

# FOR SALE

Baltimore City, Maryland

# 1625-1635 CUBA STREET

BALTIMORE, MARYLAND 21230

Rooftop Balconies facing  
North-East for water views!

## AVAILABLE LAND

0.13 AC on 6 parcels

## ZONING

R-8 (Baltimore City Residential)

## HIGHLIGHTS

### REDEVELOPMENT OPPORTUNITY

*Develop 6 Townhomes  
with rear garage access*

- ▶ Located in the desirable neighborhood of Locust Point with good access to I-95
- ▶ Potential for a commercial user, but would require zoning changes
- ▶ Can accommodate 6 residential townhome units with local water/sewage



FRONT RENDERING



REAR RENDERING



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# LOCUST POINT TRADE AREA

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# DOWNTOWN BALTIMORE TRADE AREA

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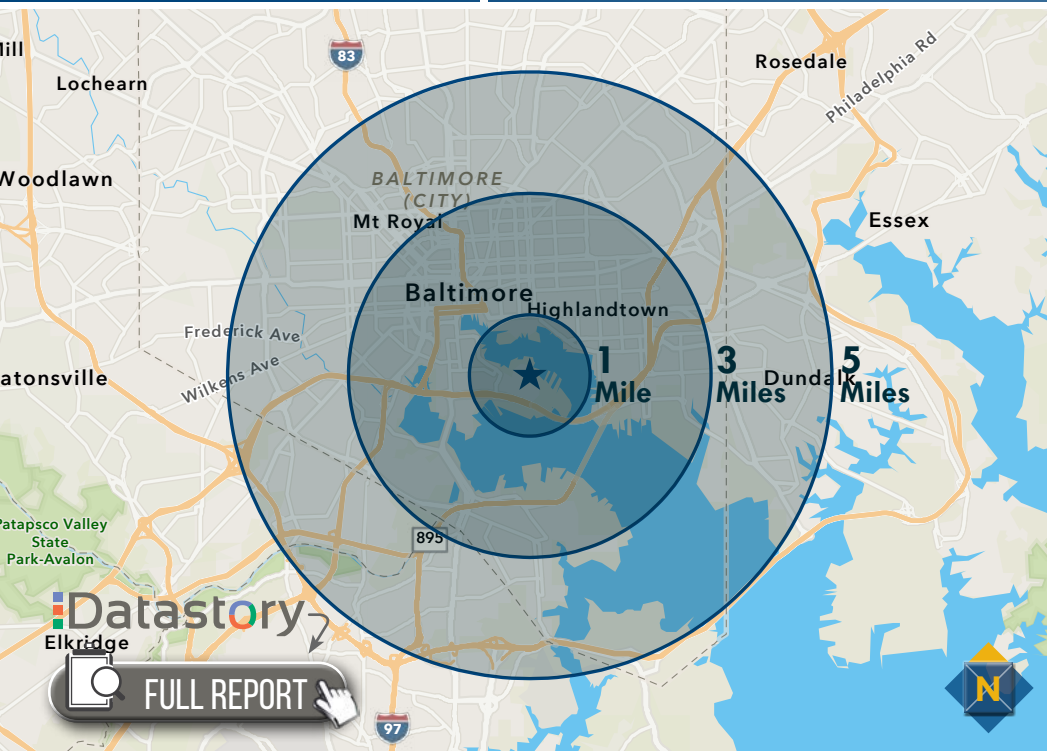


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# LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
4,381 1 MILE	9,543 1 MILE	1.80 1 MILE	36.6 1 MILE
82,207 3 MILES	82,540 3 MILES	2.10 3 MILES	34.3 3 MILES
227,398 5 MILES	186,907 5 MILES	2.28 5 MILES	35.7 5 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$205,658 1 MILE	82.7 % 1 MILE	98.5 % 1 MILE	26,996 1 MILE
\$104,925 3 MILES	49.7 % 3 MILES	95.2 % 3 MILES	288,682 3 MILES
\$87,100 5 MILES	37.2 % 5 MILES	94.0 % 5 MILES	538,495 5 MILES

**42.7%**  
**METRO RENTERS**  
2 MILES

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Highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city.

**1.67**  
AVERAGE HH SIZE

**32.5**  
MEDIAN AGE

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

**15.2%**  
**LAPTOPS & LATTES**  
2 MILES

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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

**10.4%**  
**EMERALD CITY**  
2 MILES

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Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment.

**2.06**  
AVERAGE HH SIZE

**37.4**  
MEDIAN AGE

**\$59,200**  
MEDIAN HH INCOME

**5.4%**  
**CITY COMMONS**  
2 MILES

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It is primarily composed of single-parent and single-person households living within large metro cities located primarily in the eastern half of the US.

**2.67**  
AVERAGE HH SIZE

**28.5**  
MEDIAN AGE

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



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