

FOR SALE



Baltimore City, Maryland

1714 EASTERN AVENUE

1714 EASTERN AVENUE | BALTIMORE, MARYLAND 21231

AVAILABLE

1,876 sf

SITE SIZE

0.02 AC

ZONING

C1 (Neighborhood Business District)

TRAFFIC COUNT

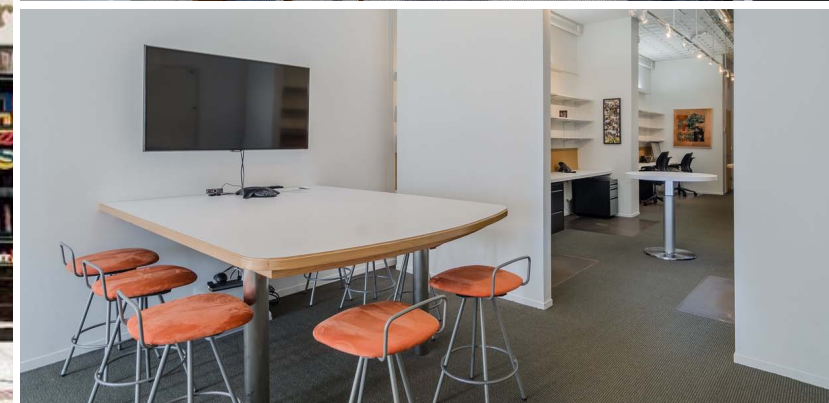
21,120 AADT (Eastern Ave)

SALE PRICE

\$290,000

HIGHLIGHTS

- ▶ Space designed by award winning designer Ziger Snead
- ▶ Walking distance to Fells Point
- ▶ Roof and HVAC replaced within last five years
- ▶ Great street visibility
- ▶ Turnkey office - furniture potentially included



Garry Bains | Real Estate Advisor

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Josh Rosati | Senior Real Estate Advisor

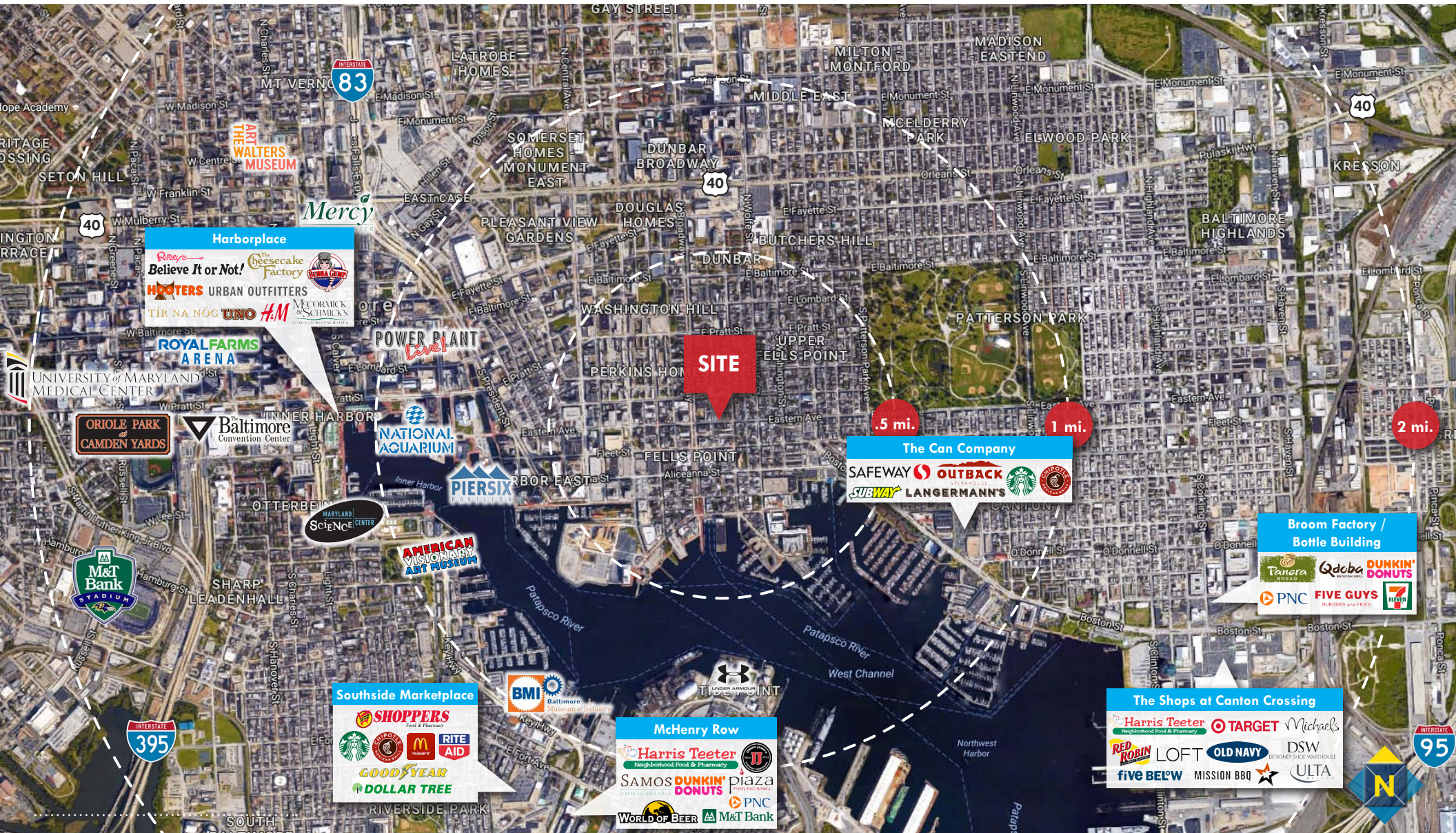
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TRADE AREA

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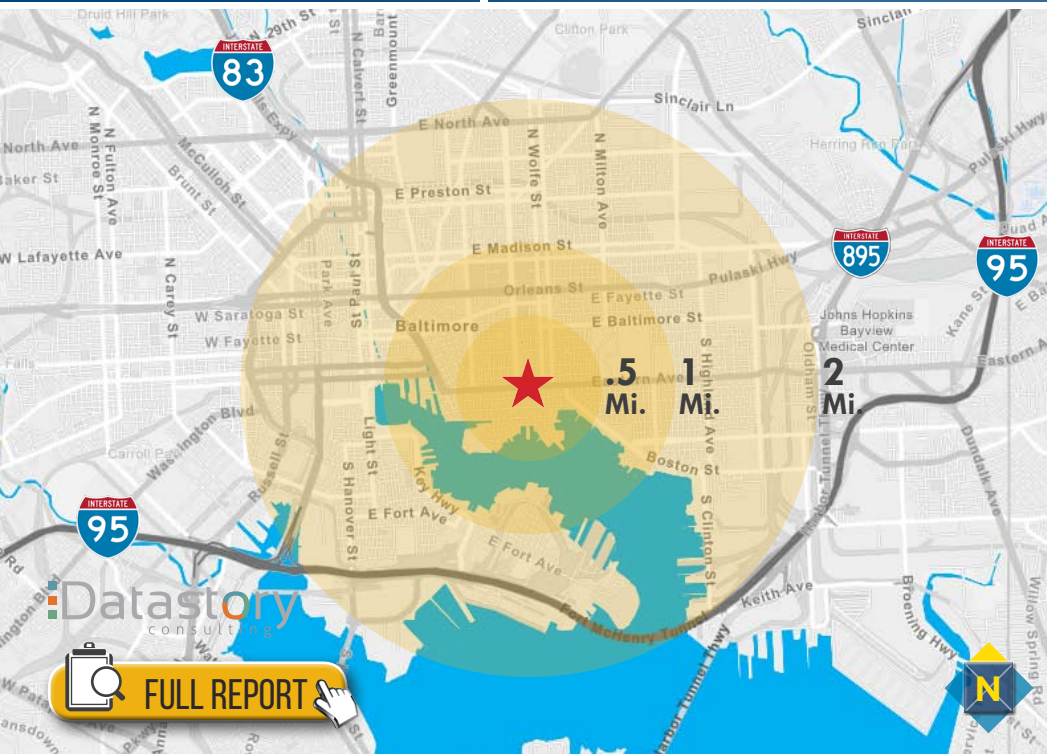


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LOCATION / DEMOGRAPHICS

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<p>RESIDENTIAL POPULATION</p> <p>13,862 .5 MILES</p> <p>35,423 1 MILE</p> <p>133,118 2 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>6,901 .5 MILES</p> <p>16,748 1 MILE</p> <p>57,870 2 MILES</p>	<p>AVERAGE HH SIZE</p> <p>1.97 .5 MILES</p> <p>2.04 1 MILE</p> <p>2.14 2 MILES</p>	<p>MEDIAN AGE</p> <p>34.2 .5 MILES</p> <p>33.8 1 MILE</p> <p>33.4 2 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$99,477 .5 MILES</p> <p>\$91,566 1 MILE</p> <p>\$74,724 2 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>74.3% .5 MILES</p> <p>69.8% 1 MILE</p> <p>61.4% 2 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>94.6% .5 MILES</p> <p>93.7% 1 MILE</p> <p>92.2% 2 MILES</p>	<p>DAYTIME POPULATION</p> <p>15,748 .5 MILES</p> <p>79,336 1 MILE</p> <p>255,896 2 MILES</p>

54%
METRO RENTERS
.5 MILES

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.

1.66
AVERAGE HH SIZE

31.8
MEDIAN AGE

\$52,000
MEDIAN HH INCOME

[LEARN MORE](#)

13%
TRENDSETTERS
.5 MILES

These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

2.10
AVERAGE HH SIZE

35.5
MEDIAN AGE

\$51,000
MEDIAN HH INCOME

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12%
LAPTOPS AND LATTES
.5 MILES

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.85
AVERAGE HH SIZE

36.9
MEDIAN AGE

\$93,000
MEDIAN HH INCOME

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12%
CITY COMMONS
.5 MILES

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.66
AVERAGE HH SIZE

27.6
MEDIAN AGE

\$17,000
MEDIAN HH INCOME

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