



1811 MARYLAND AVENUE

BALTIMORE, MARYLAND 21201

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Great exposure along Maryland Ave
- Excellent zoning to allow for an array of different uses such as creative studio or maker space, adaptive reuse into retail + live/work, EV service center
- American Vernacular Industrial/Early 20th Century Commercial Utilitarian architecture with attractive brick exterior and large industrial windows



BUILDING SIZE:	9,580 SF ±
LOT SIZE:	0.23 ACRES ±
LOADING:	3 DRIVE-INS
STORIES:	2
PARKING:	0.84/1,000 SF
ZONING:	TOD-4 (TRANSIT-ORIENTED DEVELOPMENT)
SALE PRICE:	\$1,200,000



GOOGLE STREET VIEW



LOCAL BIRDSEYE



**NEW
PENN STATION
REDEVELOPMENT**

SITE

**IMPACT
HUB**

W NORTH AVE

W 20TH ST

N CALVERT ST

ST PAUL ST

N CHARLES ST

MARY AVE

N HOWARD ST

**ub UNIVERSITY
OF BALTIMORE**

**LYRIC
BALTIMORE**

**BALTIMORE
SYMPHONY
ORCHESTRA**

**277 UNITS
FITZGERALD
THE BRASS TAP**

**alma
TAPAS
TEATRO**

metro gallery

**CHARLES
BIG**

**PARKWAY
HOME OF THE MARYLAND FILM FEST**

McDonald's

**JONG KAK
KOREAN CHARCOAL BARBECUE**

**BW
BALTIMORE BICYCLE WORKS**

**MOTOR
HOUSE**

**save
a lot**

**PIZZA
BOL'S**

**INTERSTATE
83**

**INTERSTATE
83**

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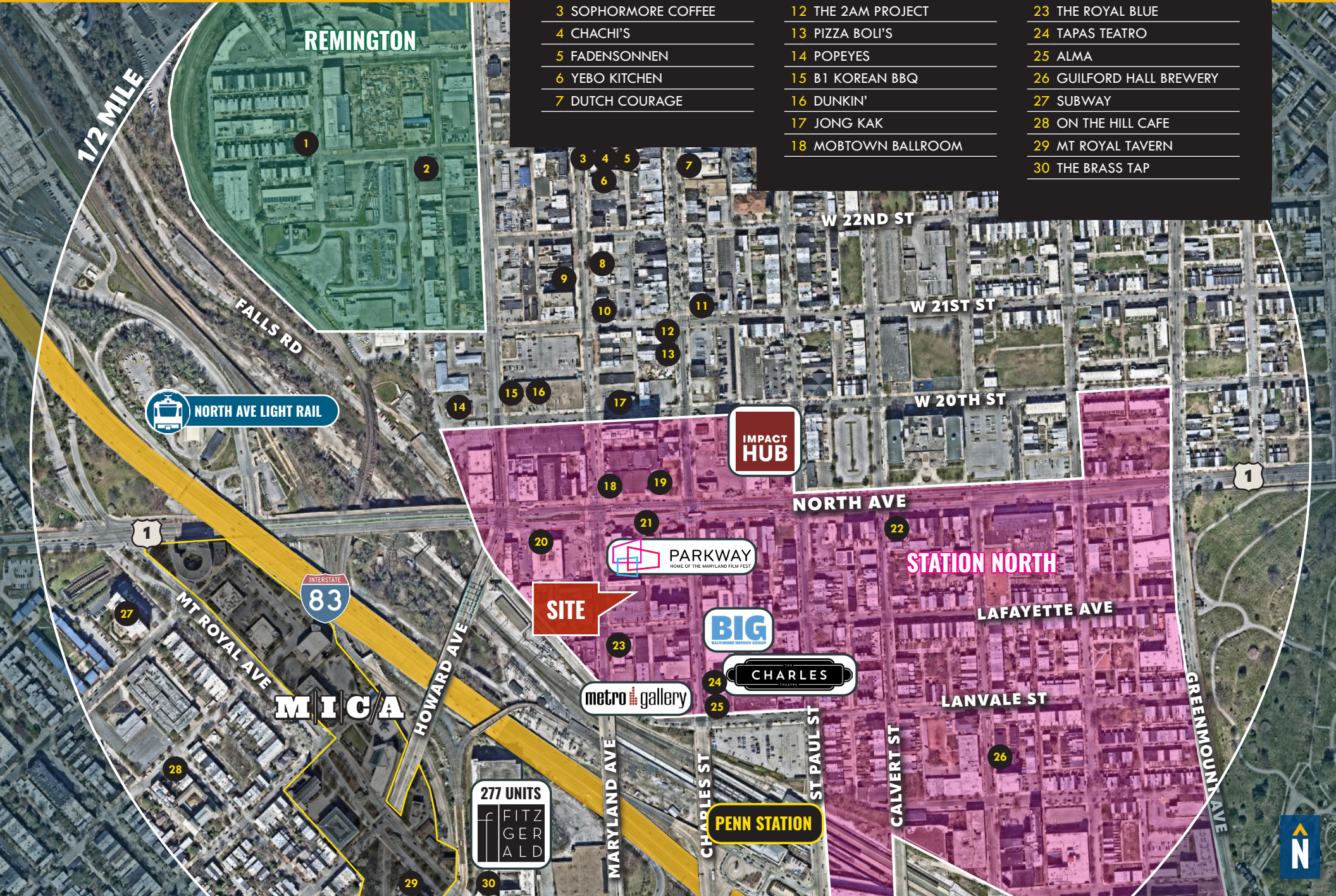
MARKET AERIAL

AREA RESTAURANTS

- 1 W.C. HARLAN
- 2 CLAVEL
- 3 SOPHORMORE COFFEE
- 4 CHACHI'S
- 5 FADENSONNEN
- 6 YEBO KITCHEN
- 7 DUTCH COURAGE

- 8 NO LAND BEYOND
- 9 IBAR
- 10 WHO KNOW'Z
- 11 MI COMALITO
- 12 THE 2AM PROJECT
- 13 PIZZA BOLI'S
- 14 POPEYES
- 15 B1 KOREAN BBQ
- 16 DUNKIN'
- 17 JONG KAK
- 18 MOBTOWN BALLROOM

- 19 THE CLUB CAR
- 20 STATION NORTH ARTS CAFE
- 21 MCDONALD'S
- 22 SOUL KUISINE
- 23 THE ROYAL BLUE
- 24 TAPAS TEATRO
- 25 ALMA
- 26 GUILFORD HALL BREWERY
- 27 SUBWAY
- 28 ON THE HILL CAFE
- 29 MT ROYAL TAVERN
- 30 THE BRASS TAP



DEMOGRAPHICS

2025

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



46,304

144,596

280,202

DAYTIME POPULATION



59,303

254,852

384,530

AVERAGE HOUSEHOLD INCOME



\$74,753

\$76,428

\$89,228

NUMBER OF HOUSEHOLDS



23,776

72,113

131,878

MEDIAN AGE

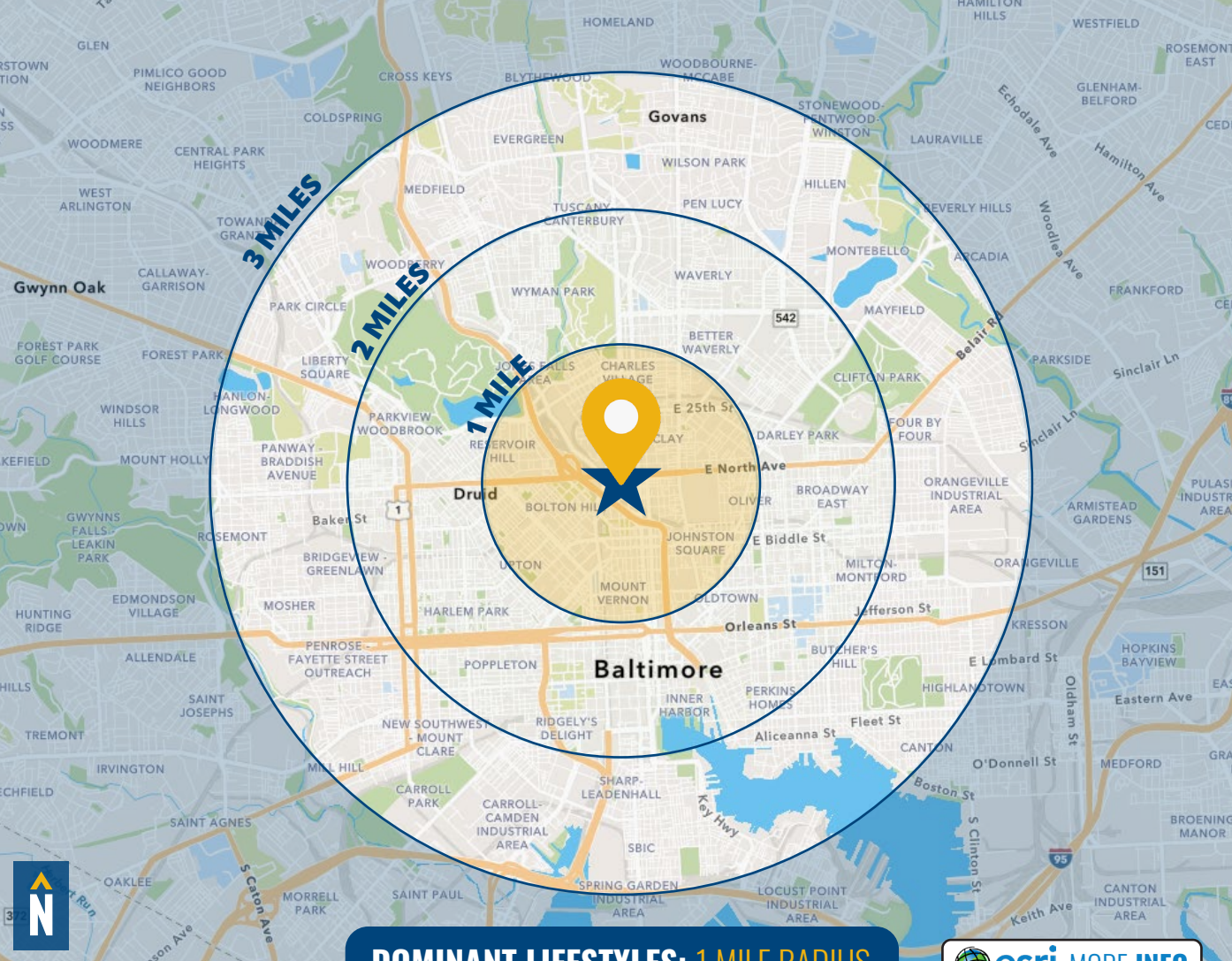


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[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

[esri MORE INFO](#)

29% METRO RENTERS



MEDIAN

AGE: 32.9

HH INCOME: \$94,766

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.

22% EMERGING HUB



MEDIAN

AGE: 36.0

HH INCOME: \$70,456

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.

19% INDEPENDENT CITYSCAPES



MEDIAN

AGE: 39.3

HH INCOME: \$26,555

Members of these communities are mainly single individuals, female single parents raising young children, or family households without couples or children. They often shop at nearby discount and convenience stores.

FOR MORE INFO **CONTACT:**



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