

FOR LEASE

Baltimore City, Maryland

BAYVIEW SQUARE

5901-5911 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

AVAILABLE

2,169 sf

ZONING

C-4 (Heavy Commercial District)

TRAFFIC COUNT

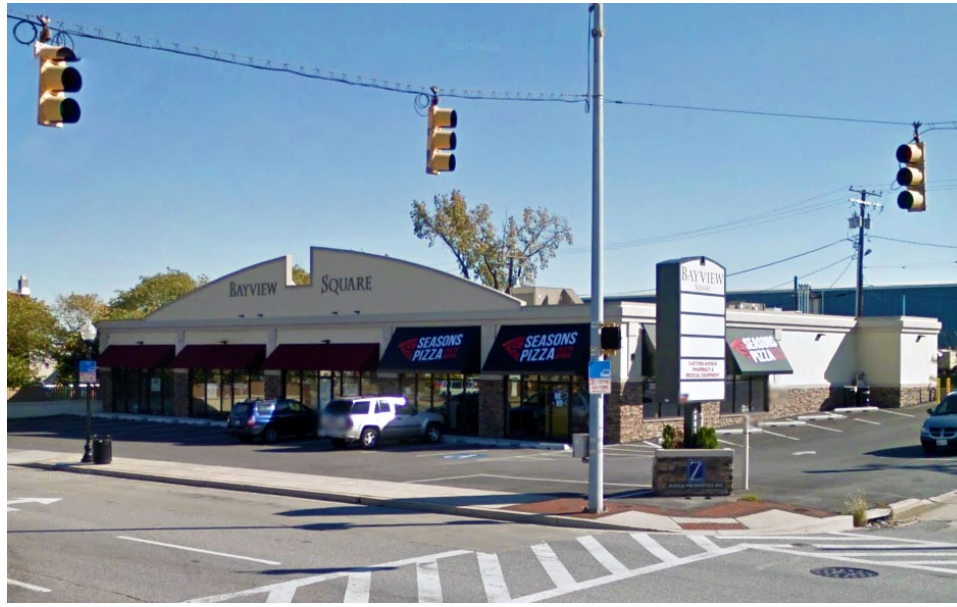
25,471 AADT (Eastern Ave)

RENTAL RATE

\$23.00 psf, NNN

HIGHLIGHTS

- ▶ Prominent Eastern Avenue (Rt. 150) location
- ▶ Across the street from Johns Hopkins Bayview Medical Center and 1 block from the "Yard 56", a new 20-acre mixed-use development
- ▶ Ideal for medical or retail/medical-related user
- ▶ Center recently redeveloped
- ▶ Easy/convenient highway access to both I-95 and I-895
- ▶ Great visibility and signage



NEARBY RETAILERS:



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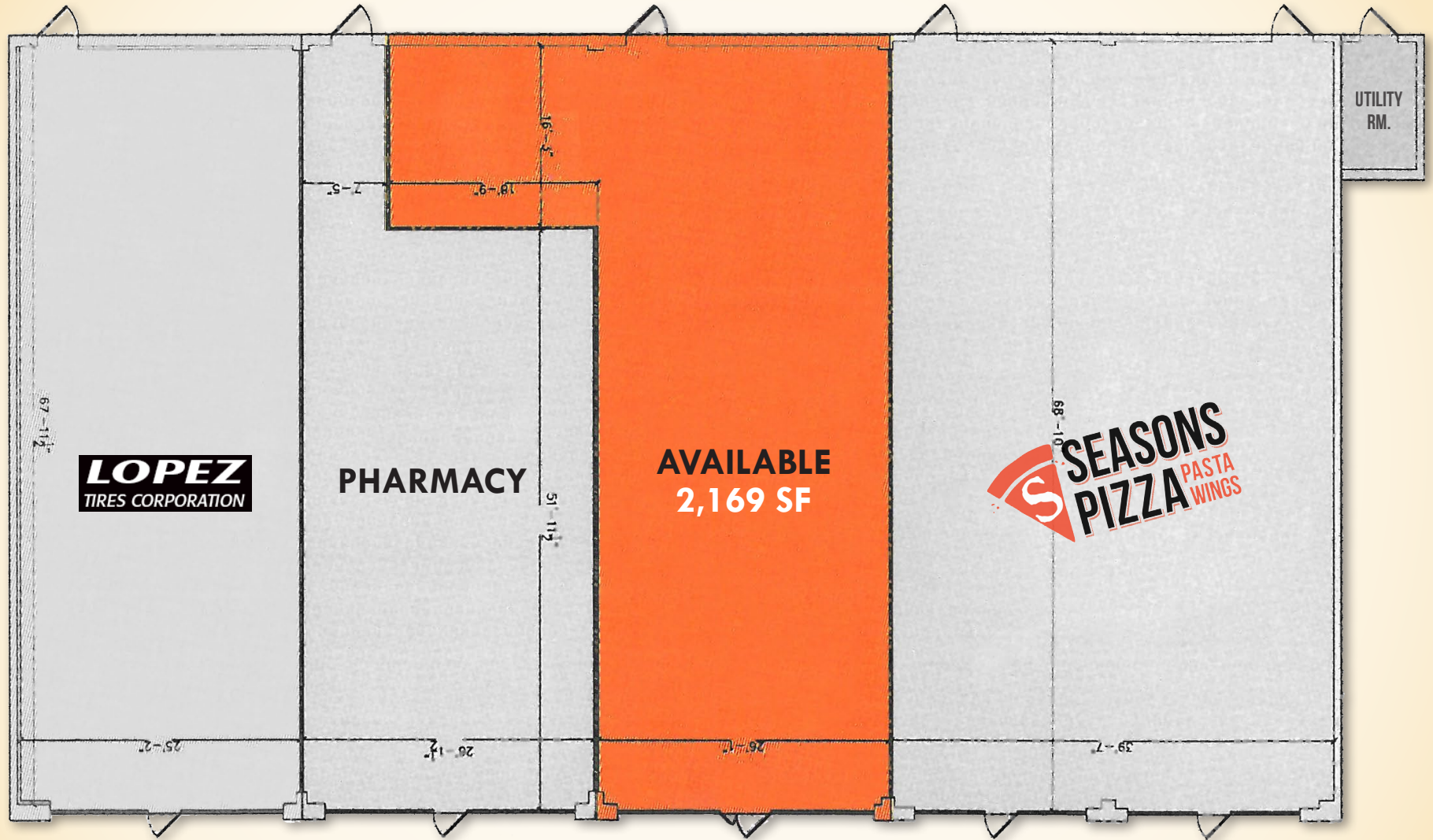


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LEASING PLAN

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EASTERN AVE

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AERIAL

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BIRDSEYE

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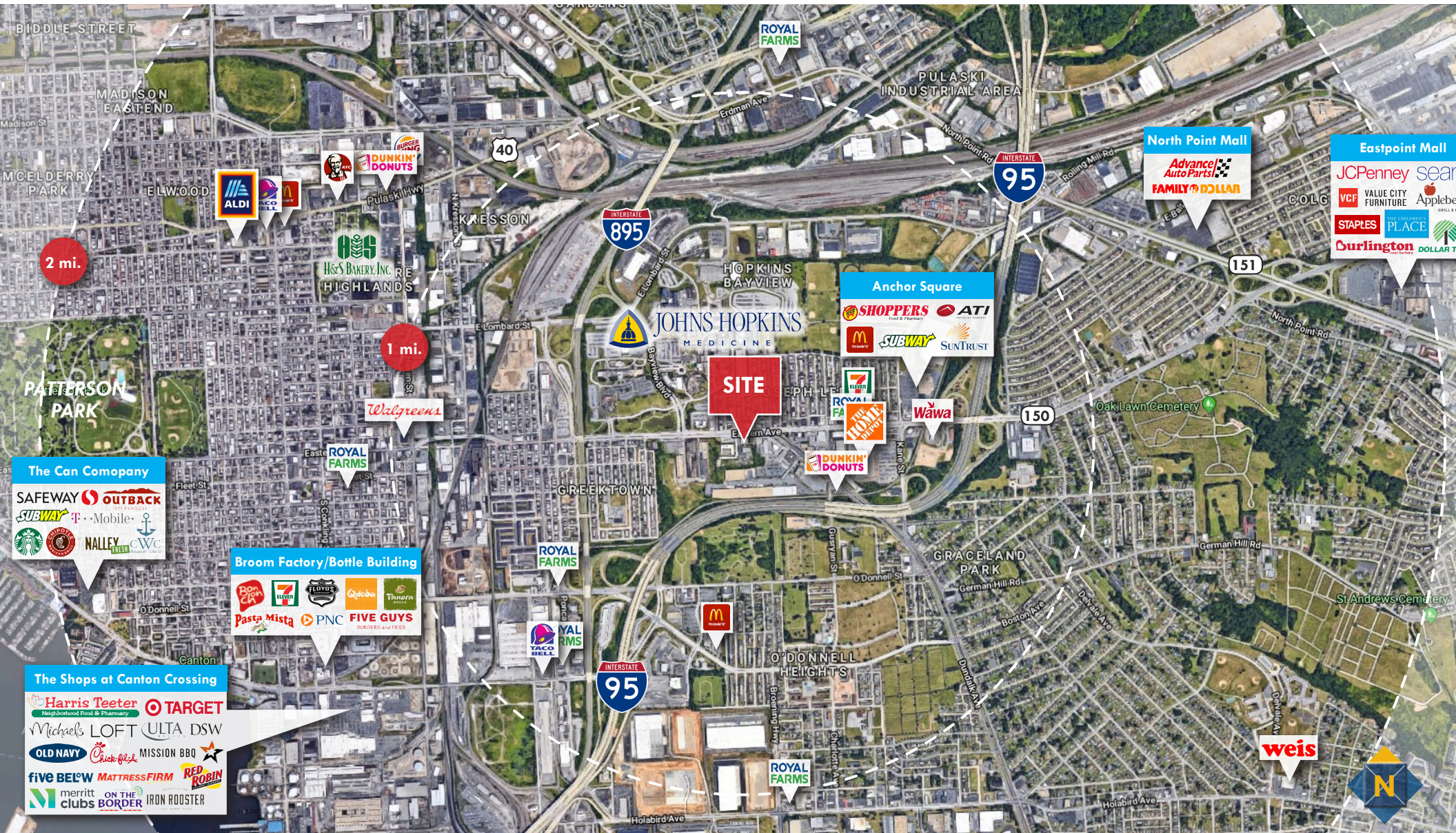


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TRADE AREA

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The Can Company

SAFeway, OUTBACK, SUBWAY, F, Mobile, NALLEY, CW

Broom Factory/Bottle Building

Dom DeLuca, 7-Eleven, FLYING SAUCE, Qdoba, Tamarita, Pasta Mistra, PNC, FIVE GUYS

The Shops at Canton Crossing

Harris Teeter, Neighbourhood Food & Pharmacy, TARGET, Michaels, LOFT, ULTA, DSW, OLD NAVY, Chick-fil-A, MISSION BBQ, five BELOW, MATTRESS FIRM, RED ROBIN, merritt, ON THE BORDER, IRON ROOSTER

Anchor Square

SHOPPERS, ATI, McDonald's, SUBWAY, SUNTRUST

North Point Mall

Advance! Auto Parts, FAMILY DOLLAR

Eastpoint Mall

JCPenney, Sears, VCF, VALUE CITY FURNITURE, Apple, STAPLES, PLACE, Burlington, DOLLAR TREE

2 mi.

1 mi.

SITE

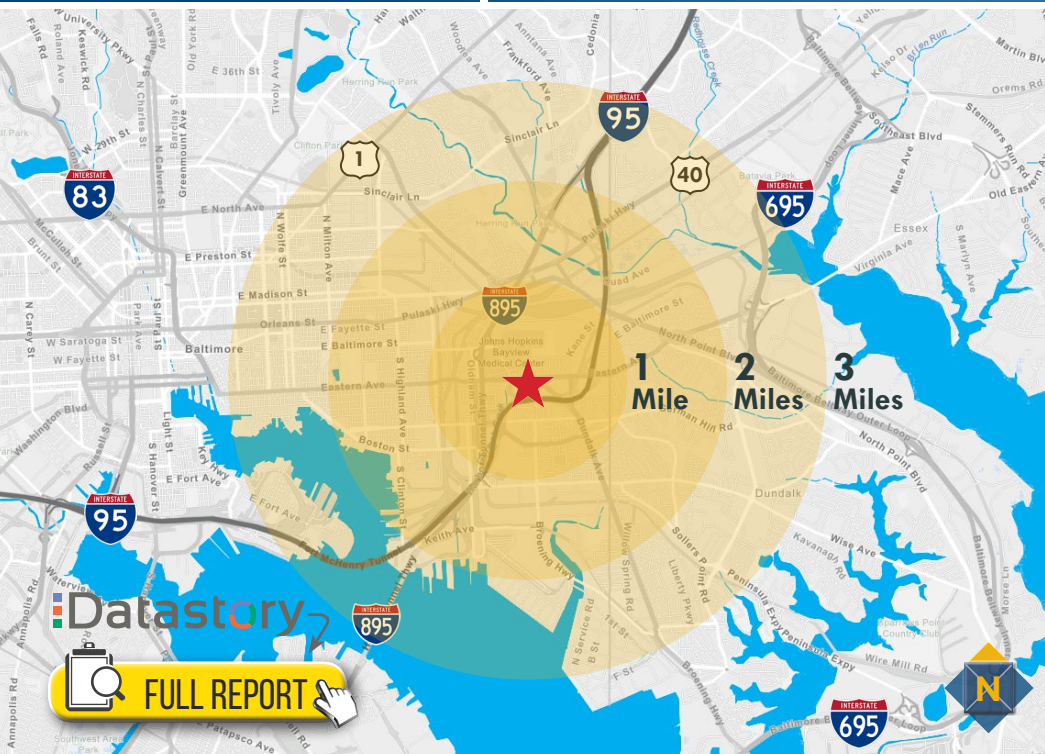


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 15,463 1 MILE 69,109 2 MILES 165,038 3 MILES	NUMBER OF HOUSEHOLDS 5,822 1 MILE 27,000 2 MILES 65,503 3 MILES	AVERAGE HH SIZE 2.64 1 MILE 2.52 2 MILES 2.48 3 MILES	MEDIAN AGE 35.9 1 MILE 34.7 2 MILES 35.2 3 MILES
AVERAGE HH INCOME \$49,878 1 MILE \$66,029 2 MILES \$64,039 3 MILES	EDUCATION (COLLEGE+) 37.5% 1 MILE 47.1% 2 MILES 48.8% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 92.5% 1 MILE 93.1% 2 MILES 91.4% 3 MILES	DAYTIME POPULATION 20,321 1 MILE 76,589 2 MILES 186,164 3 MILES

28%
FRONT PORCHES
2 MILES

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME

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Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

18%
METRO RENTERS
2 MILES

1.66
AVERAGE HH SIZE

31.8
MEDIAN AGE

\$52,000
MEDIAN HH INCOME

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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.

12%
PARKS AND REC
2 MILES

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

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Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

7%
FRESH AMBITIONS
2 MILES

3.17
AVERAGE HH SIZE

28.6
MEDIAN AGE

\$26,700
MEDIAN HH INCOME

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These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.