

HISTORIC RESTORATION- RESTAURANT / RETAIL PROPERTY

3006 HAMILTON AVENUE, BALTIMORE, MD 21214

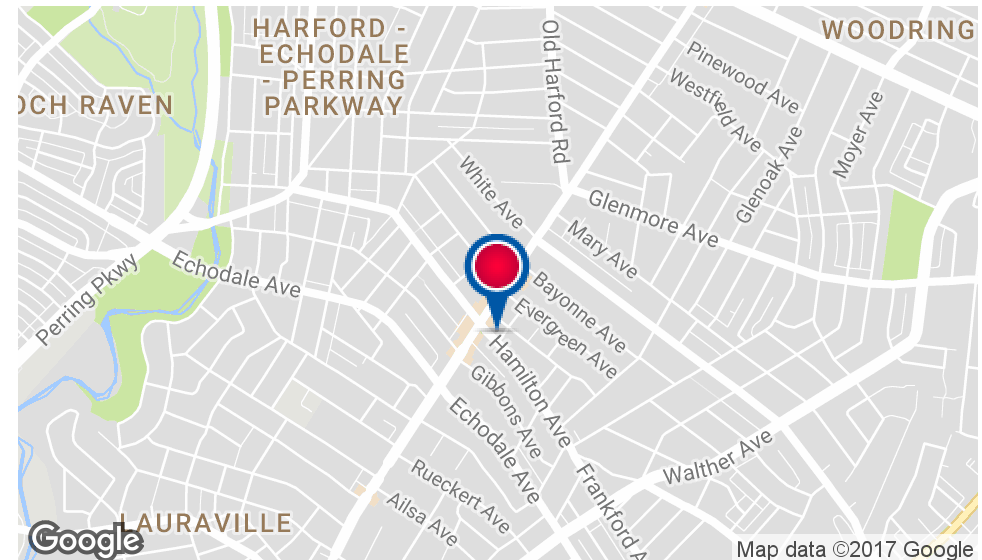


Executive Summary



PROPERTY HIGHLIGHTS

- Historic Restoration - Restaurant / Retail Property
- In the heart of Hamilton Lauraville Main Street
- Property Substantially Renovated by Owner
- Up to 5150 Square Feet on 3 Levels
- Exterior Patio Use Included in Rent
- Will Consider TIA or Build-to Suit for Creditworthy Tenant
- On-site Parking Available



Steven L. Cornblatt

443.921.9331

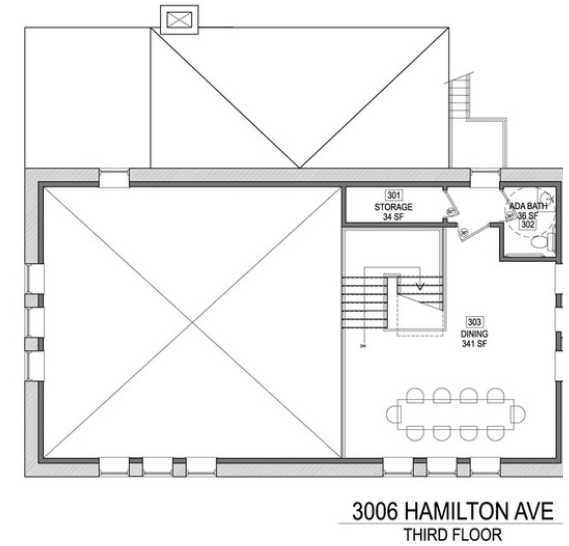
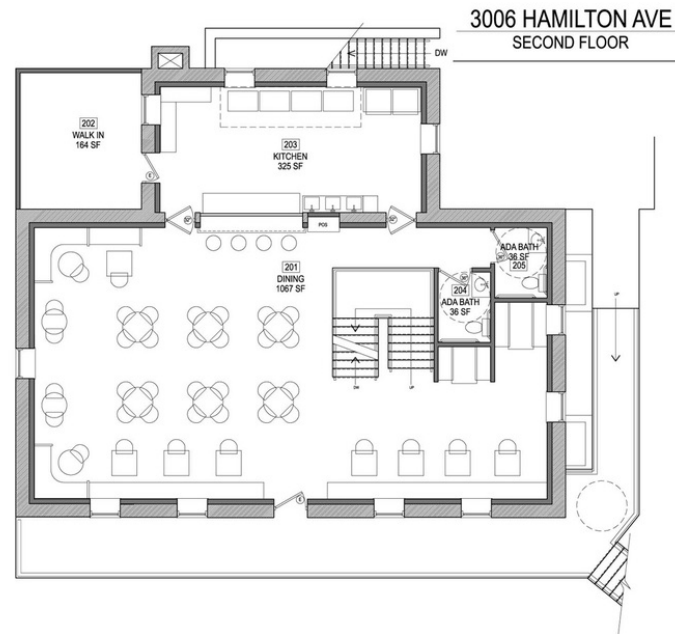
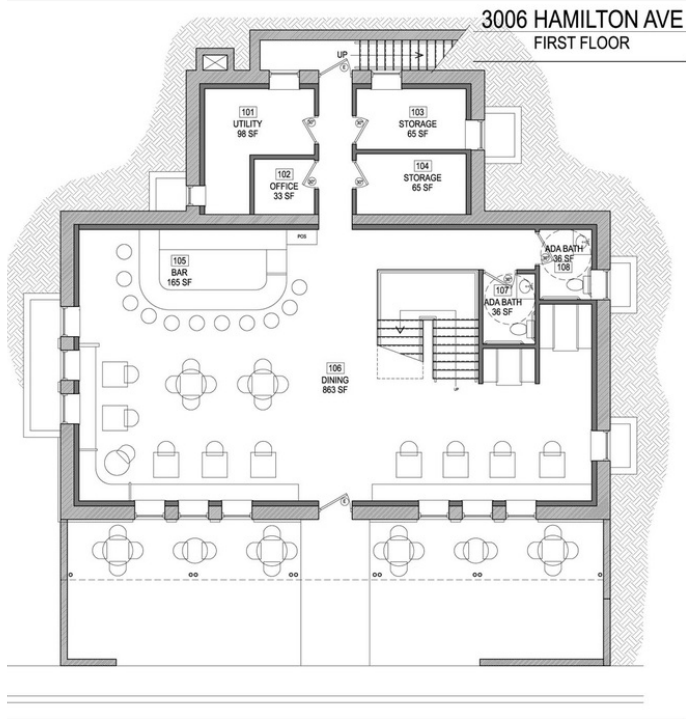
scornblatt@troutdaniel.com

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Floor Plans



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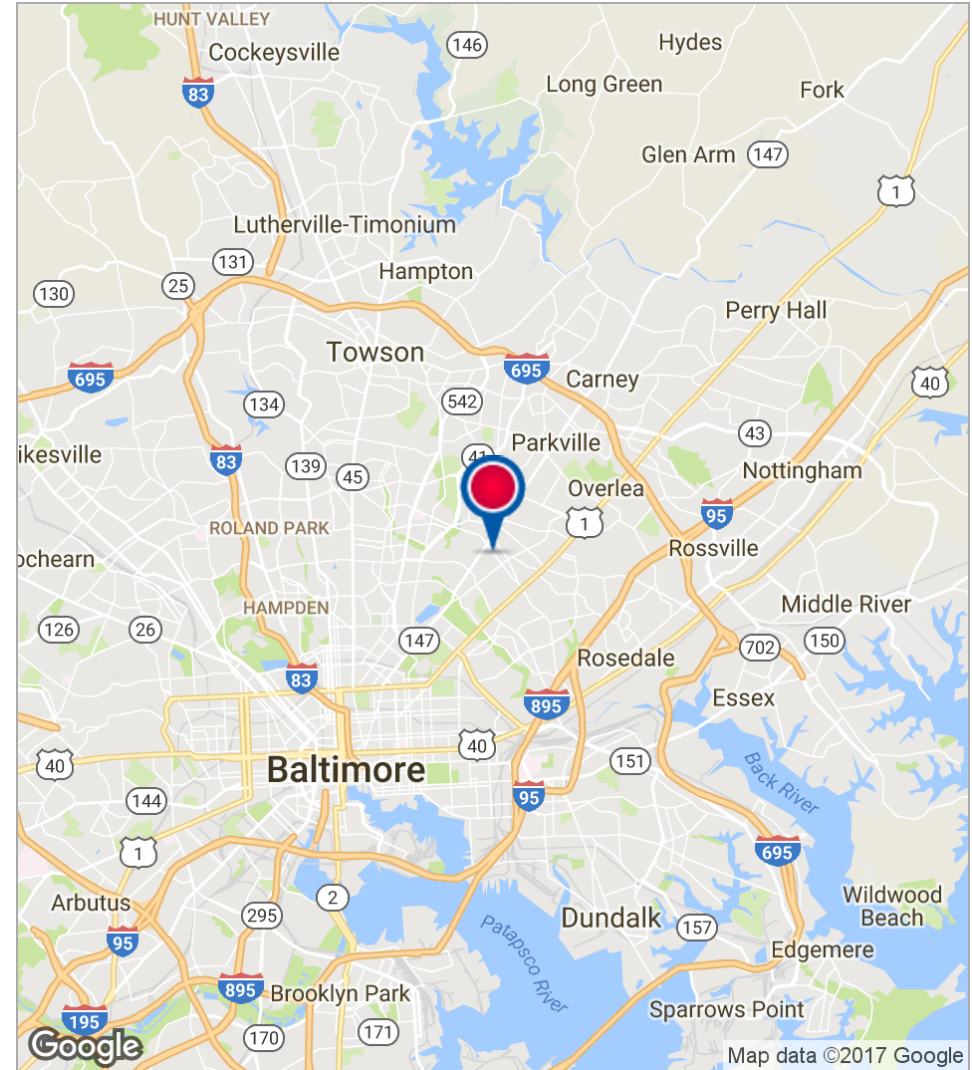
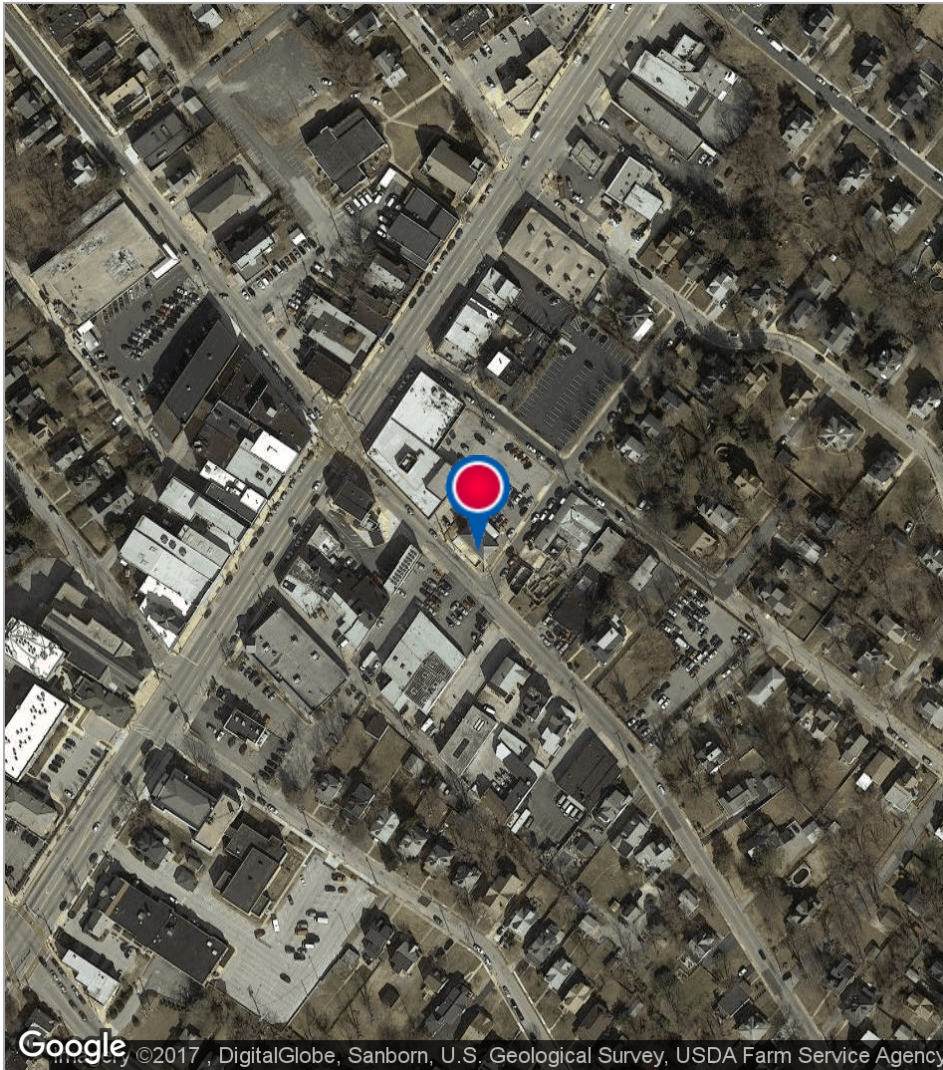
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Location Maps



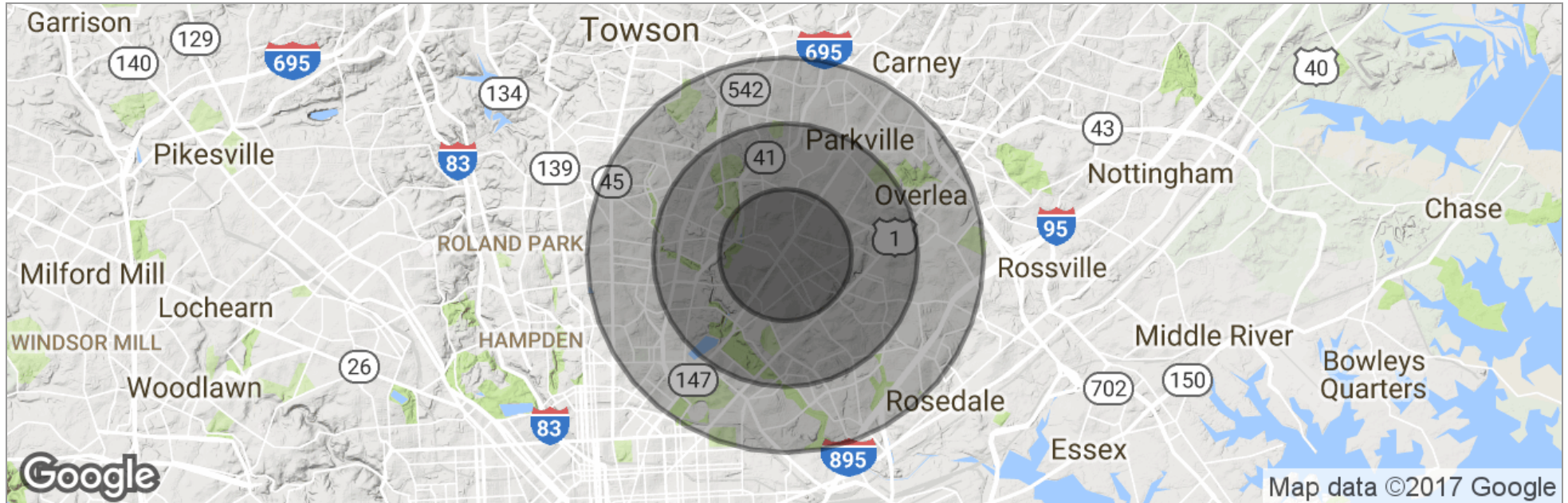
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Demographics Map



	1 Mile	2 Miles	3 Miles
Total Population	24,216	98,976	222,749
Population Density	7,708	7,876	7,878
Median Age	37.9	35.7	35.7
Median Age (Male)	36.3	33.5	33.0
Median Age (Female)	39.5	37.2	37.4
Total Households	9,426	38,773	85,208
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$64,317	\$57,686	\$57,957
Average House Value	\$215,035	\$200,001	\$206,670

* Demographic data derived from 2010 US Census

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