

FOR LEASE

Baltimore City, Maryland

PRIME EASTERN AVE REDEVELOPMENT SITE

6203-6217 EASTERN AVENUE | BALTIMORE, MARYLAND, 21224

AVAILABLE:

- ▶ 6203: 5,118 sf
- ▶ 6205: 2,399 sf
- ▶ 6207: 2,244 sf
- ▶ 6209: 2,286 sf
- ▶ 6211: 2,650 sf
- ▶ 6213: 2,650 sf
- ▶ 6215: 2,628 sf
- ▶ 6217: 7,201 sf

.6239 ACRES

ZONING

B-3-2 (Business)

TRAFFIC COUNT

24,421 AADT (Eastern Ave)
24,950 AADT (Dundalk Ave)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Prime redevelopment site
- ▶ Full access / great traffic counts
- ▶ Great location, 1 block away from Johns Hopkins Bayview Medical Center
- ▶ Ideal for pad user, multi-tenant building or restaurant/fast food



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BIRDSEYE

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



29% Front Porches



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Average HH Size: 2.55
Median Age: 34.2
Median HH Income: \$39,000

16% Metro Renters



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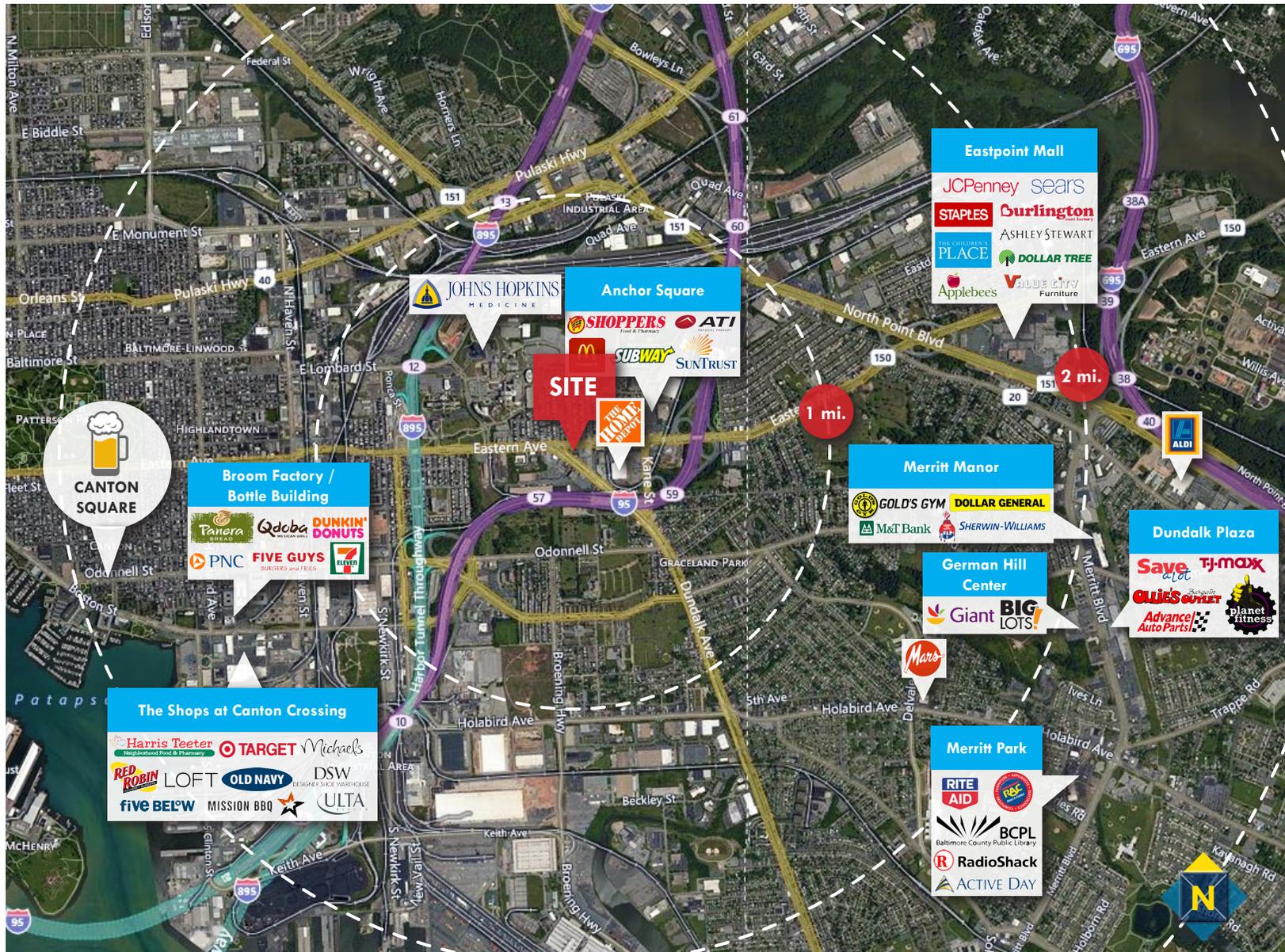
Average HH Size: 1.66
Median Age: 31.8
Median HH Income: \$52,000

14% Parks and Rec



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Average HH Size: 2.49
Median Age: 40.3
Median HH Income: \$55,000



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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

1 mile 2 miles 3 miles



Population

15,874 64,410 160,978



Number of Households

6,012 25,101 64,368



Average Household Income

\$48,617 \$61,857 \$62,141



Daytime Employees

11,777 38,827 83,106

RETAIL EXPENDITURES

1 mile 2 miles 3 miles



Furniture & Home

\$4.1M \$22.1M \$56.8M



Entertainment & Recreation

\$10.9M \$58.0M \$149.0M



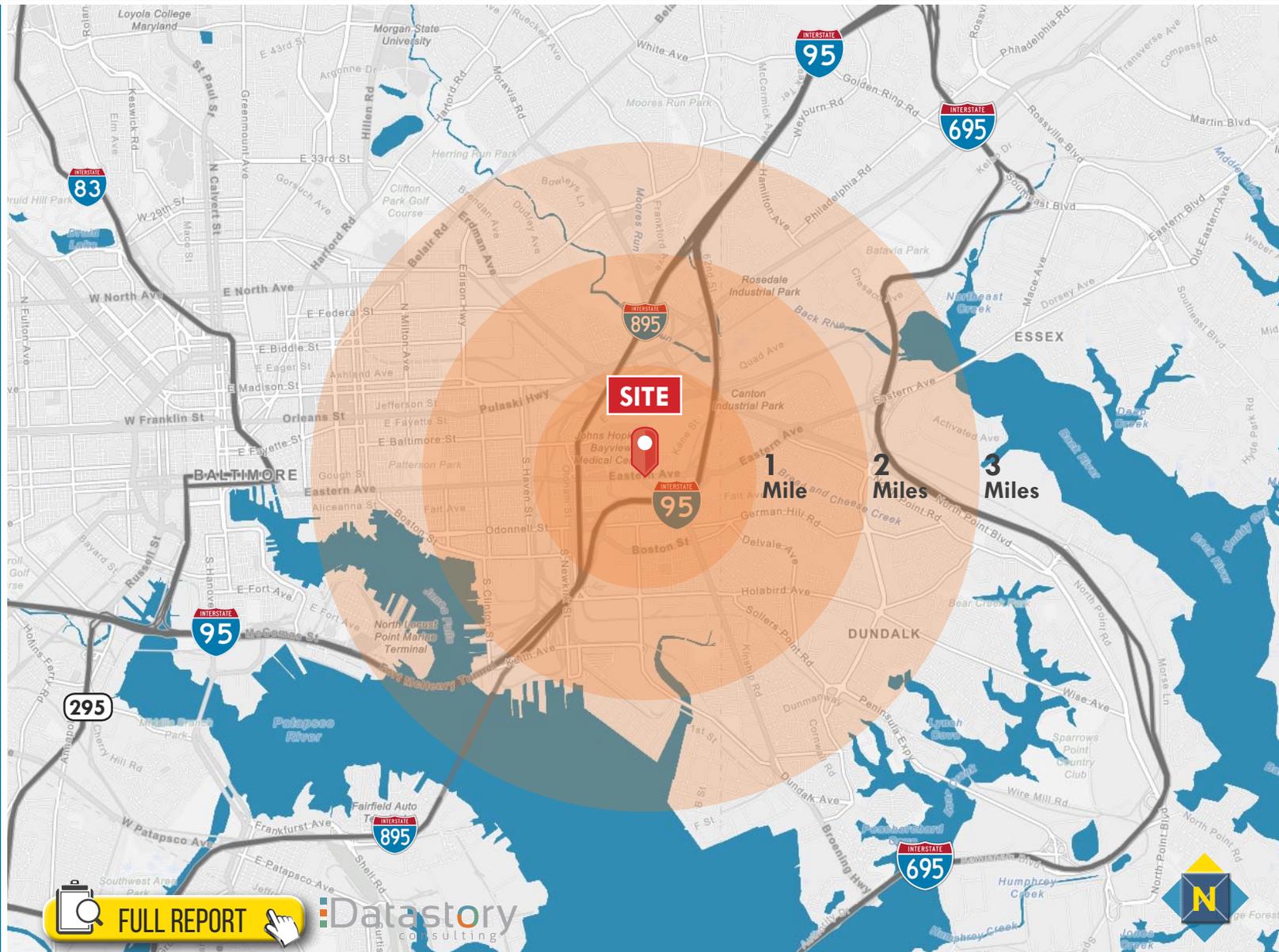
Fashion & Clothing

\$8.1M \$42.8M \$109.7M



Food & Drink

\$12.0M \$64.6M \$166.2M



FULL REPORT

Datastory
consulting

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