

1,996 SF ±
TOTAL
(DIVISIBLE)

HAMPDEN RETAIL/OFFICE

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

HIGHLIGHTS

- » 1,996 sf ± (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 ± TOTAL
(DIVISIBLE)**

RENTAL RATE:

\$40.00 PSF, NNN

WALK SCORE:

98 (WALKER'S PARADISE)

TRANSIT SCORE:

67 (GOOD TRANSIT)

ZONING:

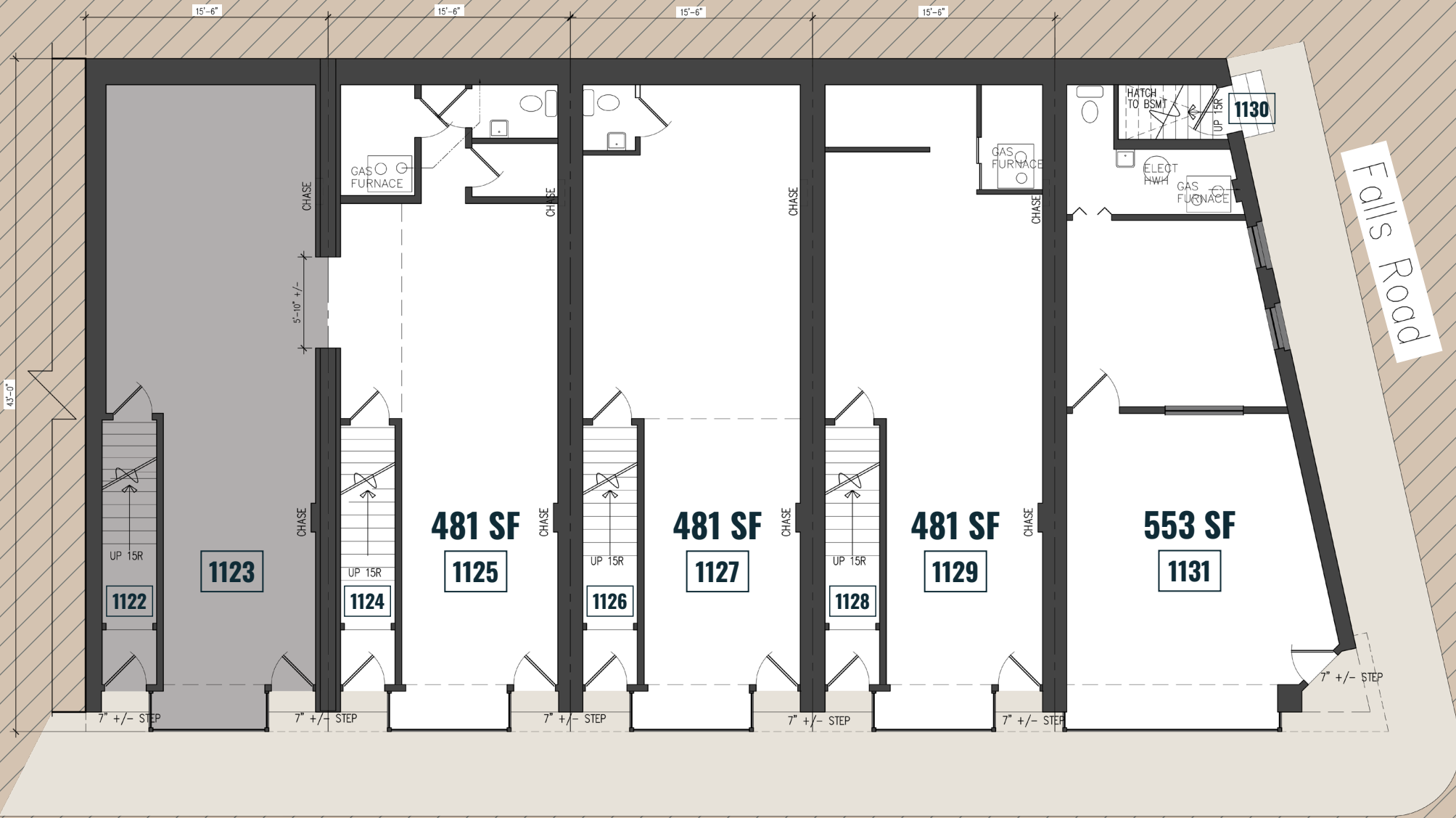
**C-1 (NEIGHBORHOOD
BUSINESS DISTRICT)**



GOOGLE STREET VIEW



FLOOR PLAN



West 36th Street

Falls Road

LOCAL BIRDSEYE



SCENES FROM HAMPDEN

MARKET AERIAL

1 MILE

83

25

83

UNION CRAFT BREWING

Tower Square

- Giant
- Walgreens
- DUNKIN' DONUTS
- T-Mobile

The Rotunda

- MOM'S Organic Market
- WAREHOUSE CINEMAS
- Starbucks
- Zest Juice
- PURE JUICE
- MOD
- BB BREAD BODIES
- ME moby
- pure barre
- ChoiceOne URGENT CARE
- corepower YOGA

ROYAL FARMS

McDonald's

wicked sisters

HAMPDEN

SITE

"The Avenue"

- SRIBEN
- PAULEE GEEBS
- mono's
- super noodles
- GOLDEN WEST CAFE
- OYSTER CRAWLER
- CRAFTED
- BLUEBIRD
- AVENUE sprout
- CATALOG COFFEE
- Luigi's Flavors
- the arthouse
- TRUE VINE
- THE FOOD MARKET
- M&T Bank
- THE URBAN OYSTER
- HOLY FRINGLES
- Chickery
- TRUIST
- ROYAL FARMS
- hewl
- OLD BARN
- SOUVLAKI
- GRANO
- WINE
- WHATNOTS SYSTEMS, LTD
- STAYERS

GUILFORD

DOUBLE TREE BY HILTON

JOHNS HOPKINS UNIVERSITY

HOMWOOD

MARYLAND ZOO

DRUID PARK

WOODBERRY CLIPPER MILL

WOODBERRY KITCHEN

LA CUCHARA

ARTIFACT COFFEE

BLUE PHO

NAVERLY BREWING CO.

SKATEPARK OF BALTIMORE

TRUE CHESAPEAKE OYSTER

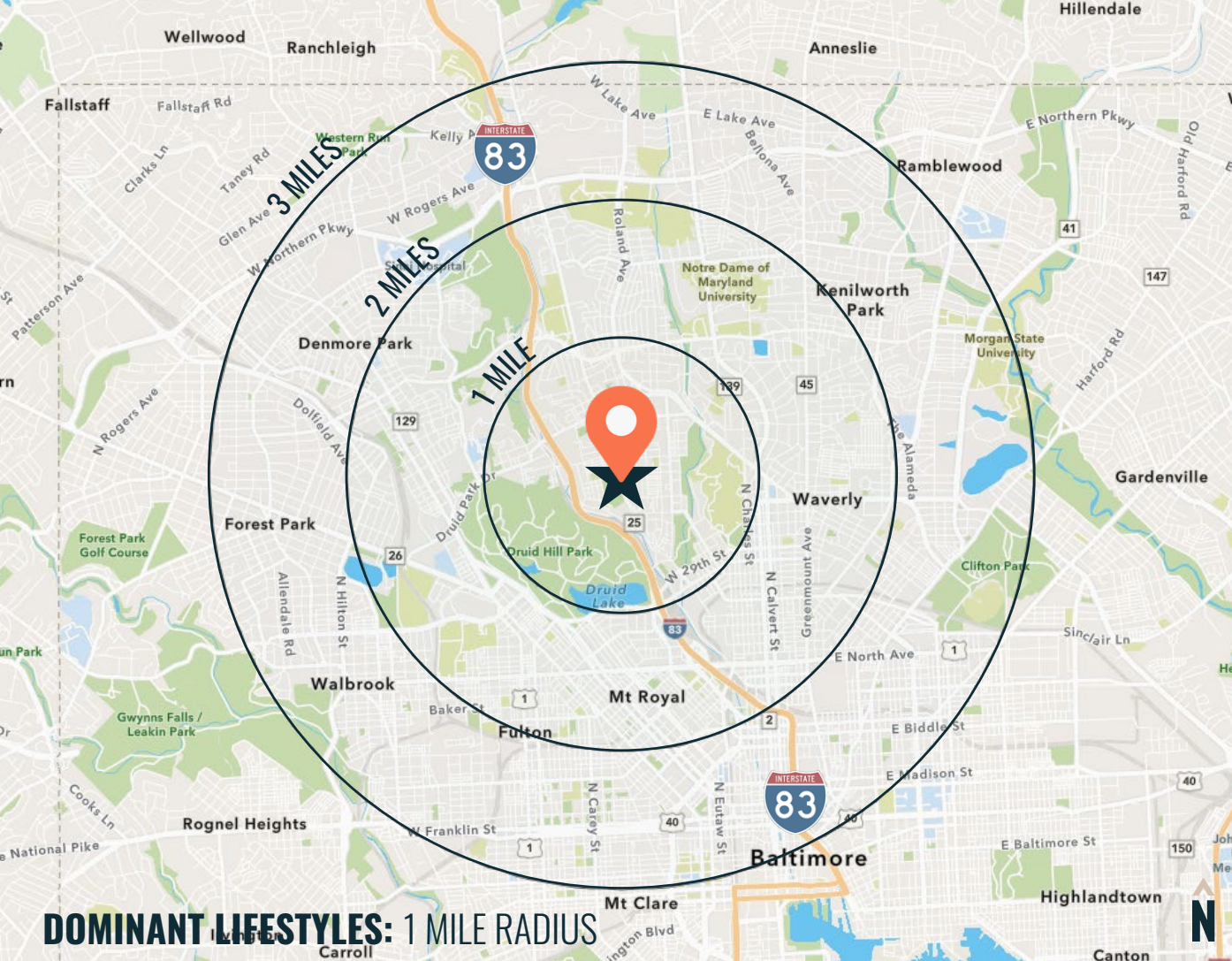
CEREMONY COFFEE ROASTERS

MARYLAND HUMANE SPCA

WBALTV

O13 WJIZ





DOMINANT LIFESTYLES: 1 MILE RADIUS

48%
EMERALD CITY

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.

Median Age: **37.4**
Median Household Income: **\$59,200**

13%
METRO RENTERS

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.

Median Age: **32.5**
Median Household Income: **\$67,000**

13%
RETIREMENT COMMUNITIES

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.

Median Age: **53.9**
Median Household Income: **\$40,800**

DEMOGRAPHICS

2022

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



25,309

110,922

243,746

DAYTIME POPULATION



26,610

115,395

286,501

AVERAGE HOUSEHOLD INCOME



\$122,489

\$92,247

\$84,668

NUMBER OF HOUSEHOLDS



11,900

49,964

106,436

MEDIAN AGE



35.8

36.1

37.0

FULL DEMOS REPORT





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