

# FOR SALE

Baltimore City, Maryland

# 414-418 W. FRANKLIN STREET

BALTIMORE, MARYLAND 21201

## BUILDING SIZE

4,340 sf (4 stories)

## LOT SIZE

.15 Acres

## ZONING

C-1 (Neighborhood Business District)

## TRAFFIC COUNT

21,060 AADT (W. Franklin St)

## SALE PRICE

\$490,000

## HIGHLIGHTS

- ▶ Existing 4,340 sf residential/retail building (redevelopment opportunity) in Seton Hill
- ▶ Great location within proximity to Baltimore's Mount Vernon/Downtown neighborhoods
- ▶ Rare and highly desirable parking lot adjacent to building
- ▶ Excellent visibility and walkability on W. Franklin St/Rt. 40 (21,000+ cars per day)
- ▶ Ideal for multi-family, retail and/or office use



Chris Walsh | Vice President

410.494.4857

cwalsh@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

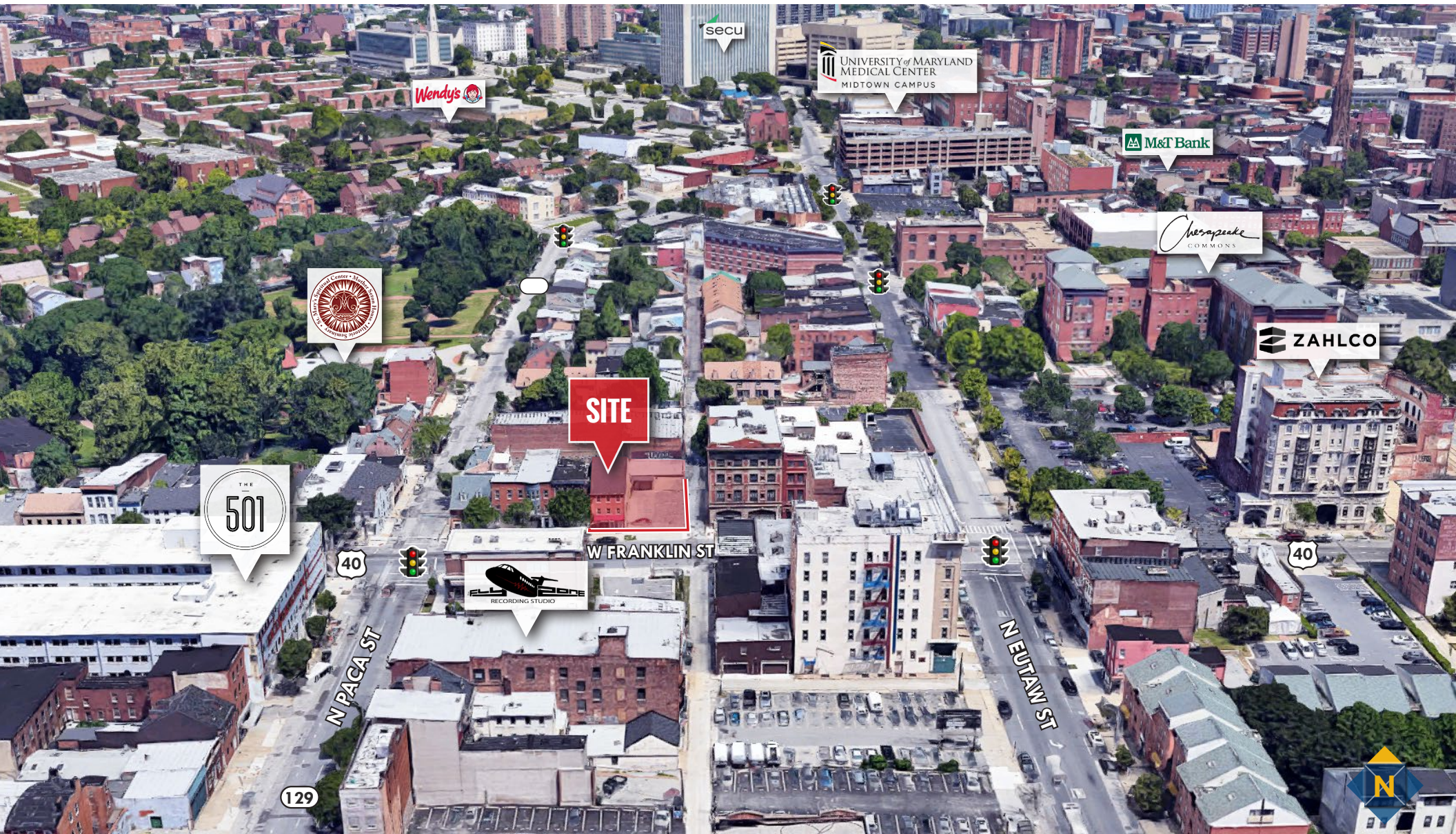


# FOR SALE

Baltimore City, Maryland

# BIRDSEYE

414-418 W. FRANKLIN STREET | BALTIMORE, MARYLAND 21201



Chris Walsh | Vice President

410.494.4857

cwalsh@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com



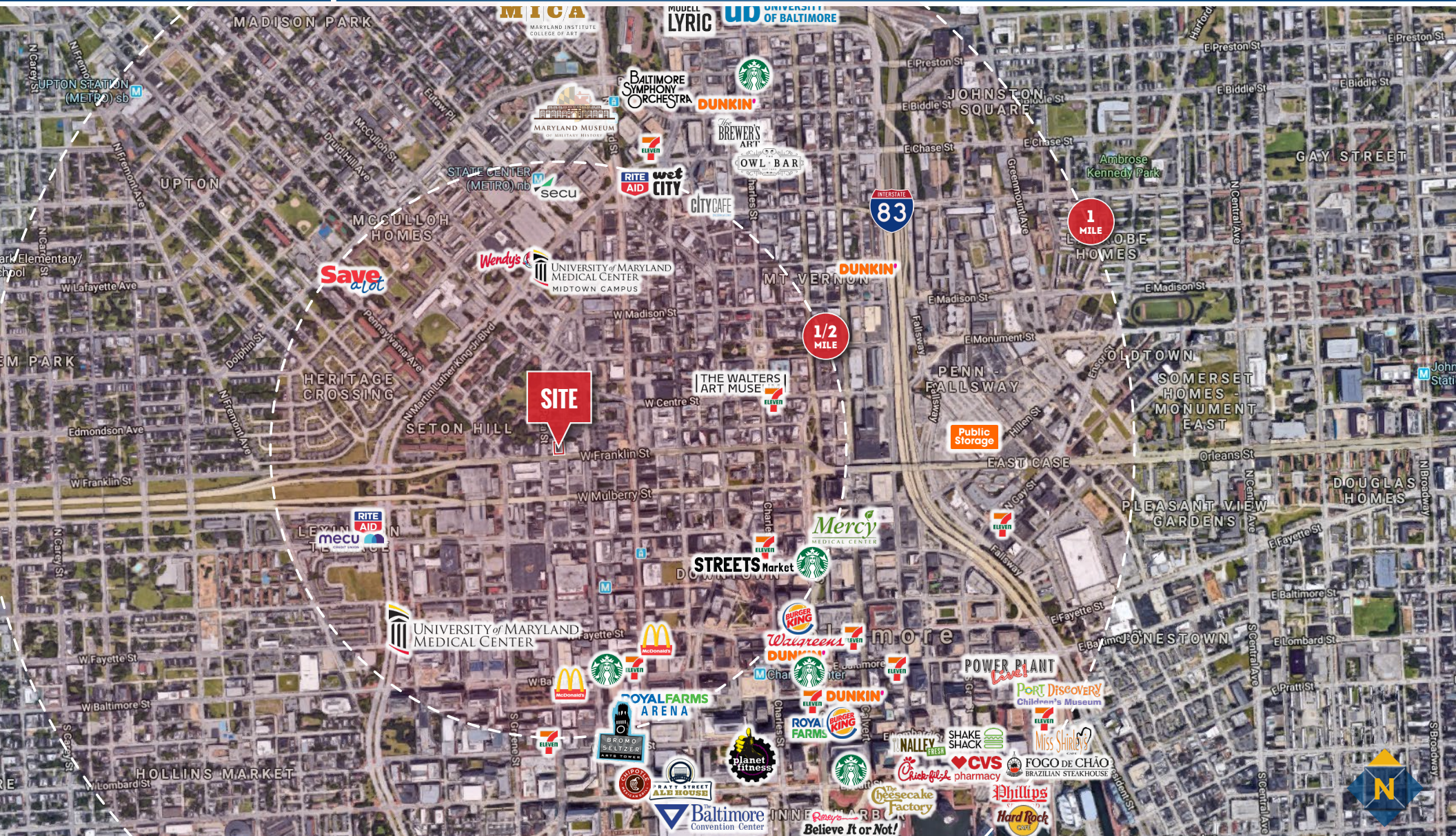
# FOR SALE



Baltimore City, Maryland

# TRADE AREA

414-418 W. FRANKLIN STREET | BALTIMORE, MARYLAND 21201



Chris Walsh | Vice President

410.494.4857

cwalsh@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

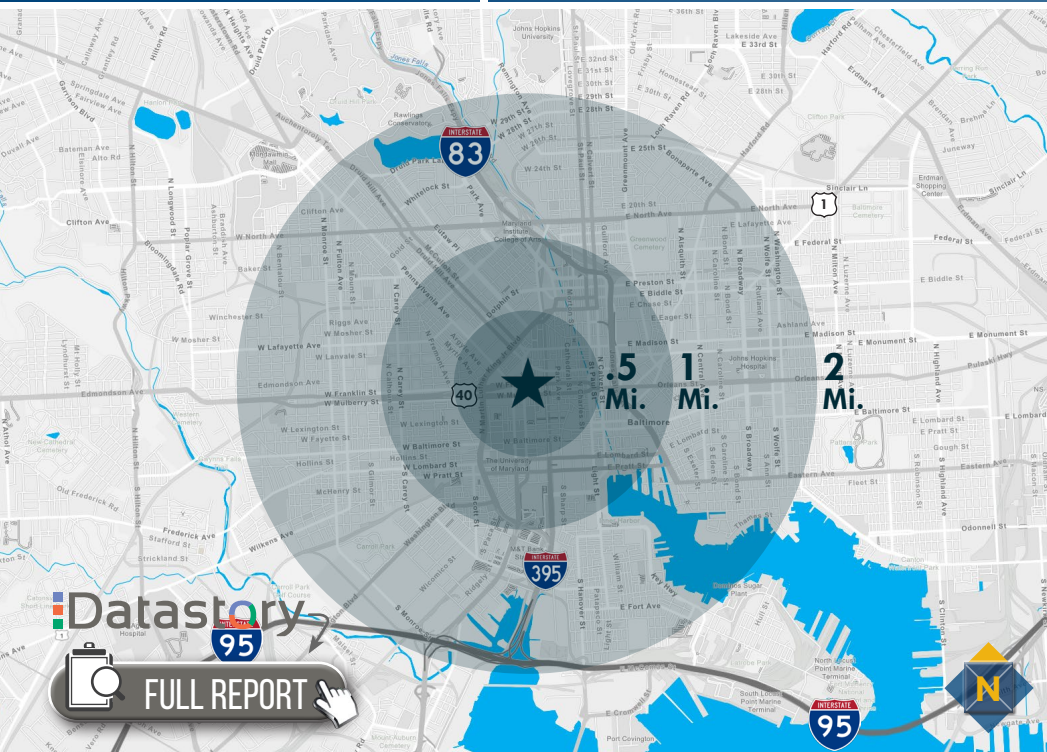


# FOR SALE

Baltimore City, Maryland

# LOCATION / DEMOGRAPHICS

414-418 W. FRANKLIN STREET | BALTIMORE, MARYLAND 21201



## RESIDENTIAL POPULATION

14,451  
0.5 MILES  
49,934  
1 MILE  
159,107  
2 MILES

## NUMBER OF HOUSEHOLDS

8,617  
1 MILE  
23,363  
3 MILES  
69,449  
5 MILES

## AVERAGE HH SIZE

1.59  
1 MILE  
1.77  
3 MILES  
2.12  
5 MILES

## MEDIAN AGE

31.2  
1 MILE  
32.8  
3 MILES  
34.5  
5 MILES

## AVERAGE HH INCOME

\$59,974  
1 MILE  
\$64,466  
3 MILES  
\$70,070  
5 MILES

## EDUCATION (COLLEGE+)

75.4%  
1 MILE  
61.8%  
3 MILES  
57.2%  
5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.8%  
1 MILE  
94.5%  
3 MILES  
93.3%  
5 MILES

## DAYTIME POPULATION

65,016  
1 MILE  
146,868  
3 MILES  
291,665  
5 MILES

54%  
METRO RENTERS  
15 MIN. WALK

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

21%  
CITY COMMONS  
15 MIN. WALK

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67  
AVERAGE HH SIZE  
28.5  
MEDIAN AGE  
\$18,300  
MEDIAN HH INCOME

LEARN MORE

11%  
COLLEGE TOWNS  
2 MILES

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14  
AVERAGE HH SIZE  
24.5  
MEDIAN AGE  
\$32,200  
MEDIAN HH INCOME

LEARN MORE

8%  
SOCIAL SECURITY SET  
2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73  
AVERAGE HH SIZE  
45.6  
MEDIAN AGE  
\$17,900  
MEDIAN HH INCOME

LEARN MORE



Chris Walsh | Vice President

410.494.4857

cwalsh@mackenziecommercial.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.