



RETAIL PROPERTY FOR LEASE

4013-4015 EASTERN AVENUE

BALTIMORE, MD 21224



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	Up to 4,800 SF
Lease Rate:	Negotiable
Year Built:	1900
Building Size:	7,200 SF
Renovation:	2020
Zoning:	C-2

AVAILABLE SPACES **SF**

Unit 1	1,200 - 2,400 SF
Unit LL	2,400 SF

PROPERTY HIGHLIGHTS

- Up to 2,400 SF ground floor retail available within newly renovated 7,200 SF mixed-use building.
- Additional 2,400 SF of lower level space available.
- Located directly across from Walgreens and near Bank of America, M&T Bank and Royal Farms.
- Walking distance to Johns Hopkins Medical Center.
- Easy access to I-95, I-895, route 40 and bus routes 22 and 63.
- Average daily traffic count of 18,000 vehicles per day along bustling Eastern Avenue retail corridor.
- Can offer turn-key or warm dark shell delivery.
- Up to \$50K in grant funding available via Highlandtown Main Street Program

LOCAL AREA



SUBJECT PROPERTIES

ENOCH PRATT FREE LIBRARY

DOLLAR GENERAL CHICKEN RICE Rainbow

RBC cricket boost

T-Mobile Precision WAX

HIGH LAND TRAILS

High Grounds Coffee Roasters

H&R BLOCK

Baltimore Medical System
THE HEART OF COMMUNITY HEALTH

M&T Bank Bank of America SUBWAY

THE MARKETS AT HIGHLANDTOWN

24,000 VPD

Harmony Ct

BREWERS HILL

PNC DUNKIN'

THE BROOM FACTORY

QDOBA



FIVE GUYS



O'Donnell St 24,800 VPD

Toone St



Boston St 23,800 VPD

SHOPS AT CANTON CROSSING

Harris Teeter Target Michaels five BELOW

DSW LOFT ULTA OLD NAVY

rack PETCO FITNESS Chick-fil-A

Red Robin MISSION BBQ BB&T

S Baylis St

S Canton St

S Highland Ave

S Clinton St

Holabird Ave

S Ponce St

S Newkirk St



68,000 VPD

Eastern Ave 32,500 VPD

Quail St

Foster Ave

Fait Ave

Hudson St

Dillon St

Fleet St

Eastern Ave

S Kresson St

1/2 St

Mt Pleasant Ave

Claremont St

Chester St

Jeff St

S St

S St

S St

S St

S St

O'Donnell St

Boston St

S St

S St

S St

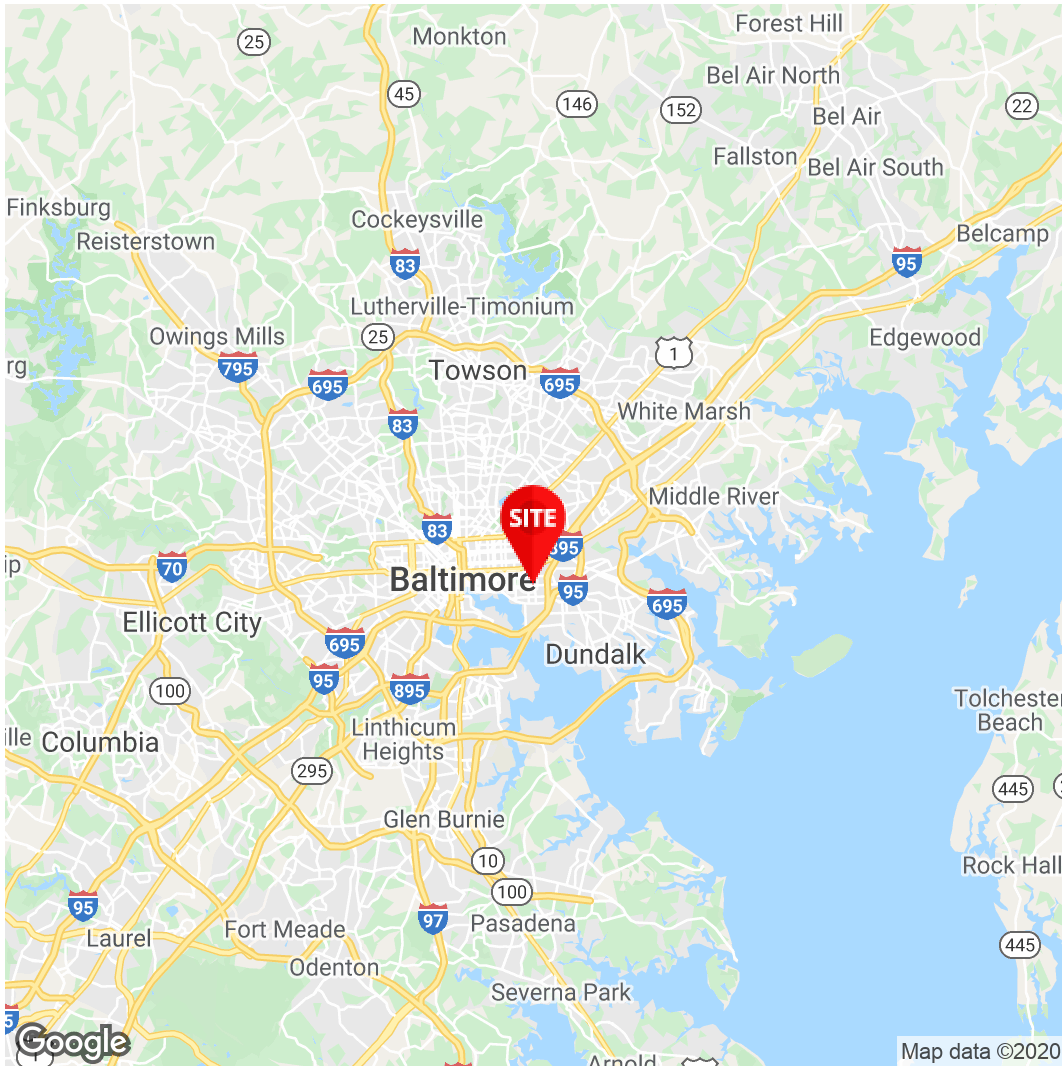
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Brandon Howard
Assistant Vice President
571.620.5145
Bhoward@divaris.com

Amit Grover
Senior Associate
571.620.5143
Agrover@divaris.com



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