

# FOR LEASE

Baltimore City, Maryland

# ENTERTAINMENT VENUE

914 W. 36TH STREET  
BALTIMORE, MARYLAND 21211

POTENTIAL FOR  
BOWLING ALLEY  
RESTAURANT/BAR  
CONCEPT!  
SEE PG. 4!



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# RETAIL/ENTERTAINMENT USE IN HAMPDEN

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211

## AVAILABLE

6,000 sf ± (basement)  
See bowling alley concept on pgs. 4-5

## RENTAL RATE

\$72,000/yr., NNN

## CAM / REAL ESTATE TAXES

\$1.50 psf / \$2.50 psf

## ZONING

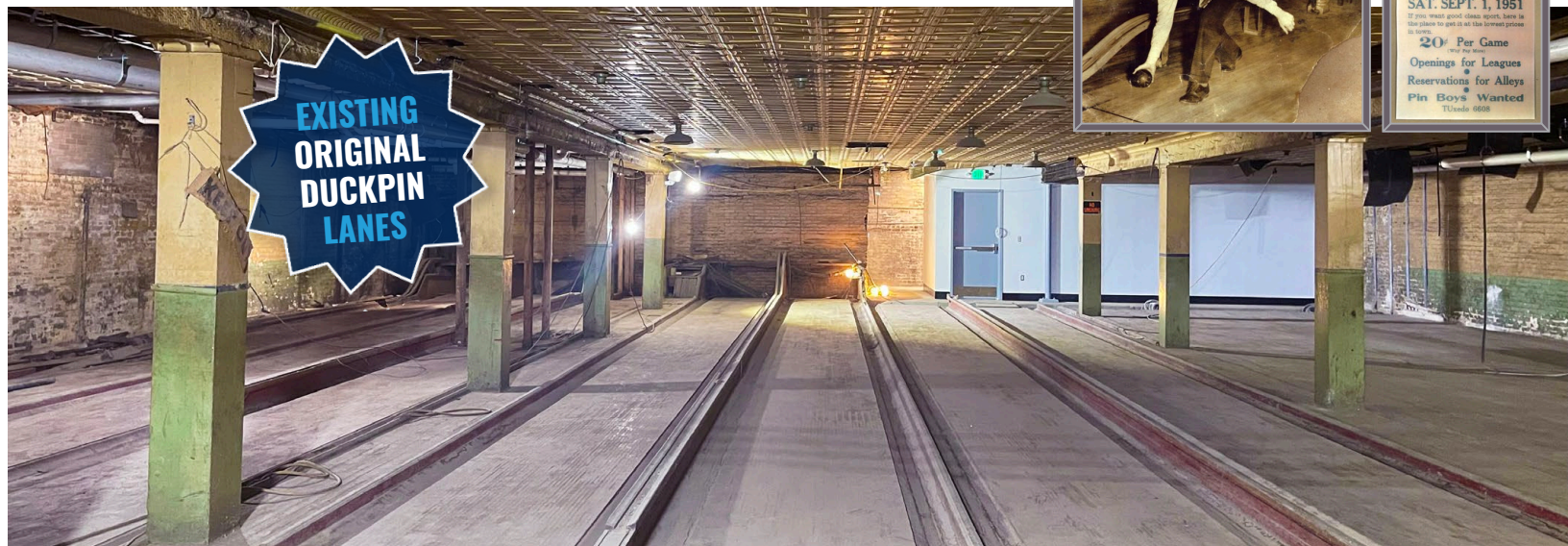
C-1 (Neighborhood Business Dist.)  
(Restaurant/Retail/Banking/Service)

## UTILITIES

Public gas & electric (separately metered)

## HIGHLIGHTS

- ▶ Former 1950s-era underground duckpin bowling alley
- ▶ Existing original "duckpin style" bowling lane infrastructure
- ▶ Flexible delivery condition based on terms and use
- ▶ THE best location on "The Avenue" (W. 36th Street)
- ▶ Ideal for bar/restaurant or entertainment venue
- ▶ Join the active, creative and vibrant Hampden neighborhood



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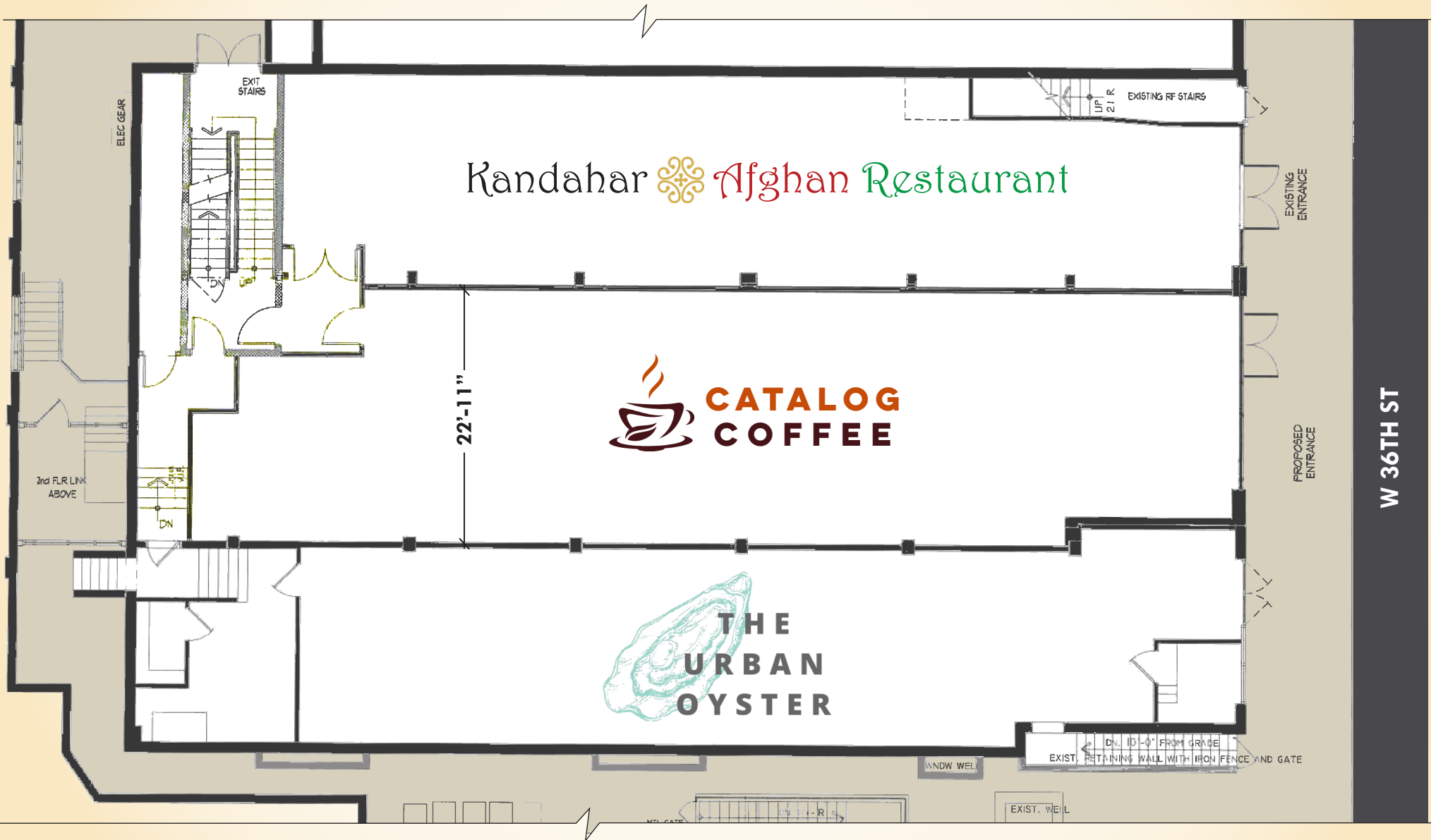


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# FLOOR PLAN: 1ST FLOOR

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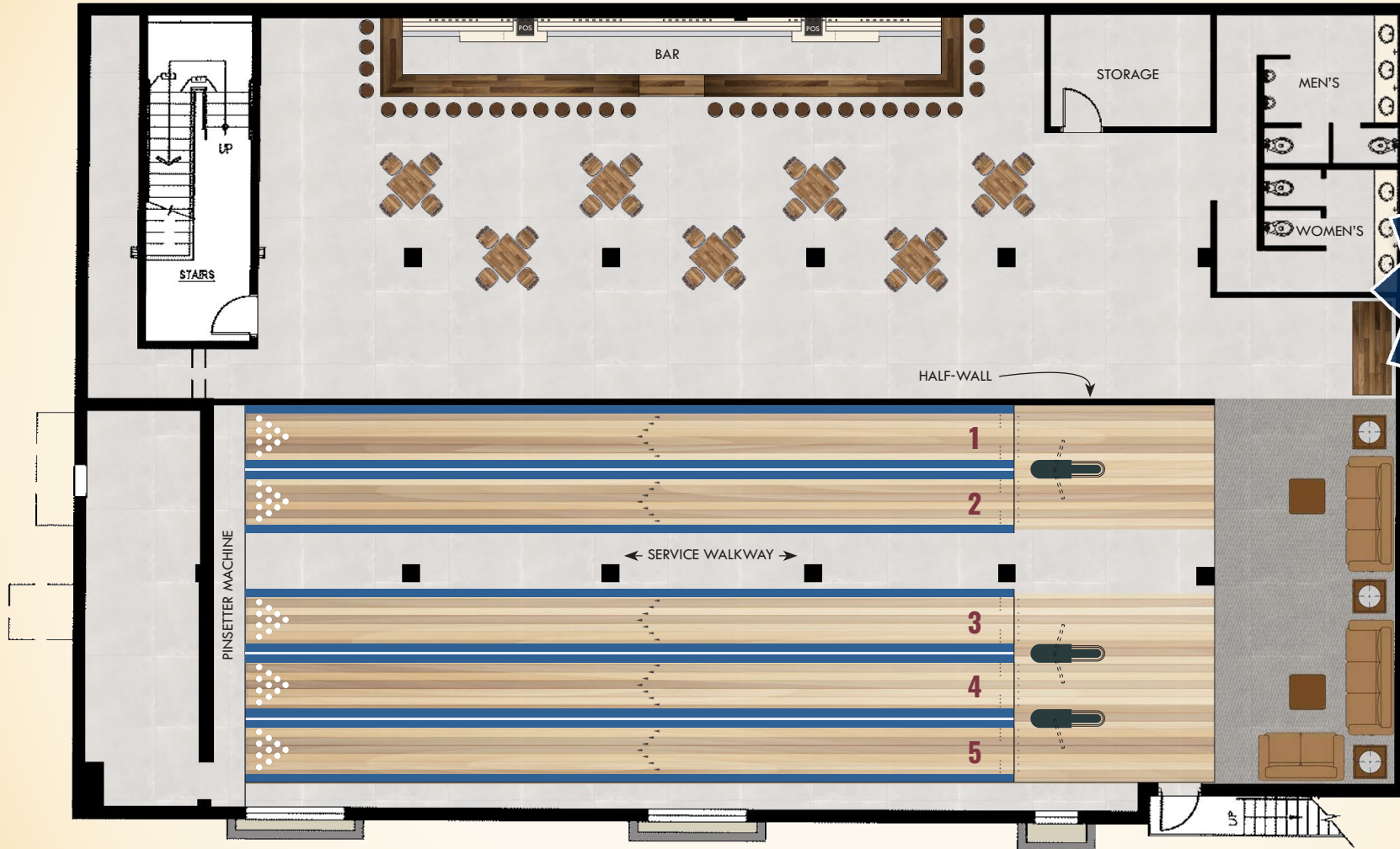
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# FLOOR PLAN: BASEMENT

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## 6,000 LEASABLE SF ±



**CONCEPTUAL  
BOWLING ALLEY  
AND BAR**

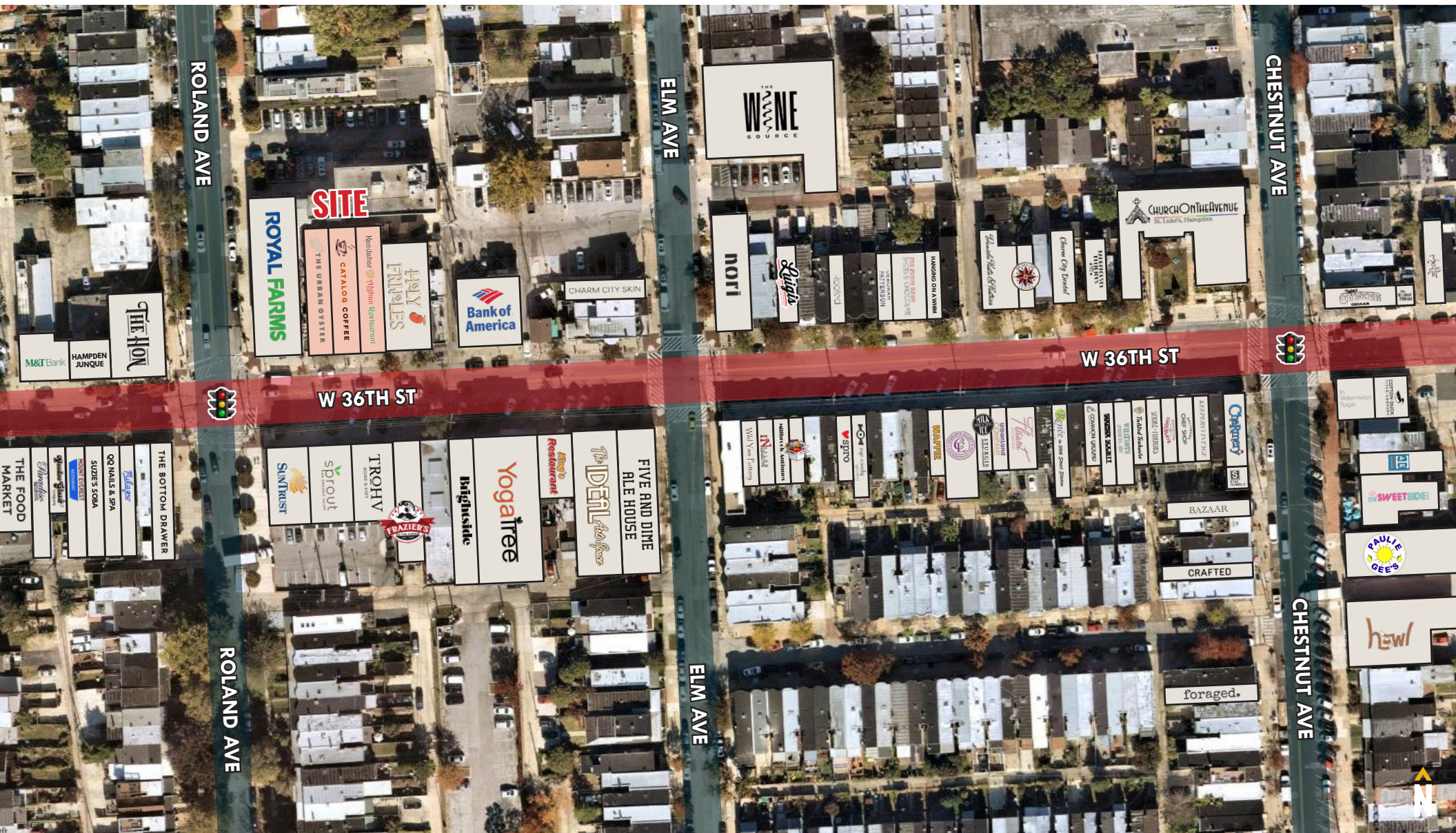


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# LOCAL AERIAL: "THE AVENUE"

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# LOCAL TRADE AREA

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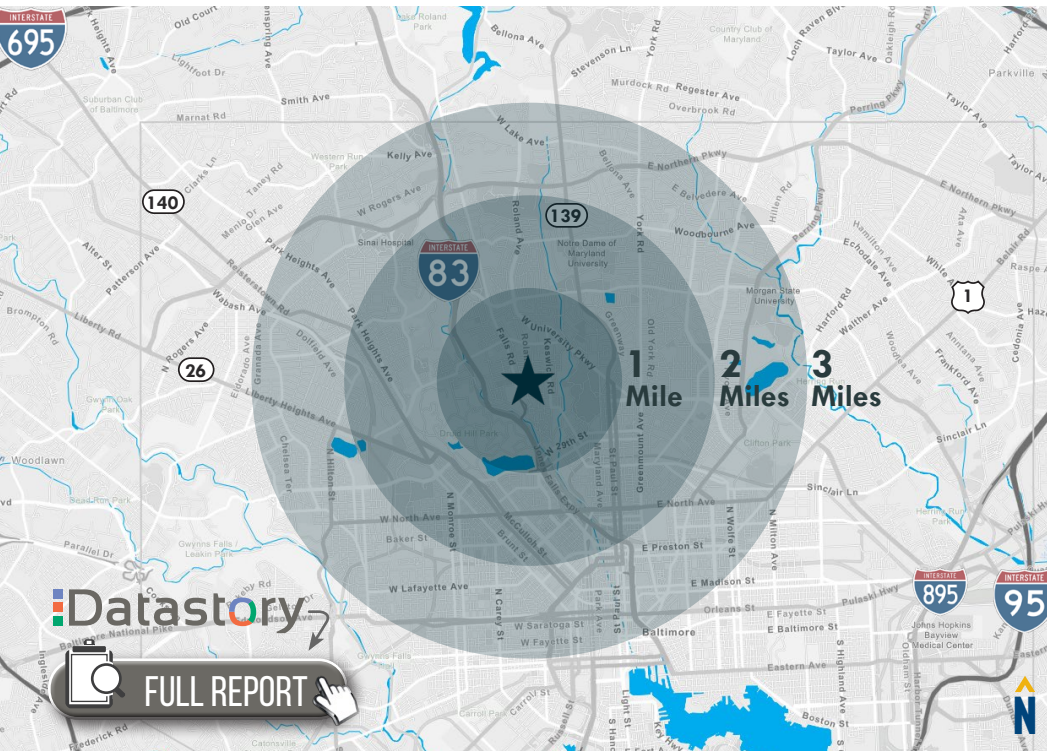


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# LOCATION / DEMOGRAPHICS (2020)

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<b>RESIDENTIAL POPULATION</b> 28,680 1 MILE 117,767 2 MILES 263,422 3 MILES	<b>NUMBER OF HOUSEHOLDS</b> 13,268 1 MILE 49,329 2 MILES 105,324 3 MILES	<b>AVERAGE HH SIZE</b> 1.89 1 MILE 2.19 2 MILES 2.29 3 MILES	<b>MEDIAN AGE</b> 34.4 1 MILE 36.0 2 MILES 36.4 3 MILES
<b>AVERAGE HH INCOME</b> \$99,785 1 MILE \$81,251 2 MILES \$73,487 3 MILES	<b>EDUCATION (COLLEGE+)</b> 80.3% 1 MILE 62.8% 2 MILES 56.6% 3 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 90.4% 1 MILE 87.0% 2 MILES 86.1% 3 MILES	<b>DAYTIME POPULATION</b> 32,414 1 MILE 119,803 2 MILES 285,955 3 MILES

**41%**  
**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.

**2.06**  
AVERAGE HH SIZE

**37.4**  
MEDIAN AGE

**\$59,200**  
MEDIAN HH INCOME

[LEARN MORE](#)

**13%**  
**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.

**1.67**  
AVERAGE HH SIZE

**32.5**  
MEDIAN AGE

**\$67,000**  
MEDIAN HH INCOME

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**12%**  
**RETIREMENT COMMUNITIES**  
1 MILE

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.

**1.88**  
AVERAGE HH SIZE

**53.9**  
MEDIAN AGE

**\$40,800**  
MEDIAN HH INCOME

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**11%**  
**DORMS TO DIPLOMAS**  
1 MILE

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.

**2.22**  
AVERAGE HH SIZE

**21.6**  
MEDIAN AGE

**\$16,800**  
MEDIAN HH INCOME

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