

FOR SALE

Baltimore City, Maryland

FREESTANDING TAVERN W/ APARTMENT

3812-3820 FALLS ROAD | BALTIMORE, MARYLAND 21211

BUILDING

5,332 sf (2 stories + basement)

LOT SIZE

10,455 sf ±

ZONING

C-1 (Neighborhood Business Dist.)

TRAFFIC COUNT

13,545 AADT (Falls Rd./Rt. 25)

PARKING

On-Site parking (23 cars ±)

SALE PRICE

\$925,000

HIGHLIGHTS

- ▶ Previously "Dimitri's Tavern"
- ▶ Freestanding tavern building with 5 bedroom apartment
- ▶ On-site parking for potentially 23 cars
- ▶ 7-Day Tavern Liquor License, all FF&E and Real Estate included in sale



Henry Deford | Vice President

☎ 410.494.4861 ✉ hdeford@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

☎ 410.494.4866 ✉ mgioioso@mackenziecommercial.com

FOR SALE

Baltimore City, Maryland

BIRDSEYE

3812-3820 FALLS ROAD | BALTIMORE, MARYLAND 21211

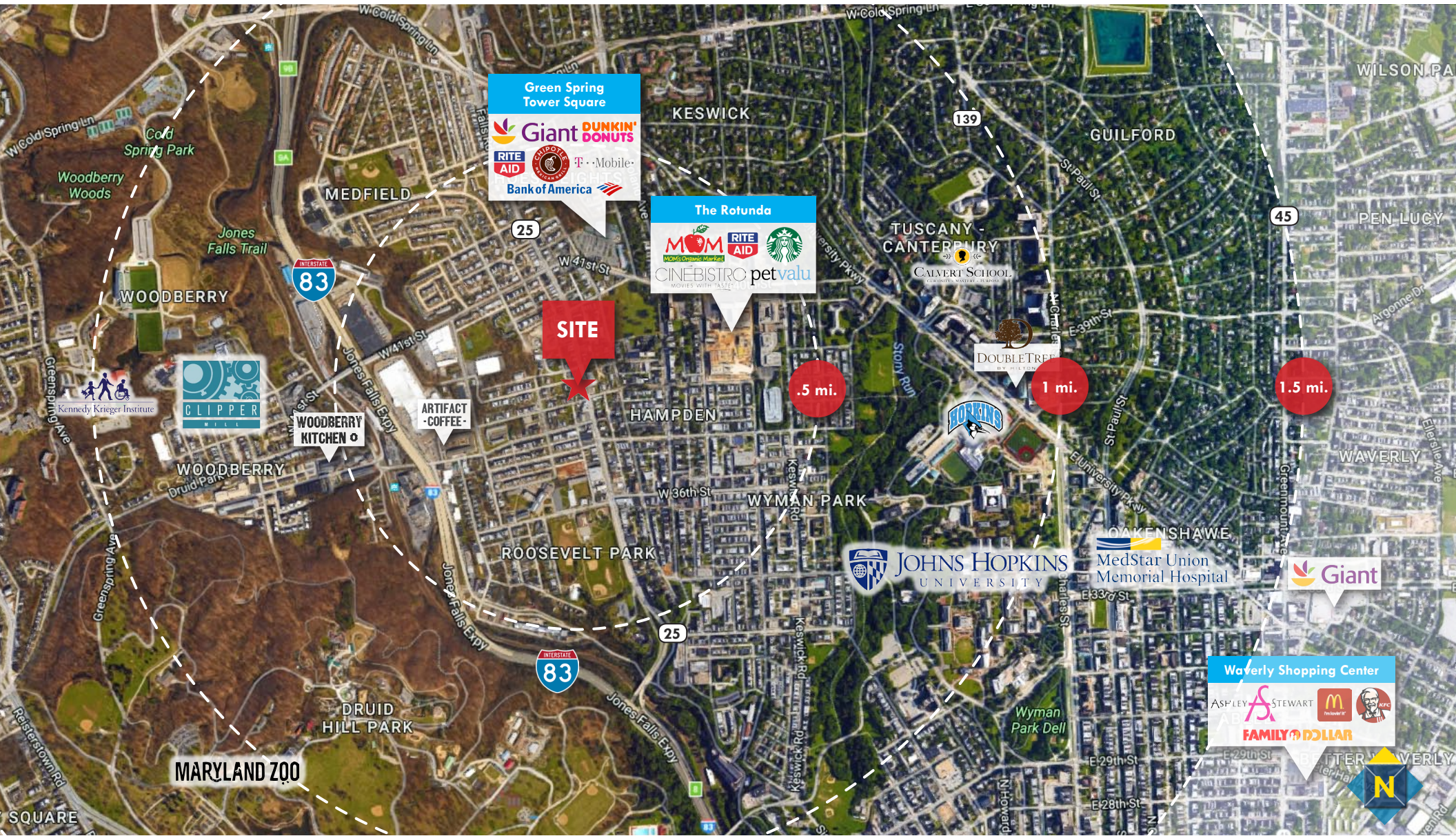


FOR SALE

Baltimore City, Maryland

TRADE AREA

3812-3820 FALLS ROAD | BALTIMORE, MARYLAND 21211



Henry Deford | Vice President

410.494.4861 | hdeford@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

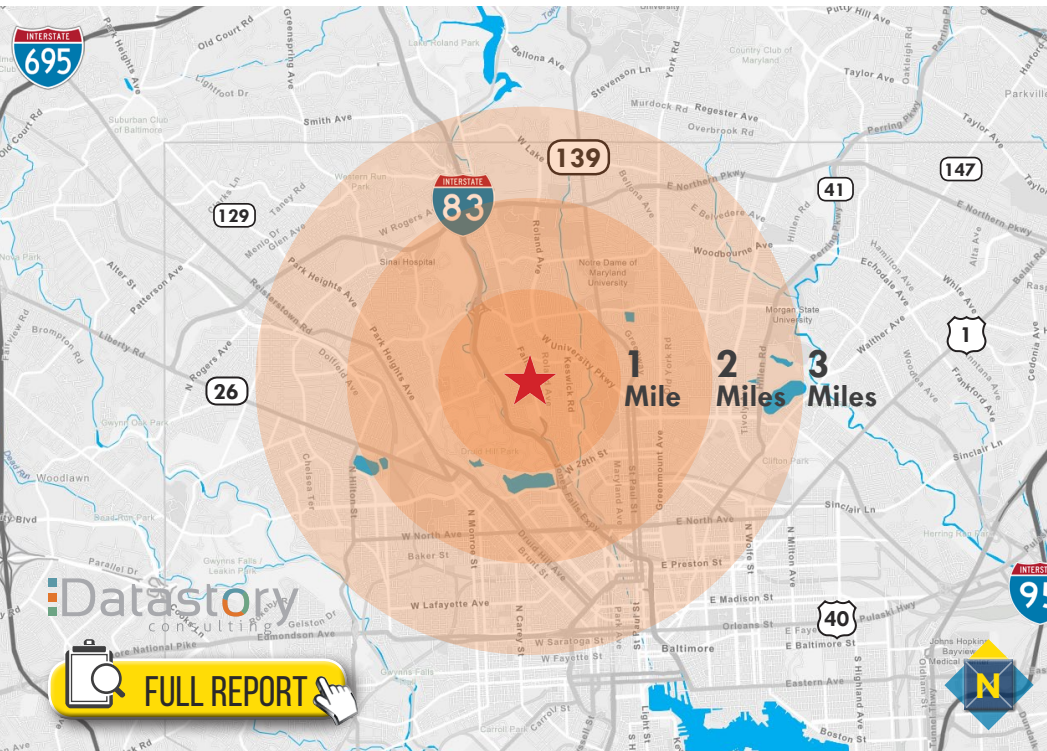
410.494.4866 | mgioioso@mackenziecommercial.com

FOR SALE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

3812-3820 FALLS ROAD | BALTIMORE, MARYLAND 21211



DATASTORY
consulting
FULL REPORT

RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
21,746 1 MILE	10,810 1 MILE	1.95 1 MILE	38.9 1 MILE
112,083 2 MILES	46,753 2 MILES	2.19 2 MILES	35.6 2 MILES
262,121 3 MILES	104,931 3 MILES	2.30 3 MILES	36.4 3 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$90,843 1 MILE	75.2% 1 MILE	96.4% 1 MILE	32,415 1 MILE
\$66,096 2 MILES	60.2% 2 MILES	90.8% 2 MILES	126,339 2 MILES
\$60,792 3 MILES	54.7% 3 MILES	89.8% 3 MILES	271,030 3 MILES

52%
EMERALD CITY
1 MILE

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.

14%
METRO RENTERS
1 MILE

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%
RETIREMENT COMMUNITIES
1 MILE

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

12%
LAPTOPS AND LATTES
1 MILE

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

2.05
AVERAGE HH SIZE

36.6
MEDIAN AGE

\$52,000
MEDIAN HH INCOME

LEARN MORE

1.66
AVERAGE HH SIZE

31.8
MEDIAN AGE

\$52,000
MEDIAN HH INCOME

LEARN MORE

1.86
AVERAGE HH SIZE

52.0
MEDIAN AGE

\$35,000
MEDIAN HH INCOME

LEARN MORE

1.85
AVERAGE HH SIZE

36.9
MEDIAN AGE

\$93,000
MEDIAN HH INCOME

LEARN MORE