

6901 YORK ROAD

BALTIMORE, MD 21212

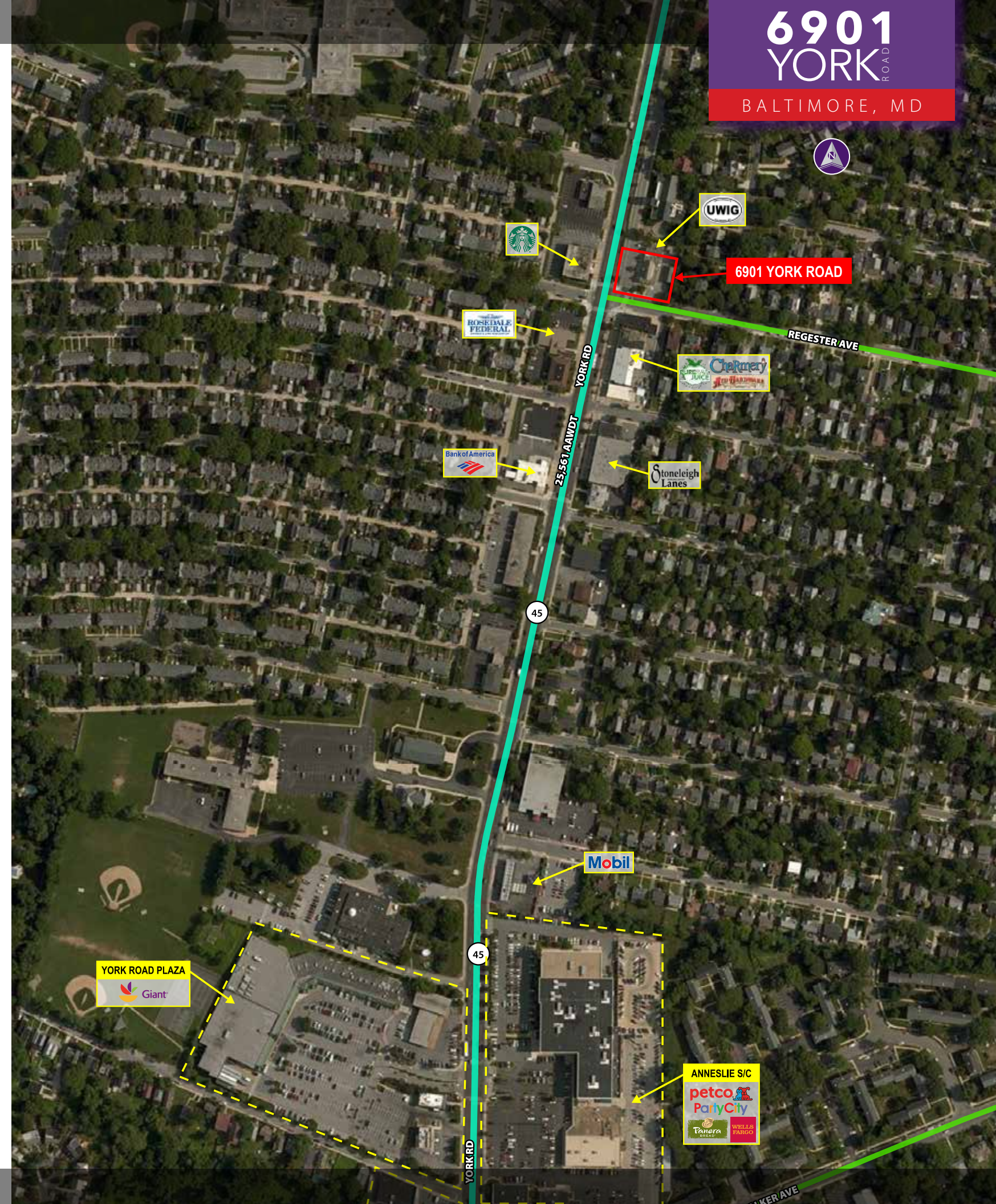
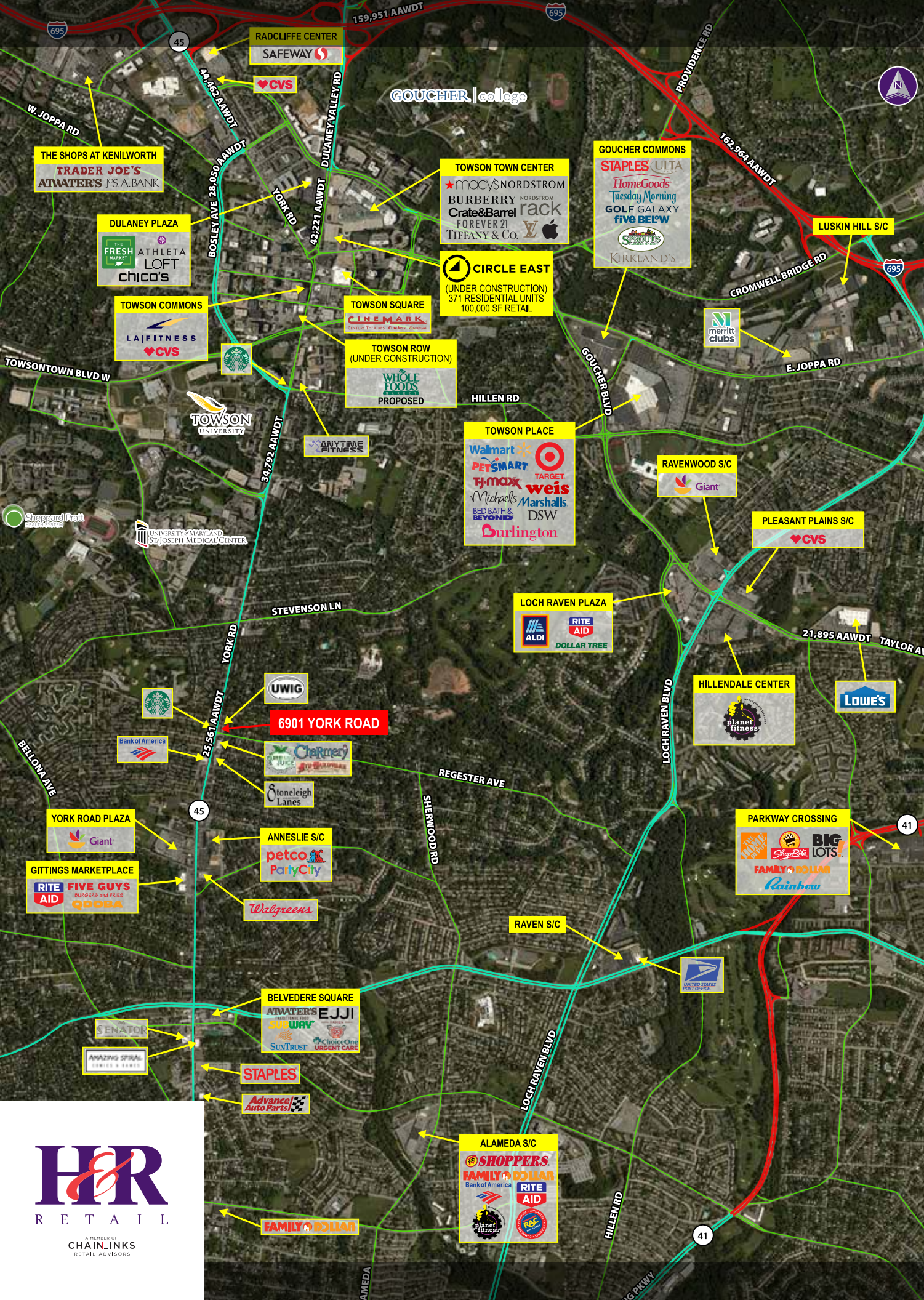


LEASING OPPORTUNITY

993 SF to 6,000 SF Available

Fronting York Road at Traffic Light







25,561 AAWDT

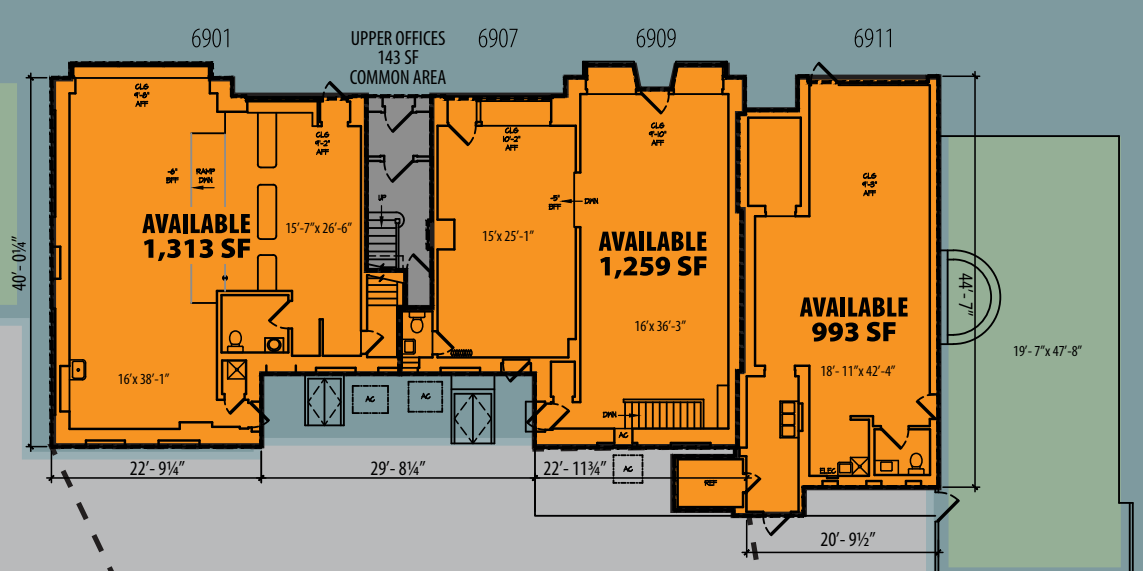
45

YORK RD

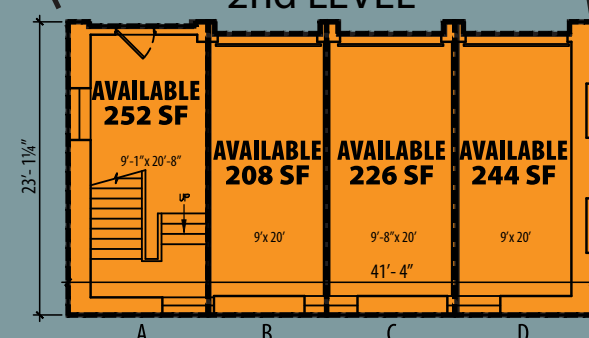


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7,345 AAWDT REGESTER AVE



2nd LEVEL



AVAILABLE LEASED

PROPERTY HIGHLIGHTS

- Fantastic location, located at the corner of York Road & Regester Avenue
Redevelopment potential to ground lease
Ample free on-site parking in front and back of building
Potential drive thru opportunity
Signalized intersection
Parking meters to be removed

6901
YORK ROAD

BALTIMORE, MD

Uncle
Maggly's
ICE CREAM
&
DELI
SANDWICHES

ICE CREAM

COMMUNITY
PATROLLED BY
STONELEIGH
CITIZENS ON
PATROL

DELI · ICE CREAM · SHAKES

UPRG
OVER
45
FLOORS



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YORK

BALTIMORE, MD



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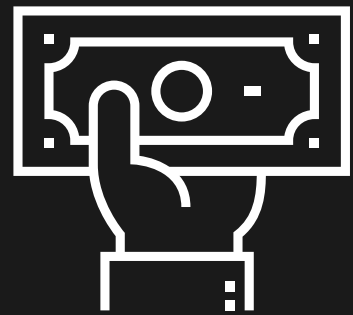
BALTIMORE, MD



DEMOGRAPHICS



POPULATION
20,996
within 1 mile



AVERAGE HH INCOME
\$113,759
within 1 mile



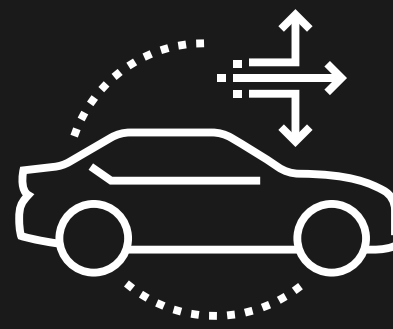
HOUSEHOLDS
8,293
within 1 mile



DAYTIME POPULATION
21,850
within 1 mile



BUSINESSES
565
within 1 mile



CARS PER DAY
25,561
York Road



COLLEGE DEGREE
70.3%
within 1 mile



BLUE COLLAR
5.2%
within 1 mile



WHITE COLLAR
80.5%
within 1 mile



Urban Chic

Urban Chic residents are professionals that live a sophisticated, exclusive lifestyle. Half of all households are occupied by married-couple families and about 30% are singles. These are busy, well-connected, and well-educated consumers—avid readers and moviegoers, environmentally active, and financially stable. This market is a bit older, with a median age of almost 43 years, and growing slowly, but steadily.

- More than half of Urban Chic households include married couples; 30% are singles.
- Average household size is slightly lower at 2.37.
- Homes range from prewar to recent construction, high-rise to single family. Over 60% of householders live in single-family homes; more than one in four live in multiunit structures.
- Two-thirds of homes are owner occupied.
- Major concentrations of these neighborhoods are found in the suburban periphery of large metropolitan areas on the California coast and along the East Coast.



Enterprising Professionals

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. Enterprising Professionals residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.



Emerald City

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both personally and for business.

- Single-person and nonfamily types make up over half of all households.
- Median home value and average rent are slightly above the US levels; around half of owned homes are worth \$150,000–\$300,000.

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