

1,996 SF ±
TOTAL
(DIVISIBLE)

HAMPDEN HEIGHTS ON THE AVENUE

1125-1131 W. 36TH STREET | BALTIMORE, MARYLAND 21211

HIGHLIGHTS

- » 1,996 sf $\pm$ (former real estate offices)
- » High-volume walking traffic location
- » Basement/storage space
- » Prime signage opportunity facing W. 36th Street
- » Ideal location on “The Avenue,” the fastest growing restaurant/retail corridor in Baltimore

AVAILABLE:

**1,996 SF $\pm$ TOTAL
(DIVISIBLE)**

RENTAL RATE:

\$36.00 PSF, NNN

WALK SCORE:

98 (WALKER'S PARADISE)

TRANSIT SCORE:

67 (GOOD TRANSIT)

ZONING:

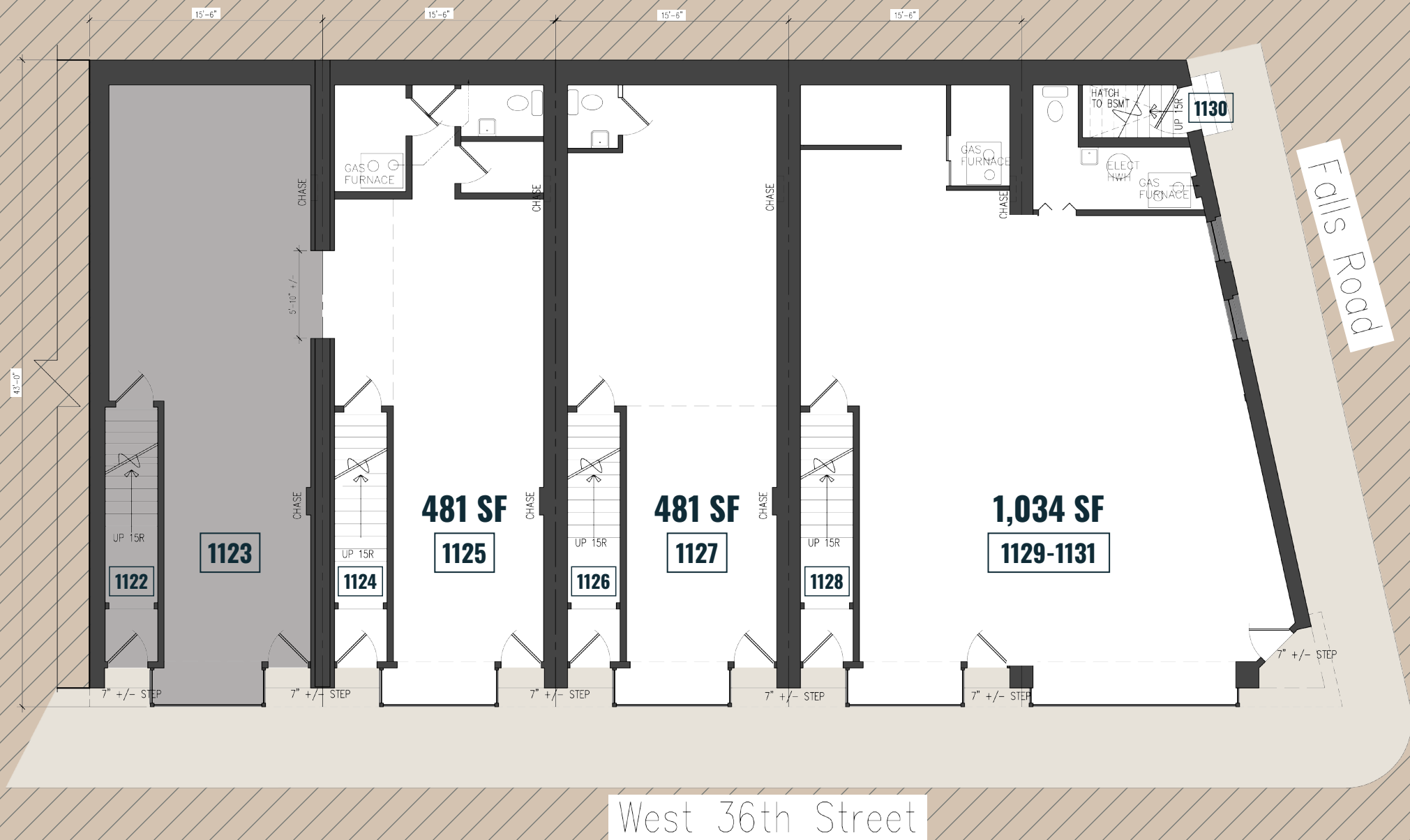
**C-1 (NEIGHBORHOOD
BUSINESS DISTRICT)**



GOOGLE STREET VIEW



FLOOR PLAN



LOCAL BIRDSEYE



SCENES FROM HAMPDEN

MARKET AERIAL



Tower Square

Giant
Walgreens
DUNKIN' T-Mobile

The Rotunda

MOM
WAREHOUSE CINEMAS
Starbucks
Lola's
ME meby
PURE JUICE
MOD
BB
pure barre
corepower
ChoiceOne
YOGA URGENT CARE

GUILFORD

HAMPDEN

SITE

W 36TH ST

"The Avenue"

JOHNS HOPKINS UNIVERSITY

HOMWOOD

DRUID PARK

MARYLAND ZOO

1 MILE

83

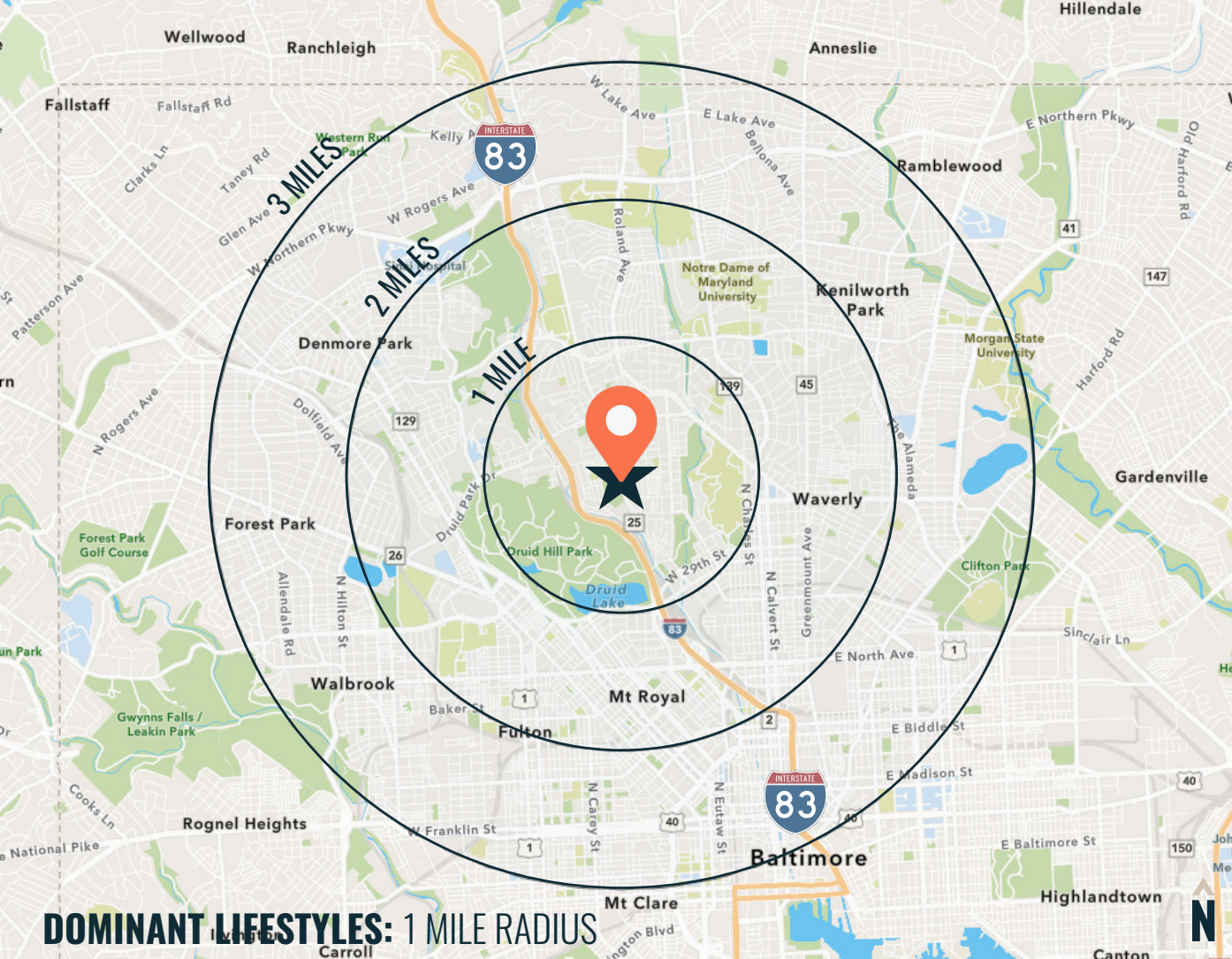
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EXIT 8

83

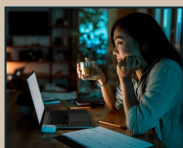




DOMINANT LIFESTYLES: 1 MILE RADIUS

31%

METRO RENTERS



These communities are composed of highly educated young professionals in their 20s and 30s earning upper-tier incomes. They like to shop at specialty grocery stores and go to movies, bars, clubs and museums.

Median Age: 32.9

Median Household Income: \$94,766

26%

EMERGING HUB



Members of these communities are young and most earn middle-tier incomes and are employed in professional occupations. They tend to shop online for groceries, clothing, household essentials and electronics.

Median Age: 36.0

Median Household Income: \$70,456

14%

LAPTOPS
AND LATTES



These residents are young, earn upper-tier incomes, and many live alone, with roommates, or as unmarried couples. They typically spend money on travel, entertainment, fine dining and fashion.

Median Age: 36.2

Median Household Income: \$145,759

DEMOGRAPHICS

2026

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



24,630

107,830

237,113

DAYTIME POPULATION



24,898

107,123

269,384

AVERAGE HOUSEHOLD INCOME



\$130,317

\$102,365

\$92,817

NUMBER OF HOUSEHOLDS



11,921

50,557

108,065

MEDIAN AGE



34.0

36.3

38.8

FULL DEMOS REPORT



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