



THE  
LOFTS

# REDEVELOPMENT SITE

IN THE NEIGHBORHOOD OF HARBOR EAST/LITTLE ITALY

1000 EASTERN AVENUE | BALTIMORE, MARYLAND 21202



# FOR SALE

Baltimore City, Maryland

# THE LOFTS - REDEVELOPMENT SITE

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## AVAILABLE

12,000 sf

## LOT SIZE

0.12 Acres

## ZONING

C-1 (Commercial)

## TRAFFIC COUNT

20,940 AADT (Eastern Avenue)

## HIGHLIGHTS

- ▶ Entitled Harbor East/Little Italy Mixed Use Development Site for Sale
- ▶ 6 Stories
- ▶ 30 Apartment Units
- ▶ 3,500 sf of Retail



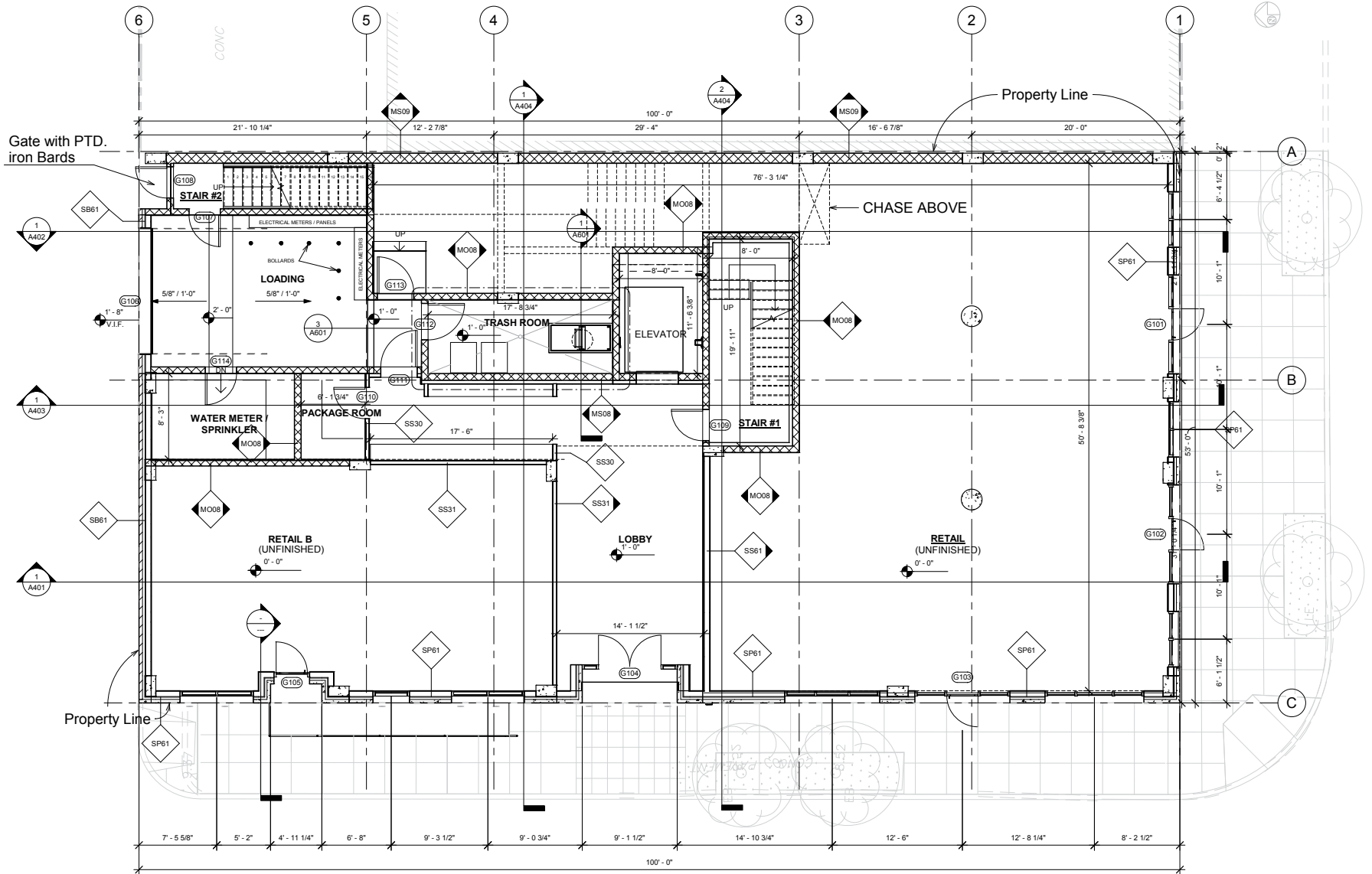
# FOR SALE



Baltimore City, Maryland

# GROUND FLOOR PLAN - RETAIL

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# TRADE AREA

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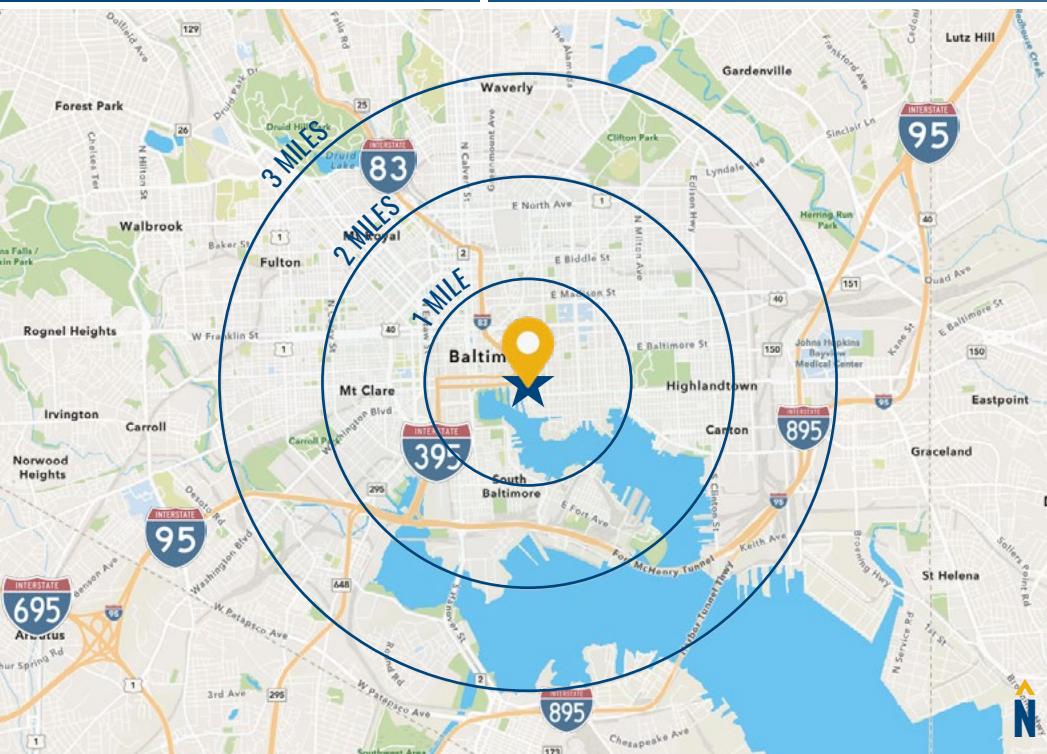


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# LOCATION / DEMOGRAPHICS (2022)

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<b>RESIDENTIAL POPULATION</b> 42,627 1 MILE 146,080 2 MILES 235,286 3 MILES	<b>NUMBER OF HOUSEHOLDS</b> 22,661 1 MILE 71,403 2 MILES 109,055 3 MILES	<b>AVERAGE HH SIZE</b> 1.74 1 MILE 1.98 2 MILES 2.09 3 MILES	<b>MEDIAN AGE</b> 34.4 1 MILE 34.4 2 MILES 34.7 3 MILES
<b>AVERAGE HH INCOME</b> \$132,271 1 MILE \$110,307 2 MILES \$94,869 3 MILES	<b>EDUCATION (COLLEGE+)</b> 76.2% 1 MILE 66.6% 2 MILES 59.5% 3 MILES	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b> 97.1% 1 MILE 95.4% 2 MILES 94.6% 3 MILES	<b>DAYTIME POPULATION</b> 112,541 1 MILE 243,543 2 MILES 346,907 3 MILES

**50%**  
**METRO RENTERS**  
1 MILE

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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.

**1.67**  
AVERAGE HH SIZE

**32.5**  
MEDIAN AGE

**\$67,000**  
MEDIAN HH INCOME

**14%**  
**LAPTOPS AND LATTES**  
1 MILE

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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.

**1.87**  
AVERAGE HH SIZE

**37.4**  
MEDIAN AGE

**\$112,200**  
MEDIAN HH INCOME

**8%**  
**CITY COMMONS**  
1 MILE

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Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

**2.67**  
AVERAGE HH SIZE

**28.5**  
MEDIAN AGE

**\$18,300**  
MEDIAN HH INCOME

**7%**  
**RETIREMENT COMMUNITIES**  
1 MILE

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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.

**1.88**  
AVERAGE HH SIZE

**53.9**  
MEDIAN AGE

**\$40,800**  
MEDIAN HH INCOME





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