FOR SALE Baltimore City, Maryland

3018-3020 HAMILTON AVENUE BALTIMORE, MARYLAND 21214

LOT SIZE .65 Acres Zoning

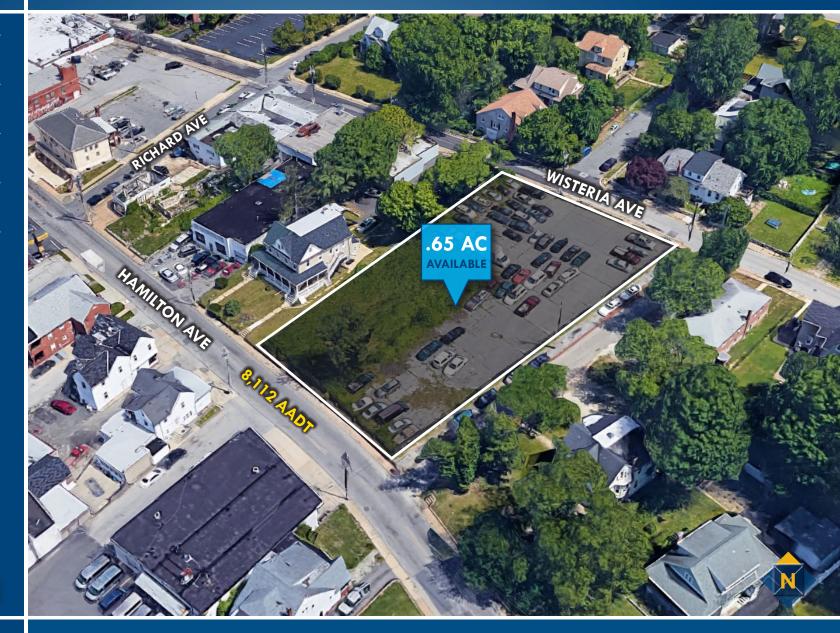
OR-1 (Office-Residential District)

TRAFFIC COUNT 8,112 AADT (Hamilton Ave)

SALE PRICE \$190,000

HIGHLIGHTS

- .65-Acre property for sale in the Hamilton neighborhood of Baltimore City
- Close proximity to busy Harford Road (22,911 cars per day)
- Excellent investment opportuniy for multifamily and office uses





STREET VIEW &

 Mike Ruocco | Vice President
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 MacKenzie Commercial Real Estate Services, LLC
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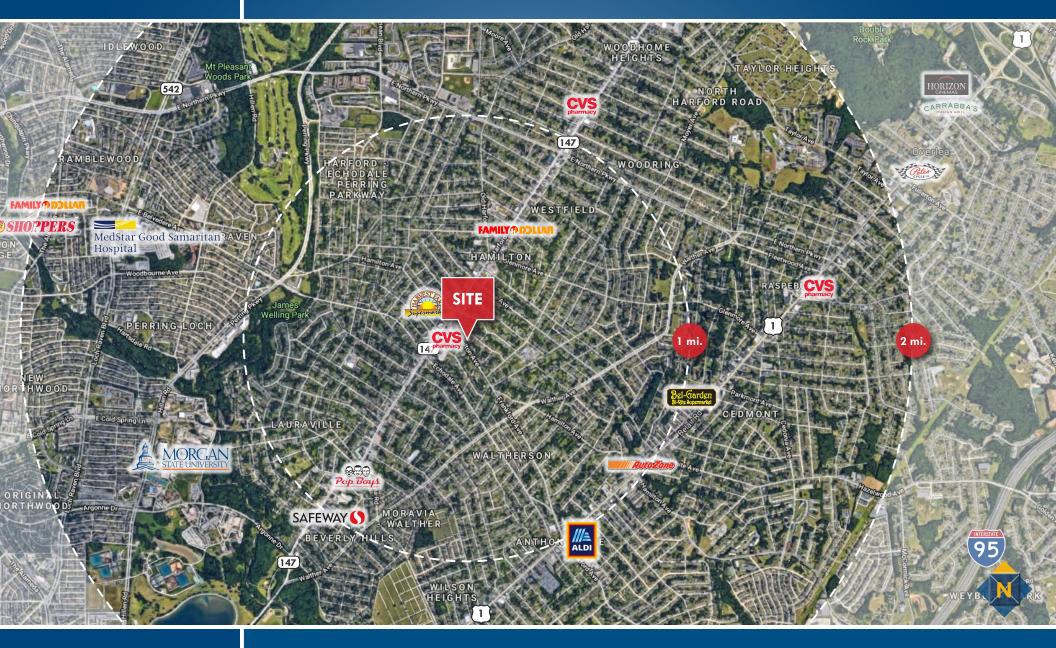


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TRADE AREA 3018-3020 HAMILTON AVENUE | BALTIMORE, MARYLAND 21214





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LOCATION / DEMOGRAPHICS 3018-3020 HAMILTON AVENUE | BALTIMORE, MARYLAND 21214

Broadway Rd Broadway Rd Do free Family Cho-free Family Cho-fre	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN
A Cash and C	23,545 1 MILE 213,548 3 MILES 517,484 5 MILES	9,147 1 MILE 83,415 3 MILES 206,859 5 MILES	2.54 1 MILE 2.51 3 MILES 2.35 5 MILES	39.8 1 MILE 37.5 3 MILES 36.1 5 MILES
And	Average Hhincome	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
And Park Park Park Park Park Park Park Park	\$73,025 1 MILE \$64,036 3 MILES \$70,946 5 MILES	60.6% 1 MILE 55.9% 3 MILES 59.4% 5 MILES	93.5% 1 MILE 91.8% 3 MILES 92.8% 5 MILES	14,588 1 MILE 148,941 3 MILES 534,688 5 MILES
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	is densely populated triket is the epitome of uality. They work hard d budget well to support is urban lifestyles. They e price savvy consumers, t will pay for quality ands that they trust.	Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environ- mentally friendly purchases.	4% FRONT PORCHES 1 MILE	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.
AVERAGE HH SIZE 40.3 MEDIAN AGE \$55,000	 .56 KERAGE HH SIZE 8.8 EDIAN AGE 60,000 EDIAN HH INCOME 	2.05 AVERAGE HH SIZE 36.6 MEDIAN AGE \$52,000 MEDIAN HH INCOME	LEARN MORE	2.55 AVERAGE HH SIZE 34.2 MEDIAN AGE \$39,000 MEDIAN HH INCOME

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