

FOR SALE

 Baltimore City, Maryland

OFFICE AND RETAIL BUILDING AND LOT

2301 - 2303 N HOWARD STREET | BALTIMORE, MARYLAND 21218

BUILDING SIZE

3,182 sf

SITE SIZE

0.59 Acres (25,800 sf)

ZONING

C-2

SALE PRICE

\$945,000

TRAFFIC COUNT

26,453 ADT

UTILITIES

Gas, electric, sewer and water

REAL ESTATE TAXES

\$9,213.44

CURRENT LEASE

\$42,000 per year, NNN through 12/31/18

HIGHLIGHTS

- ▶ Located in the Old Goucher section of Baltimore City, between of Station North Arts and Entertainment district and Remington
- ▶ Remington and SNAED are two of the hottest real estate markets in Baltimore City
- ▶ Excellent re-development potential for entertainment, office, retail, residential or a combination of these uses



NEARBY:



James R. Grieves | Vice President

443.573.3202

jgrieves@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 443-573-3200 • 111 S. Calvert Street, Suite 2800 | Baltimore, Maryland 21202 • www.MACKENZIECOMMERCIAL.com

PROPERTY DESCRIPTION

2301 - 2303 N. HOWARD STREET | BALTIMORE, MARYLAND 21218

Address:	2301 - 2303 North Howard Street Baltimore, Maryland 21218 Ward 12, Section 07, Block 3622, Lots 001A, 001, 010, 009, and 008
Zoning:	C-2, Small to medium scale commercial use. Mixed use development is acceptable within this district.
Lot Size:	25,800 square feet
Building Size:	2 story, approximately 3,182 square feet
Year Built:	1940
Current Use:	Retail Office Building
7/1/2017 Assessed Value:	\$390,400 for all lots
Parking:	Approximately 63 spaces
Ground Rent:	None
Property Tax:	\$9,213.44 (July 1, 2017 - June 30, 2018) for all lots
Benefit District Surcharge:	\$485.00
Lease Terms:	The property is leased through December 31, 2018. The rental rate is \$3,500 per month triple net.
Comments:	Located in the Charles Village area of Baltimore City. 2-story masonry building with approximately 3,182 square feet of office/retail. The remainder of the property is a paved parking lot with approximately 63 spaces surrounded by a chain-link fence.

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BIRDSEYE

2301 - 2303 N. HOWARD STREET | BALTIMORE, MARYLAND 21218

Dominant Lifestyles

1 mile radius



24.8% Metro Renters



Average HH Size: 1.6
Median Age: 31.8
Median HH Income: \$52,000

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. Very interested in the fine arts and strive to be sophisticated.

20.2% Social Security Set



Average HH Size: 1.72
Median Age: 44.2
Median HH Income: \$16,000

An older market located in metropolitan cities across the country. Over one-third of householders here are aged 65 or older. Located in higher-density, high-traffic areas with good access to public transportation.

13.5% City Commons



Average HH Size: 2.66
Median Age: 27.6
Median HH Income: \$17,000

This segment is one of Tapestry's youngest and largest markets comprised of single-parent (mostly female) and single-person households where most residents rent apartments in mid-rise buildings.



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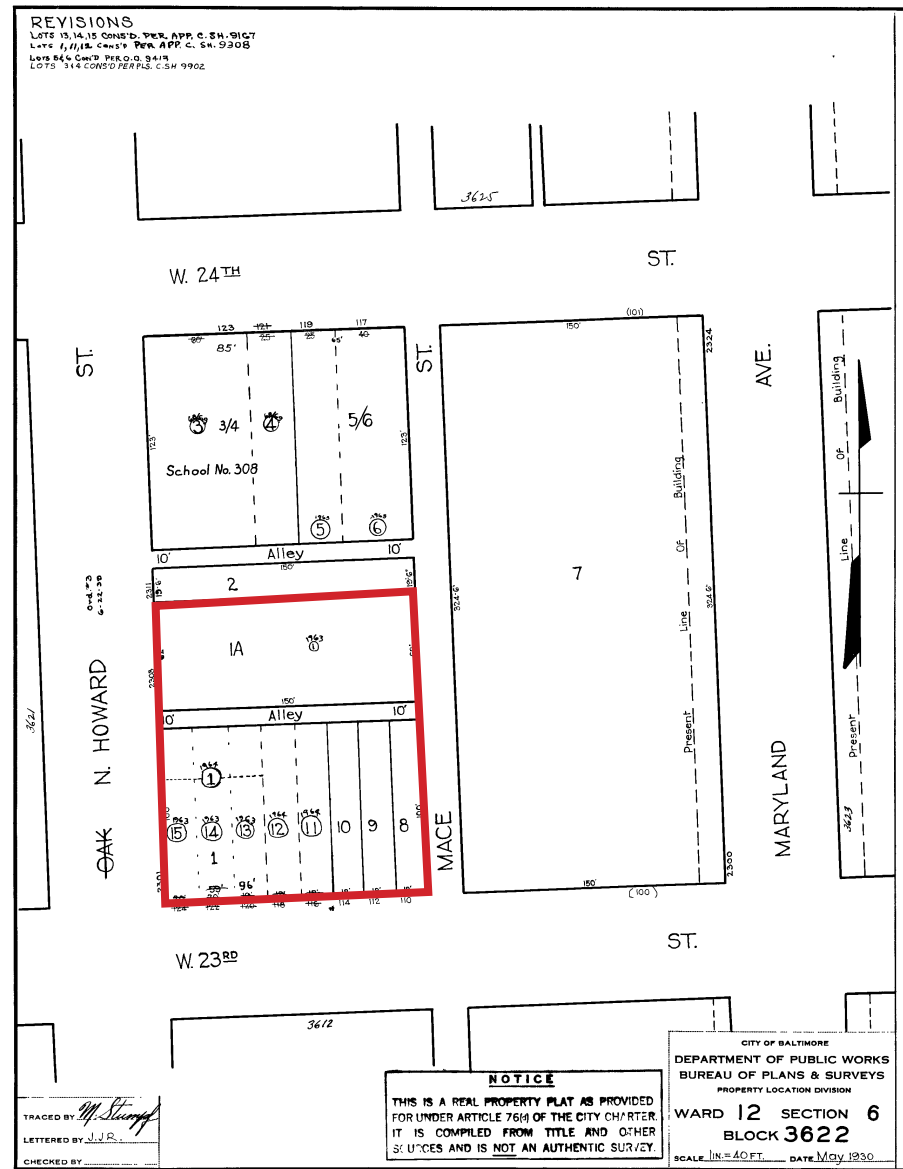
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SITE PLAN

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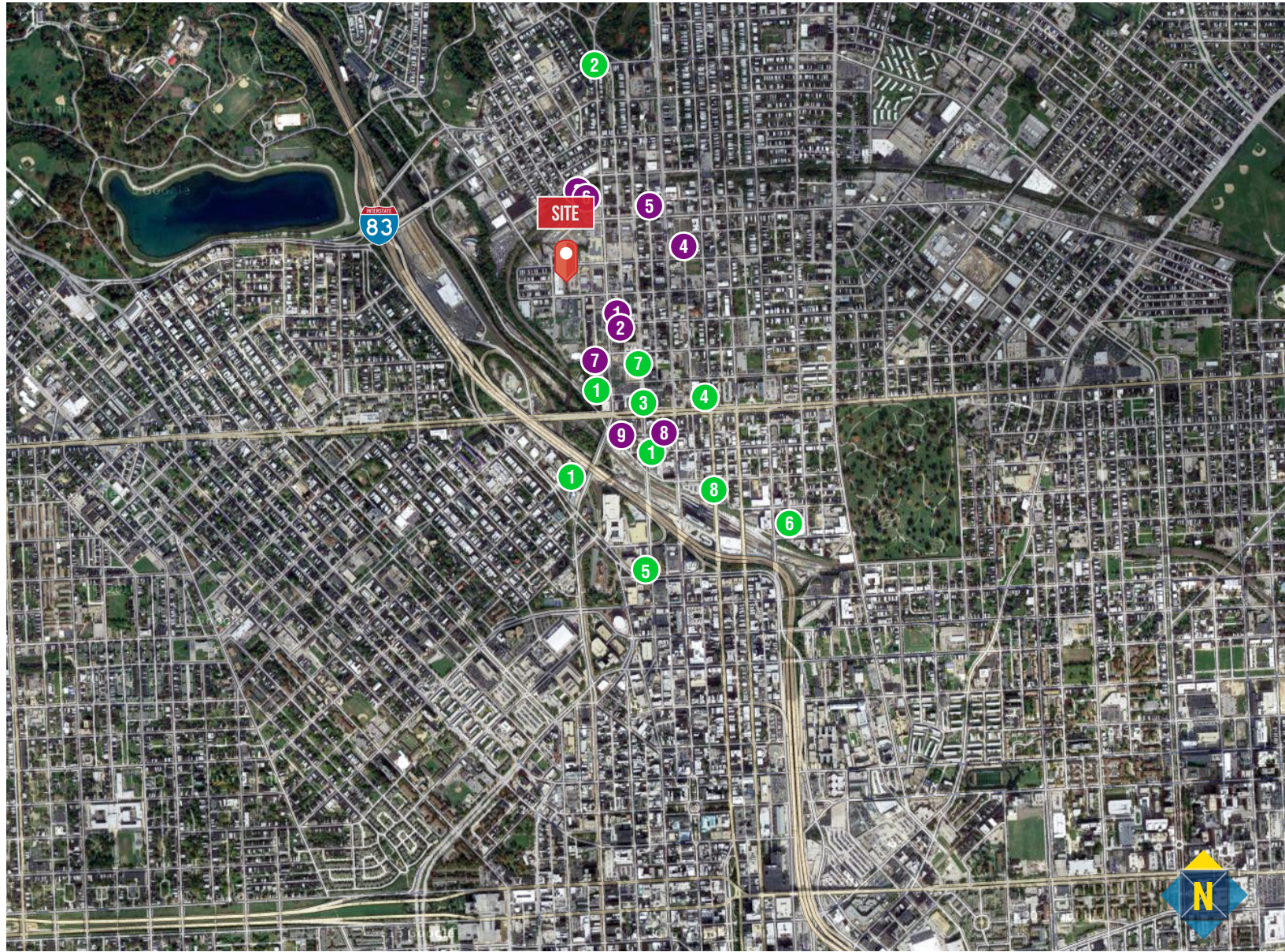
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TRADE AREA

2301 - 2303 N. HOWARD STREET | BALTIMORE, MARYLAND 21218

- 1 Maryland Institute College of Art
- 2 Johns Hopkins University
- 3 The Motor House - Greater Baltimore Cultural Alliance
- 4 Centre Theater
- 5 University of Baltimore
- 6 Baltimore Design School
- 7 Graffiti Warehouse & Alley
- 8 Charles Theater
- 1 Nam Kang
- 2 iBar
- 3 St. Mary's Restaurant & Bar
- 4 Safeway
- 5 CVS
- 6 Charmington's
- 7 Save-A-Lot
- 8 McDonald's
- 9 Joe Squared



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LOCATION AND DEMOGRAPHICS

2301 - 2303 N. HOWARD STREET | BALTIMORE, MARYLAND 21218

Demographics

1 mile



Population

42,909



No. Households

19,968



Avg. HH Income

\$55,361



Daytime Employees

28,882

Retail Expenditures

1 mile



Furniture + Home

\$415.06



Entertainment + Recreation

\$2,115.88



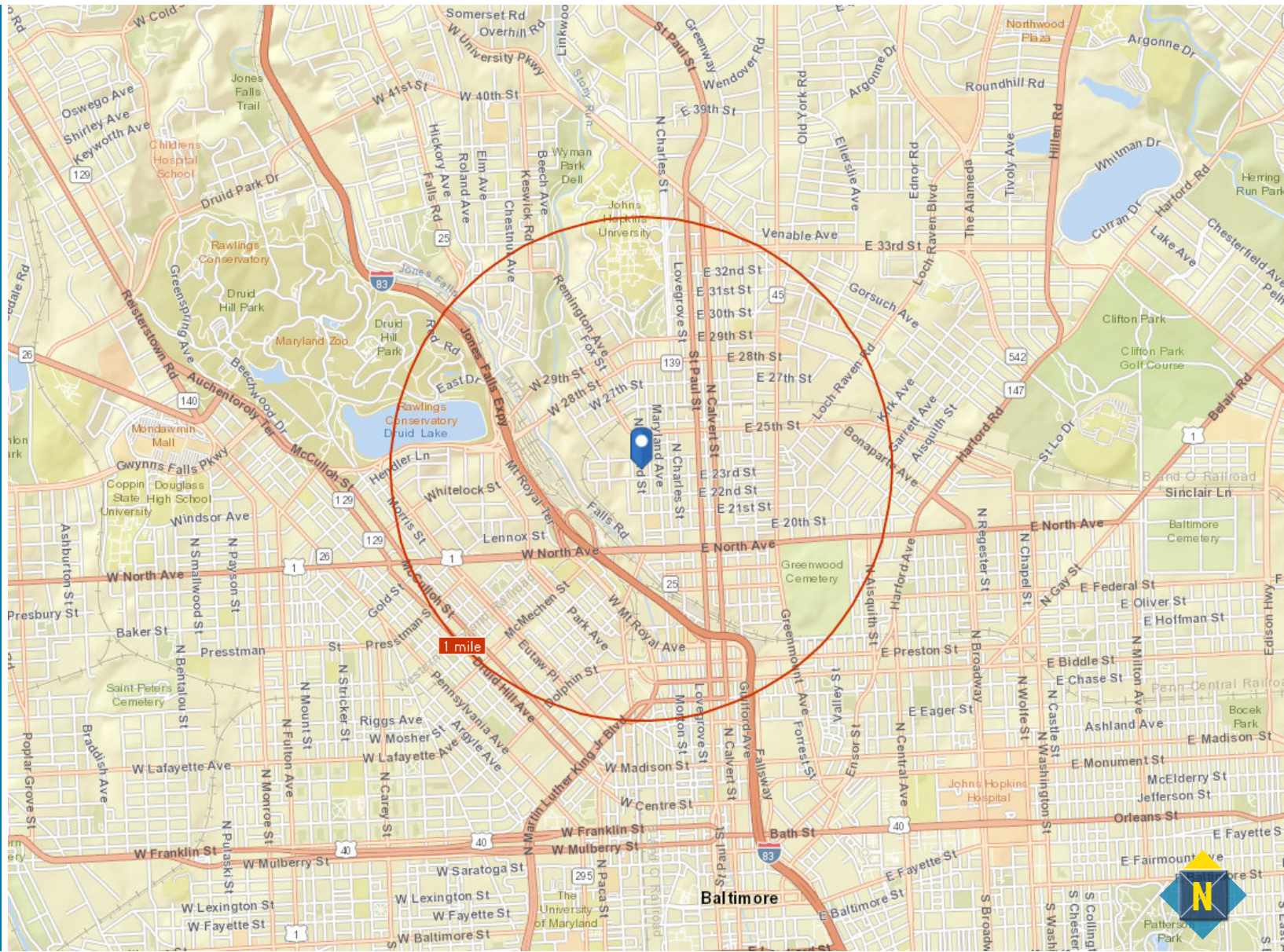
Fashion + Clothing

\$1,555.04



Food + Drink

\$6,133.44



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