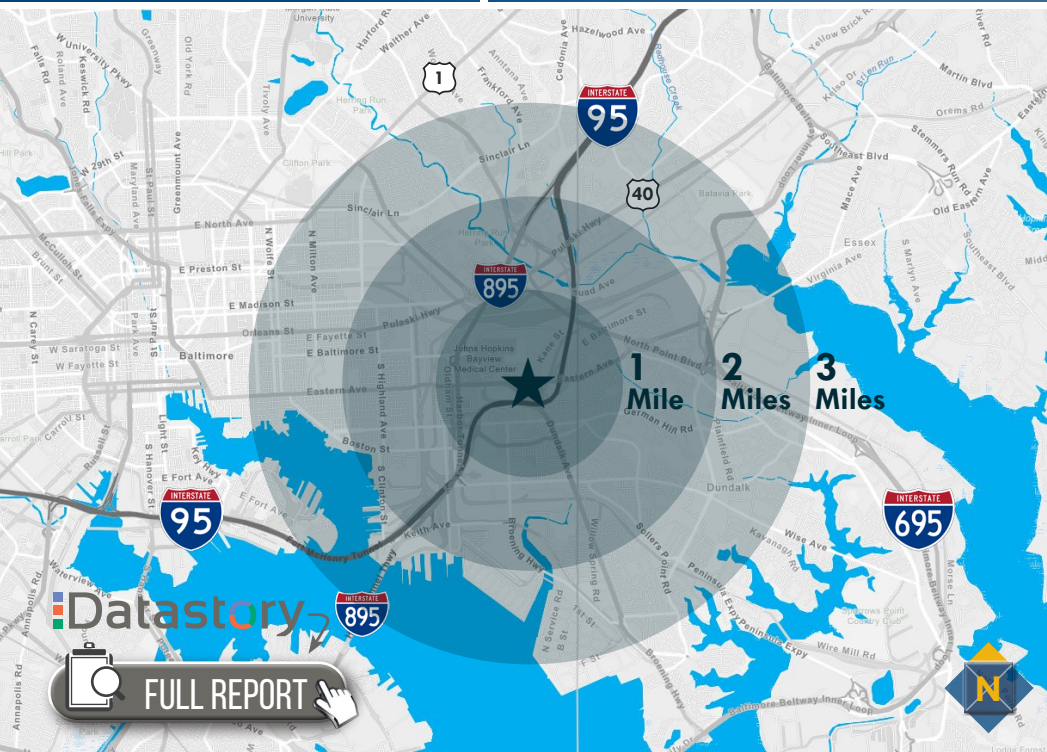
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LOCATION / DEMOGRAPHICS (2019)

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RESIDENTIAL POPULATION

17,768
1 MILE
61,367
2 MILES
156,385
3 MILES

NUMBER OF HOUSEHOLDS

6,714
1 MILE
23,870
2 MILES
62,185
3 MILES

AVERAGE HH SIZE

2.63
1 MILE
2.55
2 MILES
2.49
3 MILES

MEDIAN AGE

37.4
1 MILE
36.2
2 MILES
36.0
3 MILES

AVERAGE HH INCOME

\$61,096
1 MILE
\$76,318
2 MILES
\$76,102
3 MILES

EDUCATION (COLLEGE+)

39.1%
1 MILE
47.7%
2 MILES
51.0%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.6%
1 MILE
95.3%
2 MILES
94.2%
3 MILES

DAYTIME POPULATION

19,401
1 MILE
68,747
2 MILES
167,289
3 MILES

34%

FRONT PORCHES

2 MILES

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE

34.9
MEDIAN AGE

\$43,700
MEDIAN HH INCOME

LEARN MORE

15%

PARKS AND REC

2 MILES

Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

2.51
AVERAGE HH SIZE

40.9
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

LEARN MORE

14%

METRO RENTERS

2 MILES

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

LEARN MORE

5%

FRESH AMBITIONS

2 MILES

These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.

3.17
AVERAGE HH SIZE

28.6
MEDIAN AGE

\$26,700
MEDIAN HH INCOME

LEARN MORE