

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 opportunity for multifamily and office uses

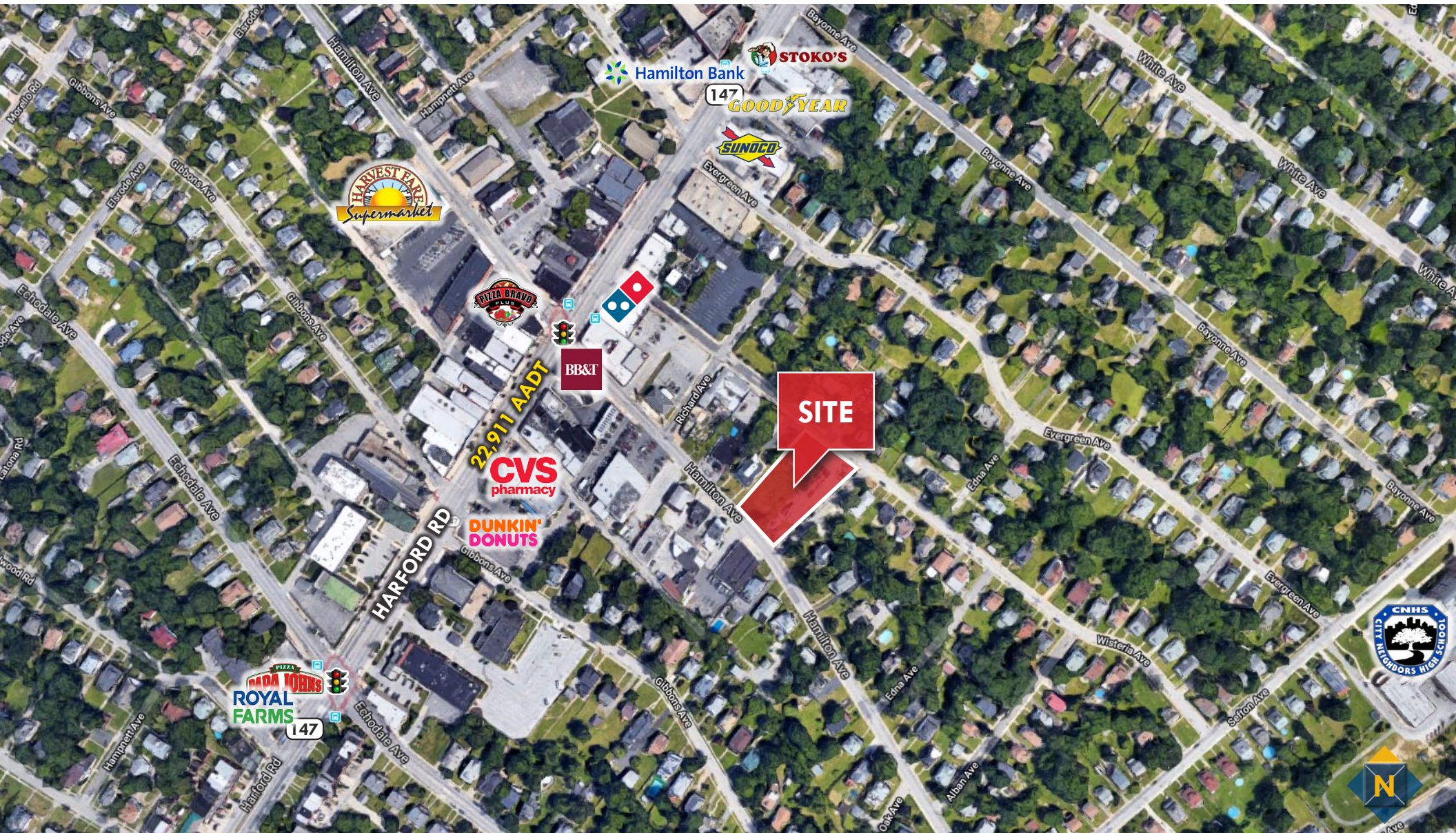


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Baltimore City, Maryland

AERIAL

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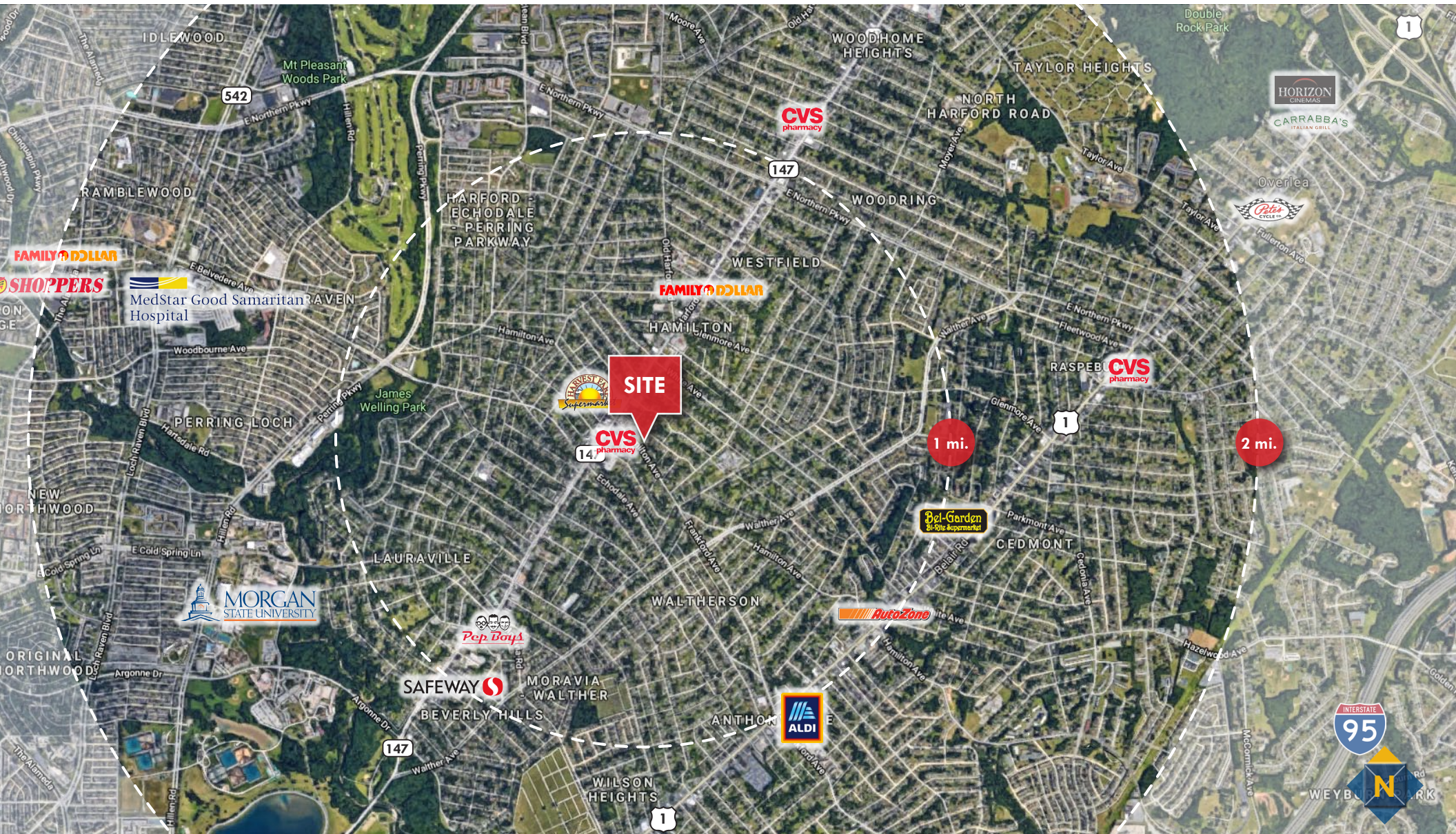


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TRADE AREA

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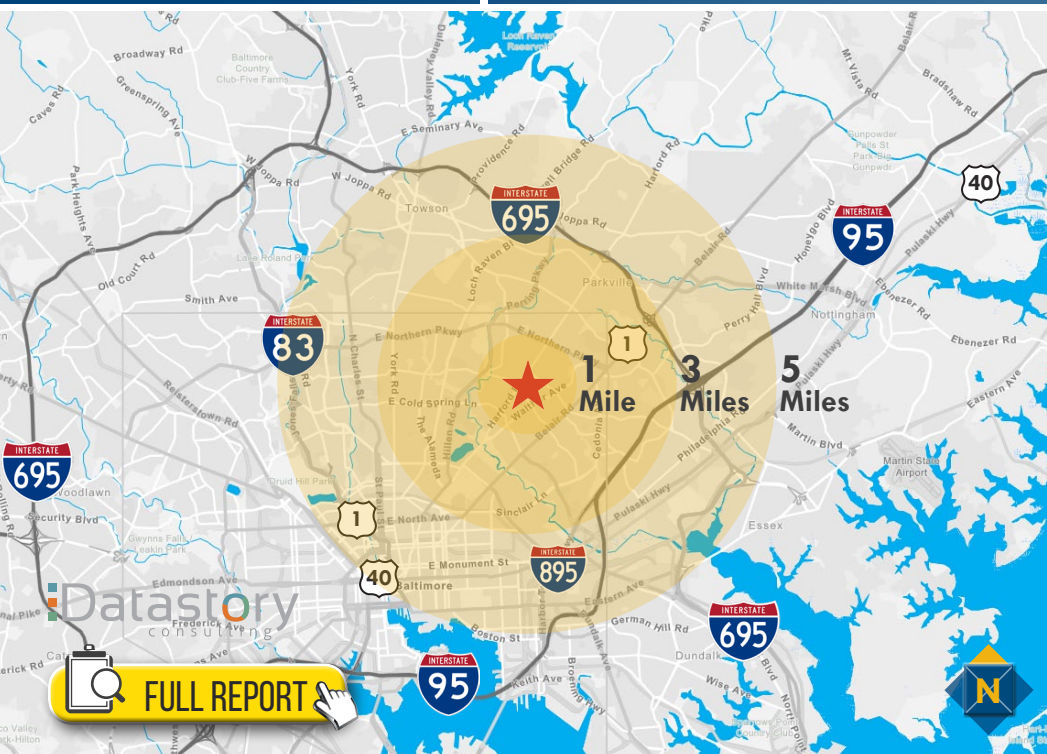


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LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION 23,545 1 MILE 213,548 3 MILES 517,484 5 MILES	NUMBER OF HOUSEHOLDS 9,147 1 MILE 83,415 3 MILES 206,859 5 MILES	AVERAGE HH SIZE 2.54 1 MILE 2.51 3 MILES 2.35 5 MILES	MEDIAN AGE 39.8 1 MILE 37.5 3 MILES 36.1 5 MILES
AVERAGE HH INCOME \$73,025 1 MILE \$64,036 3 MILES \$70,946 5 MILES	EDUCATION (COLLEGE+) 60.6% 1 MILE 55.9% 3 MILES 59.4% 5 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 93.5% 1 MILE 91.8% 3 MILES 92.8% 5 MILES	DAYTIME POPULATION 14,588 1 MILE 148,941 3 MILES 534,688 5 MILES

64%
PARKS AND REC
1 MILE

LEARN MORE

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.

2.49
AVERAGE HH SIZE

40.3
MEDIAN AGE

\$55,000
MEDIAN HH INCOME

17%
CITY LIGHTS
1 MILE

LEARN MORE

This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

2.56
AVERAGE HH SIZE

38.8
MEDIAN AGE

\$60,000
MEDIAN HH INCOME

5%
EMERALD CITY
1 MILE

LEARN MORE

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.

2.05
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$52,000
MEDIAN HH INCOME

4%
FRONT PORCHES
1 MILE

LEARN MORE

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.

2.55
AVERAGE HH SIZE

34.2
MEDIAN AGE

\$39,000
MEDIAN HH INCOME