



STAR Medical Supply
(410) Wheel Chair
276-3100 Walkers

COMPUTERS •
ELECTRONICS •

RAC
Rent-A-Center

• FURNITURE
• APPLIANCES

STEAKS

**FOR SALE: RETAIL/
SHOWROOM SPACE**

**3504-3506
EASTERN AVE
BALTIMORE, MD 21224**

 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

INVESTMENT OPPORTUNITY

MACKENZIE COMMERCIAL REAL ESTATE SERVICES, LLC



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Representative photo only



Representative photo only

This is a **Confidential Memorandum** intended solely for your own limited use to determine whether you wish to express interest in the property.

This Confidential Memorandum contains certain information pertaining to the business of the Property and has been prepared by MacKenzie Commercial Real Estate Services primarily from information supplied by the Property Owner. This memorandum does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. Neither the Owner, nor any of its officers, directors, employees or agents, including MacKenzie Commercial Real Estate Services, make any representation, express or implied, as to the accuracy or completeness of this Confidential Memorandum or any of its contents.

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If you do not wish to pursue this matter, please return this Confidential Memorandum to MacKenzie Commercial Real Estate Services, LLC. Photocopying or other duplication is not authorized.

All communications, inquiries, and request for information relating to these materials should be addressed to:

MacKenzie Commercial Real Estate, LLC
2328 W. Joppa Road, Suite 200
Baltimore, Maryland 21093
Phone: (410) 821-8585

DEDICATED PROJECT TEAM:

BROKERAGE | MacKenzie Commercial Real Estate Services, LLC:

Mike Ruocco
Vice President
(443) 798-9338
mruocco@mackenziecommercial.com

The Offering

MacKenzie Commercial Real Estate Services is pleased to offer **3504-3506 Eastern Avenue**, located at the intersection of Baltimore's Highlandtown, Canton and Brewers Hill neighborhoods.

Property Overview

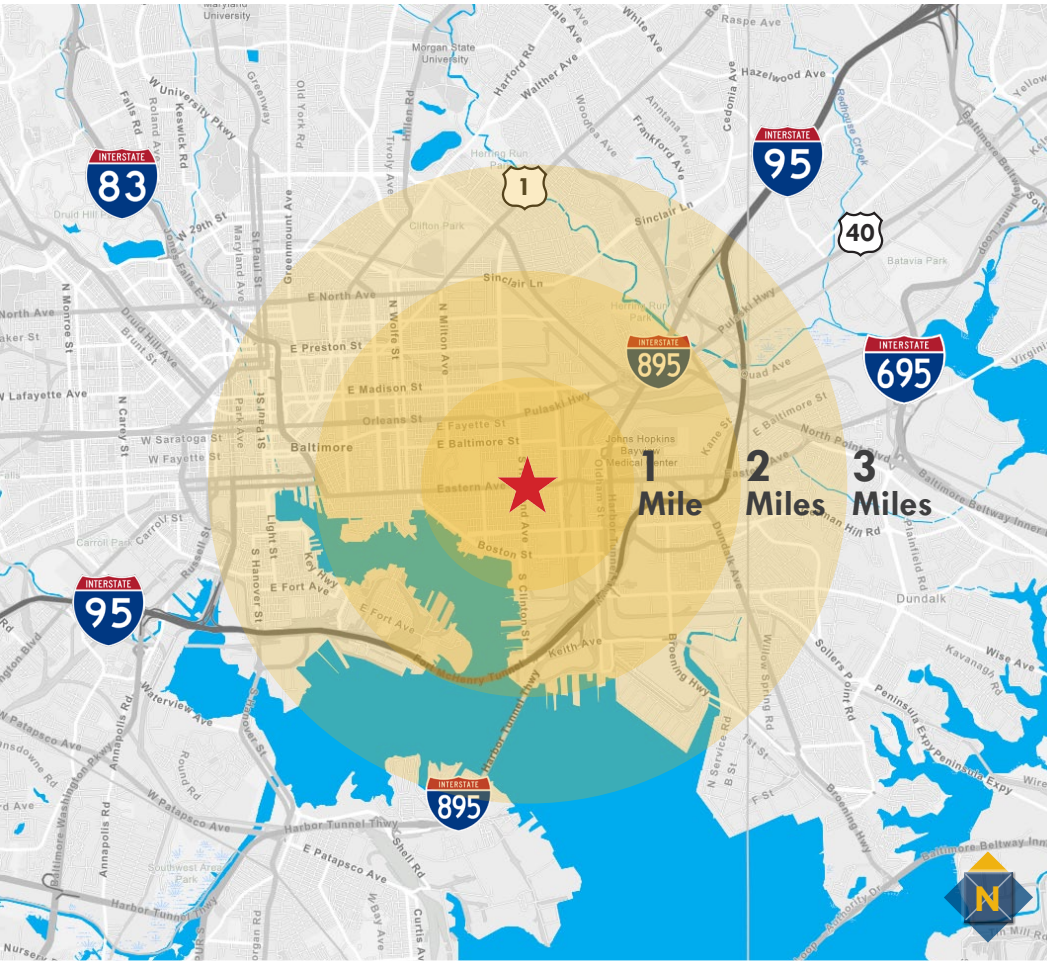
Address:	3504-3506 Eastern Avenue Baltimore, MD 21224
Building Size:	11,360 sf
Year Built:	1920
Lot Size:	0.13 Acres
Zoning:	C-2 (Community Commercial District)
Current Tax Bill (2018):	\$10,128.00
Current Occupancy:	100%
Offering Price:	\$793,000
2018 NOI:	\$49,000
Original Lease Date:	March 1, 2016
Current Lease Expiration:	February 28, 2021
Current Lease Amount:	\$49,000/Year
Lease Renewal Options:	(1) 5 Year Option: \$51,000/Year
Reimbursement Method:	NNN. Tenant is responsible for all repairs and maintenance of the interior and exterior of the property. Landlord is responsible for the building remaining structurally sound as well as the roof.
Lease and Lease Amendments:	Available upon request

* Value add opportunity to redevelop 2nd floor space, which is currently not utilized, to achieve additional FAR (multi-family, shared/coworking space, etc.)









RESIDENTIAL POPULATION

39,882
1 MILE

93,301
2 MILES

201,613
3 MILES



NUMBER OF HOUSEHOLDS

16,359
1 MILE

38,767
2 MILES

83,816
3 MILES



AVERAGE HOUSEHOLD SIZE

2.43
1 MILE

2.37
2 MILES

2.29
3 MILES



MEDIAN AGE

33.5
1 MILE

34.3
2 MILES

34.3
3 MILES



AVERAGE HOUSEHOLD INCOME

\$87,241
1 MILE

\$75,331
2 MILES

\$71,074
3 MILES



EDUCATION (COLLEGE+)

62.9%
1 MILE

57.9%
2 MILES

55.5%
3 MILES



EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.8%
1 MILE

92.2%
2 MILES

91.9%
3 MILES

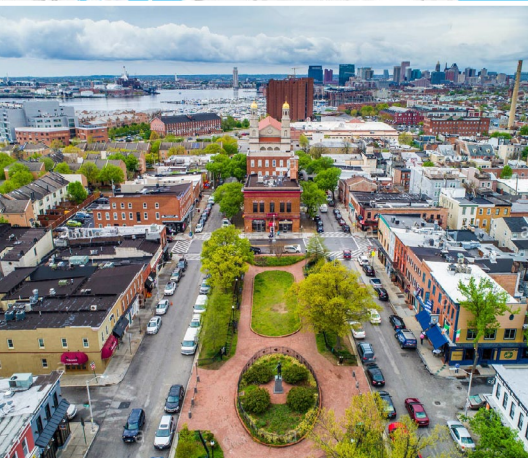


DAYTIME POPULATION

34,306
1 MILE

129,790
2 MILES

296,406
3 MILES



MIKE RUOCCO

VICE PRESIDENT
MACKENZIE RETAIL, LLC

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As a Vice President for MacKenzie Commercial Real Estate Services, Mike has an array of experience across the retail and office leasing and sales platforms. He strives to maintain an active role in the community both in the workplace and beyond. Having successfully navigated the procurement of multiple off the-market assets for his clients, Mike also has experience in the Note Sale, Distressed Asset, and Development arena. Formerly a Senior Associate with JLL and Colliers International, Mike continues to actively represent the interests of both landlords and tenants within Greater Baltimore and surrounding areas. He currently holds a real estate license in Maryland and Washington, D.C.

A Baltimore native, Mike is a graduate of Calvert Hall and attended Towson University.

Represented Clients

- > Bimbo Bakeries USA
- > Bon Secours Baltimore Health System
- > The Columbia Bank
- > Commercial Development, Inc.
- > ExxonMobil
- > First National Bank
- > General Growth Properties
- > Hand and Stone Massage
- > Jai Medical Systems
- > LNR Partners
- > Magna Hospitality
- > Manekin Development
- > Miracle Ear
- > Mosaic Community Services
- > Santoni's Marketplace
- > TradePoint Atlantic

Memberships

- > NAIOP - Developing Leaders Committee
- > Greater Towson Committee - Executive Board



MIKE RUOCCO
VICE PRESIDENT
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