

FOR LEASE

Baltimore City, Maryland

HAMPDEN RETAIL SPACE ON "THE AVENUE"

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211

AVAILABLE

2,025 - 4,480 sf ± street level storefront retail and 5,970 sf ± lower level (can be combined)

RENTAL RATE

\$25.00 psf, NNN (storefront)
\$12.50 psf, NNN (lower level)

CAM / REAL ESTATE TAXES

\$1.50 psf / \$2.50 psf

ZONING

C-1 (Neighborhood Business Dist.)
(Restaurant/Retail/Banking/Service)

UTILITIES

Public gas & electric
(separately metered)

HIGHLIGHTS

- ▶ THE best location on "The Avenue" (W. 36th Street) w/ 44 feet of glass storefront
- ▶ Ideal for bar/restaurant or any type of retail use
- ▶ Unique opportunity to combine the streetfront and entertainment venue



NEARBY RETAILERS



John Harrington | Senior Vice President & Principal
 ☎ 410.494.4863 ✉ jharrington@mackenziecommercial.com
 MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

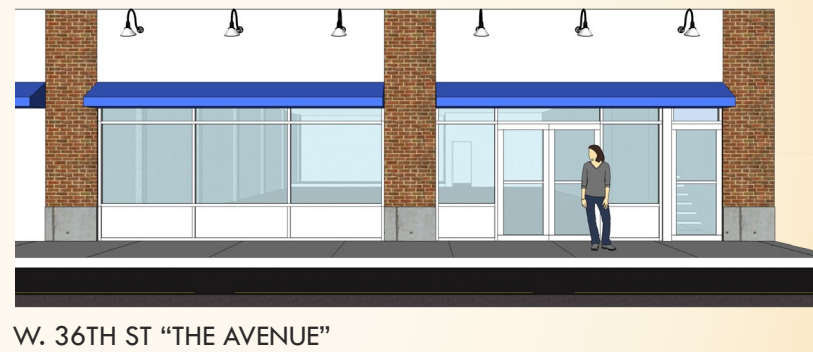
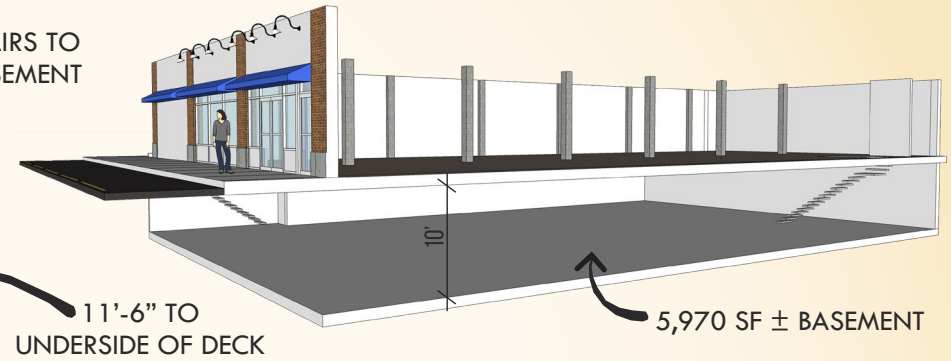
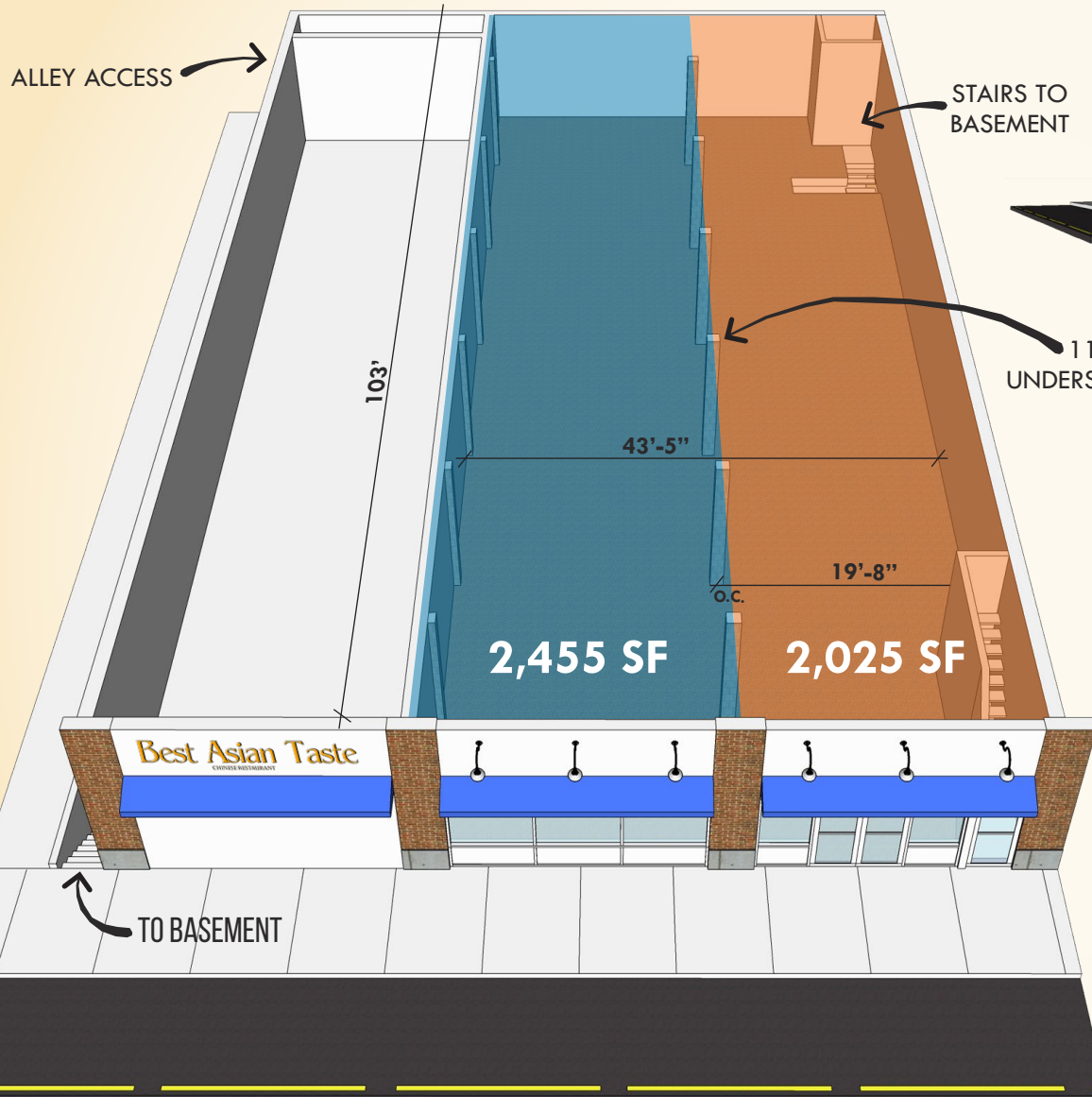
John Schultz | Senior Vice President & Principal
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FLOOR PLAN (EXISTING)

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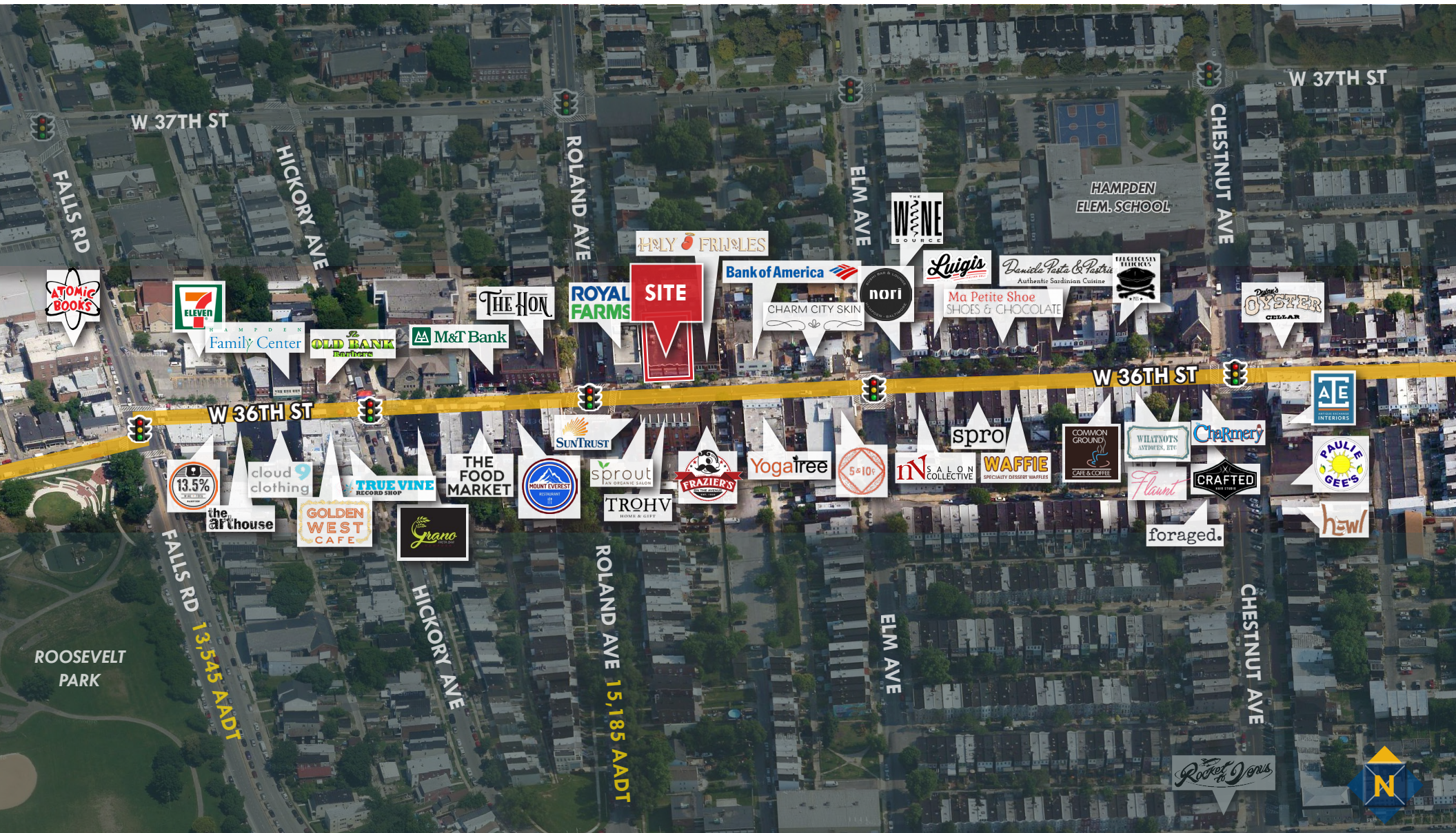
* Measurements approximate

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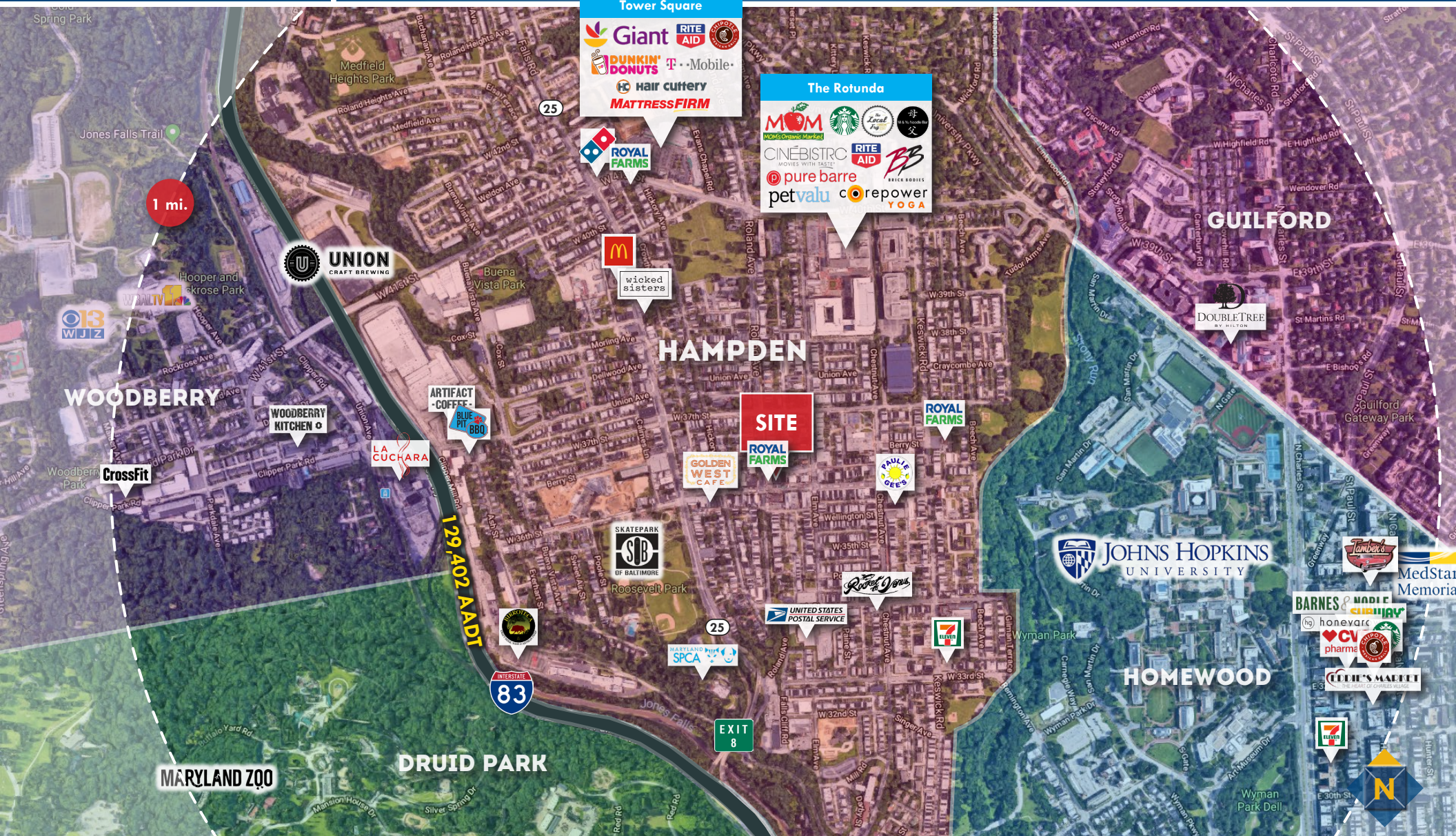
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LOCAL TRADE AREA

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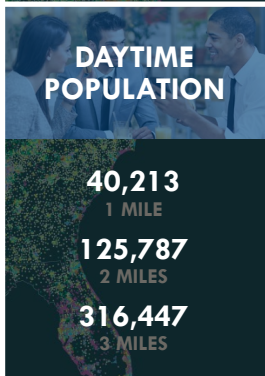
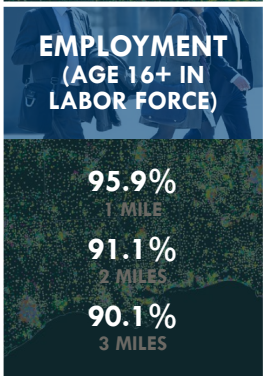
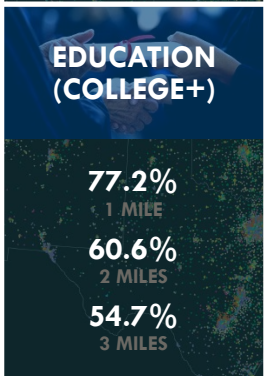
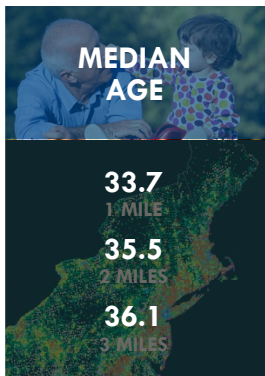
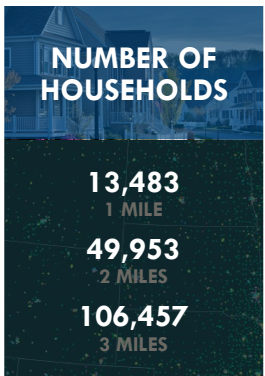
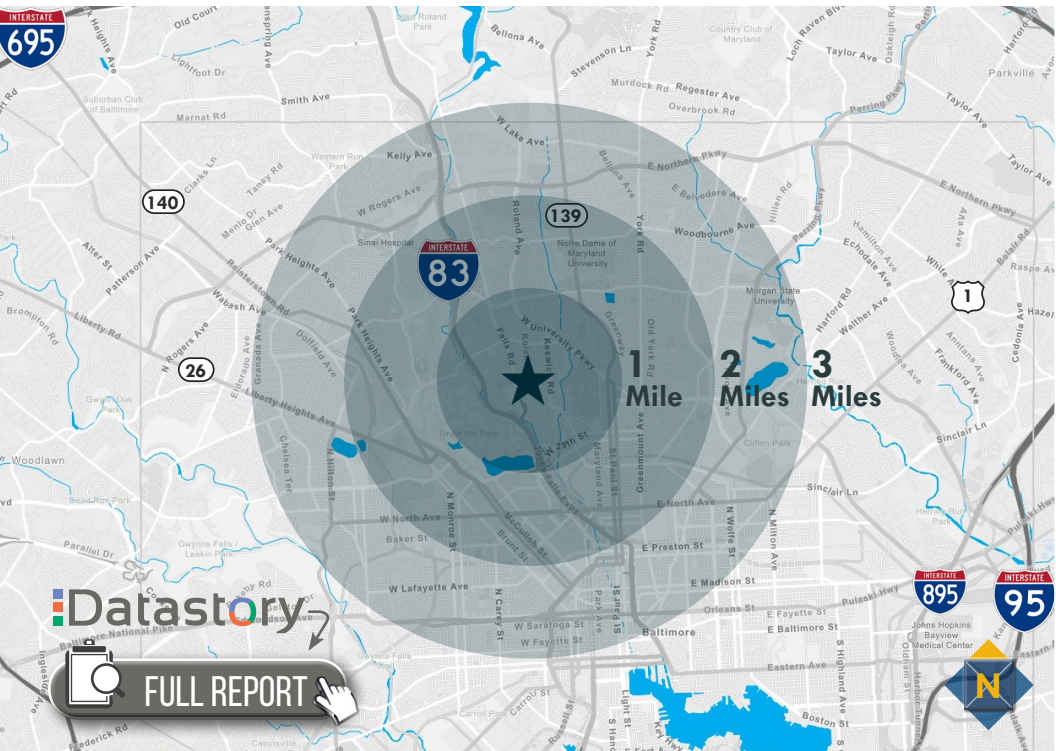
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LOCATION / DEMOGRAPHICS

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40% EMERALD CITY

1 MILE

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.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

[LEARN MORE](#)

14% METRO RENTERS

1 MILE

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.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

[LEARN MORE](#)

12% RETIREMENT COMMUNITIES

2 MILES

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.

2.00
AVERAGE HH SIZE

30.0
MEDIAN AGE

\$,000
MEDIAN HH INCOME

[LEARN MORE](#)

12% DORMS TO DIPLOMAS

2 MILES

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

2.20
AVERAGE HH SIZE

21.5
MEDIAN AGE

\$17,000
MEDIAN HH INCOME

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