

FOR
GROUND **LEASE**
Baltimore City, Maryland

1302 KEY HIGHWAY

BALTIMORE, MARYLAND 21230

LOT SIZE

.328 Acres

POTENTIAL BUILDING SIZE

2,500 sf ± w/ drive-thru potential

ZONING

C-2 (Community Commercial District)

TRAFFIC COUNT

17,042 AADT (Key Hwy)

RENTAL RATE

\$95,000/yr., NNN

HIGHLIGHTS

- ▶ High-profile retail pad site for redevelopment in the rapidly growing community of Federal Hill, south of the Inner Harbor
- ▶ Two points of ingress/egress on Key Highway, one on Jackson Street, full movement
- ▶ Highly visible site, with over 200 ft. of frontage on Key Hwy
- ▶ Less than 1 mile from I-95
- ▶ Exclusive tenant pylon sign available



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CONCEPTUAL LAYOUTS 'B' AND 'C'

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FOR GROUND LEASE
 Baltimore City, Maryland

BIRDSEYE
 1302 KEY HIGHWAY | BALTIMORE, MARYLAND 21230



MACKENZIE
 RETAIL

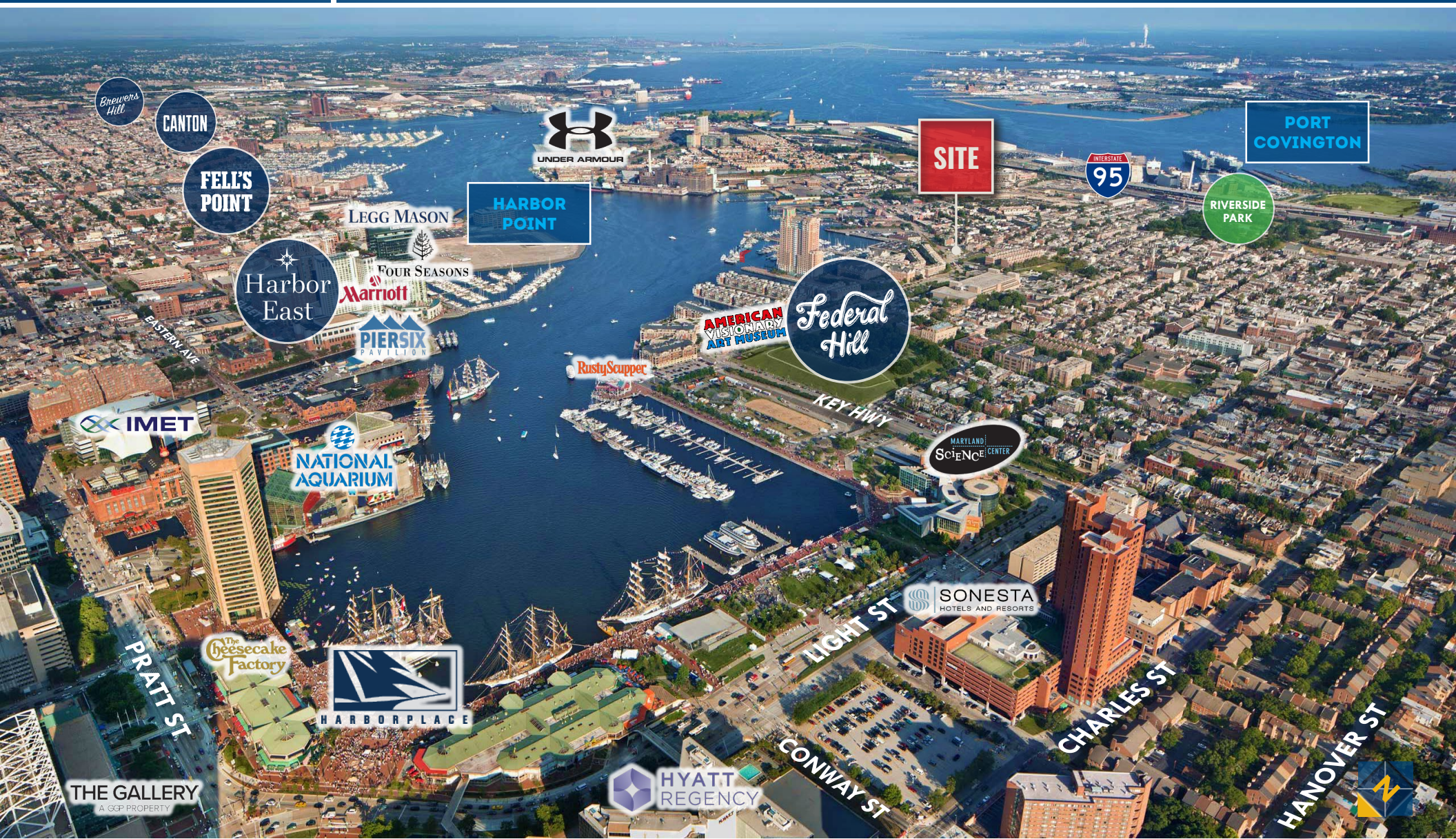
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DOWNTOWN BALTIMORE TRADE AREA

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MACKENZIE
 RETAIL

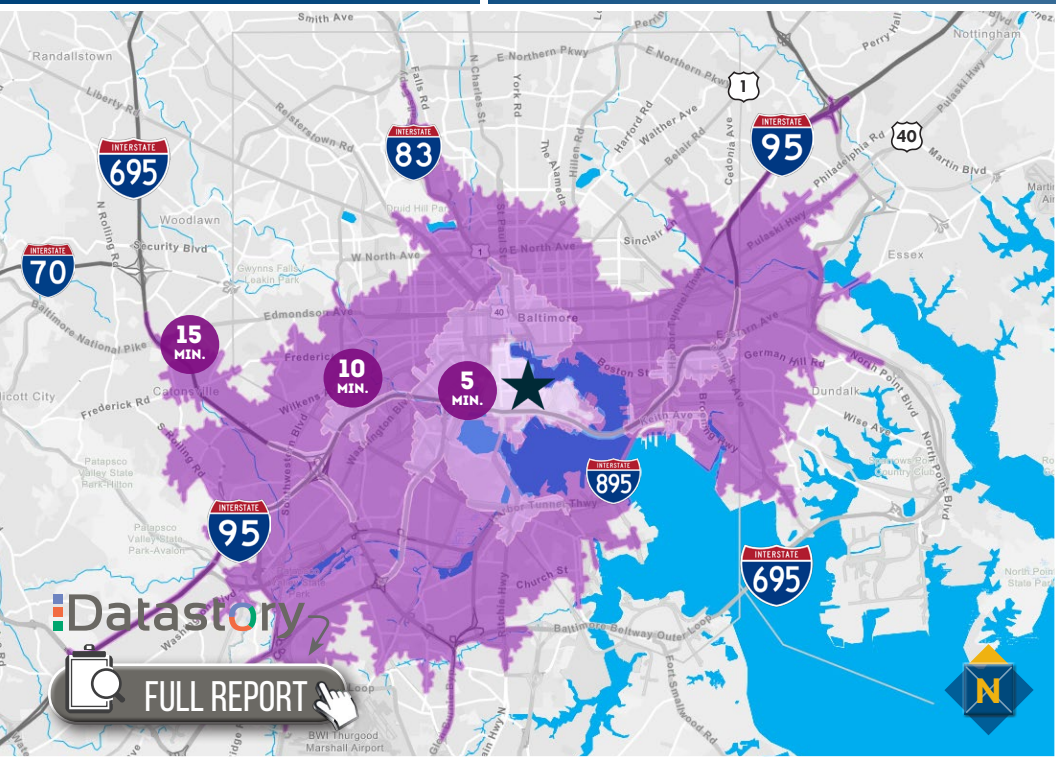
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LOCATION / DEMOGRAPHICS (2019)

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RESIDENTIAL POPULATION 20,722 5 MIN. 92,136 10 MIN. 406,895 15 MIN.	NUMBER OF HOUSEHOLDS 10,651 5 MIN. 41,105 10 MIN. 164,663 15 MIN.	AVERAGE HH SIZE 1.94 5 MIN. 2.02 10 MIN. 2.37 15 MIN.	MEDIAN AGE 35.0 5 MIN. 33.4 10 MIN. 35.2 15 MIN.
AVERAGE HH INCOME \$135,065 5 MIN. \$84,438 10 MIN. \$73,769 15 MIN.	EDUCATION (COLLEGE+) 82.2% 5 MIN. 63.3% 10 MIN. 52.9% 15 MIN.	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 98.2% 5 MIN. 95.1% 10 MIN. 93.8% 15 MIN.	DAYTIME POPULATION 30,036 5 MIN. 212,447 10 MIN. 553,519 15 MIN.

35% LAPTOPS AND LATTES
 5 MIN. DRIVE

LEARN MORE

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

29% METRO RENTERS
 5 MIN. DRIVE

LEARN MORE

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

16% EMERALD CITY
 5 MIN. DRIVE

LEARN MORE

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% RETIREMENT COMMUNITIES
 5 MIN. DRIVE

LEARN MORE

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



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