

FOR LEASE

 Baltimore City, Maryland

STOREFRONT RETAIL

1920 GREENMOUNT AVENUE
BALTIMORE, MARYLAND 21218



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AVAILABLE

2,810 sf

ZONING

C-1 (Neighborhood Business District)

TRAFFIC COUNT

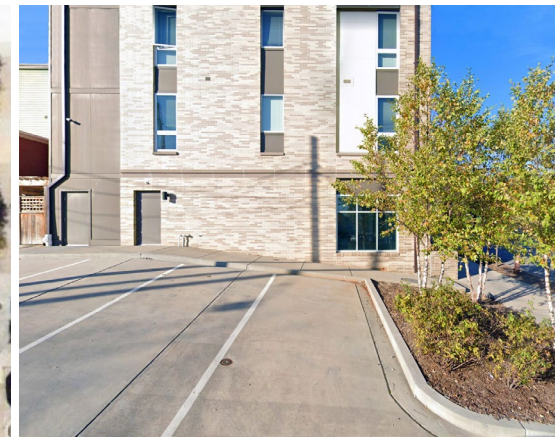
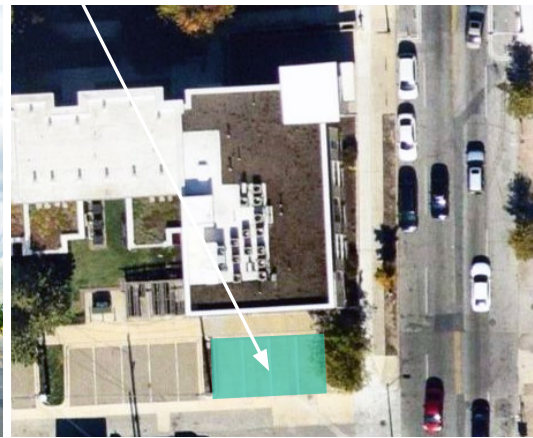
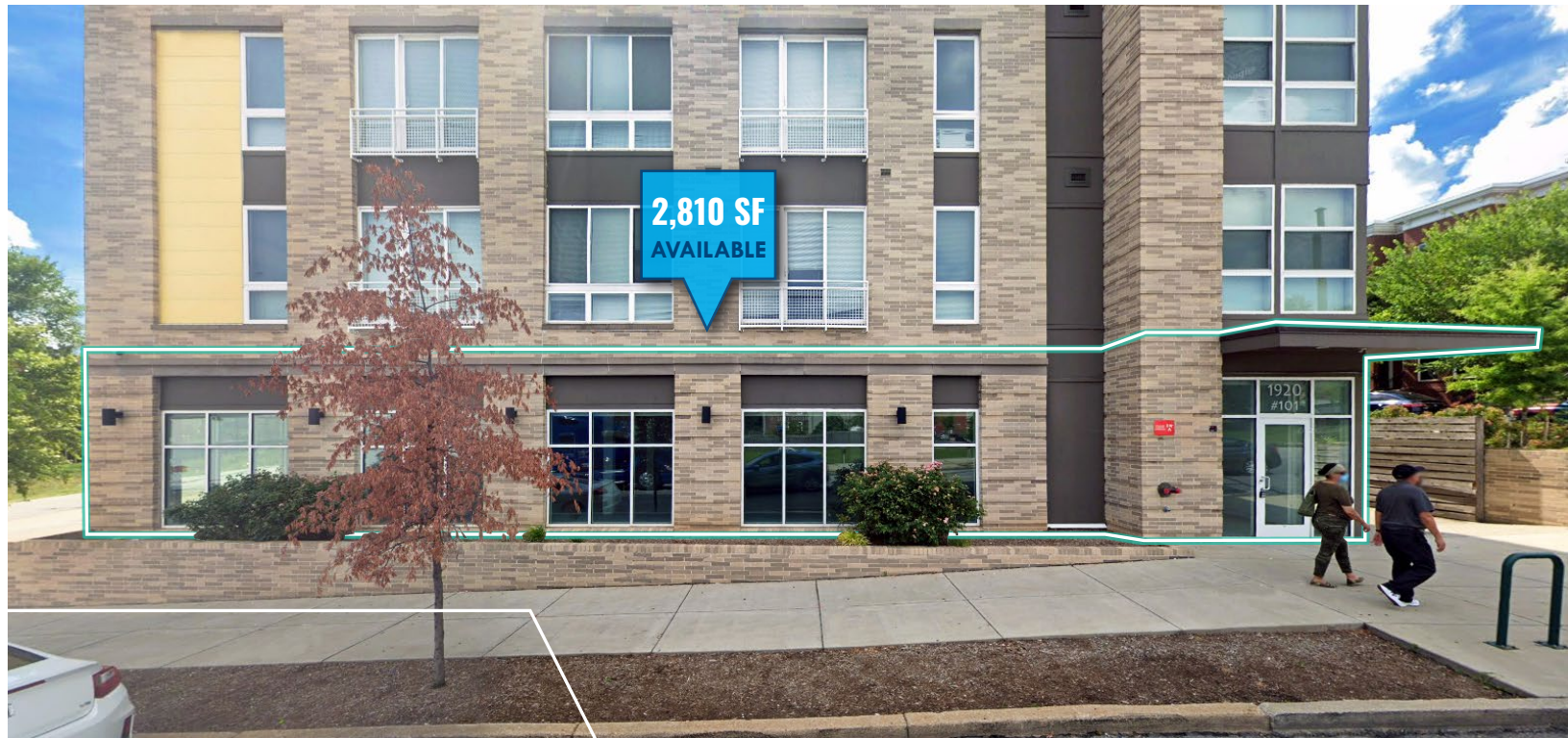
15,062 AADT (Greenmount Ave)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Part of the North Barclay Green 3, a 57-unit mixed-use, mixed-income rental housing project
- ▶ Free on-site parking
- ▶ Outdoor seating area/patio
- ▶ Close to Station North galleries as well as the art venues, shops and restaurants of Charles Village
- ▶ Within walking distance of Penn Station, the Charles Street Entertainment complex, MICA, and the Waverly Farmers Market



STREET VIEW



MACKENZIE
RETAIL

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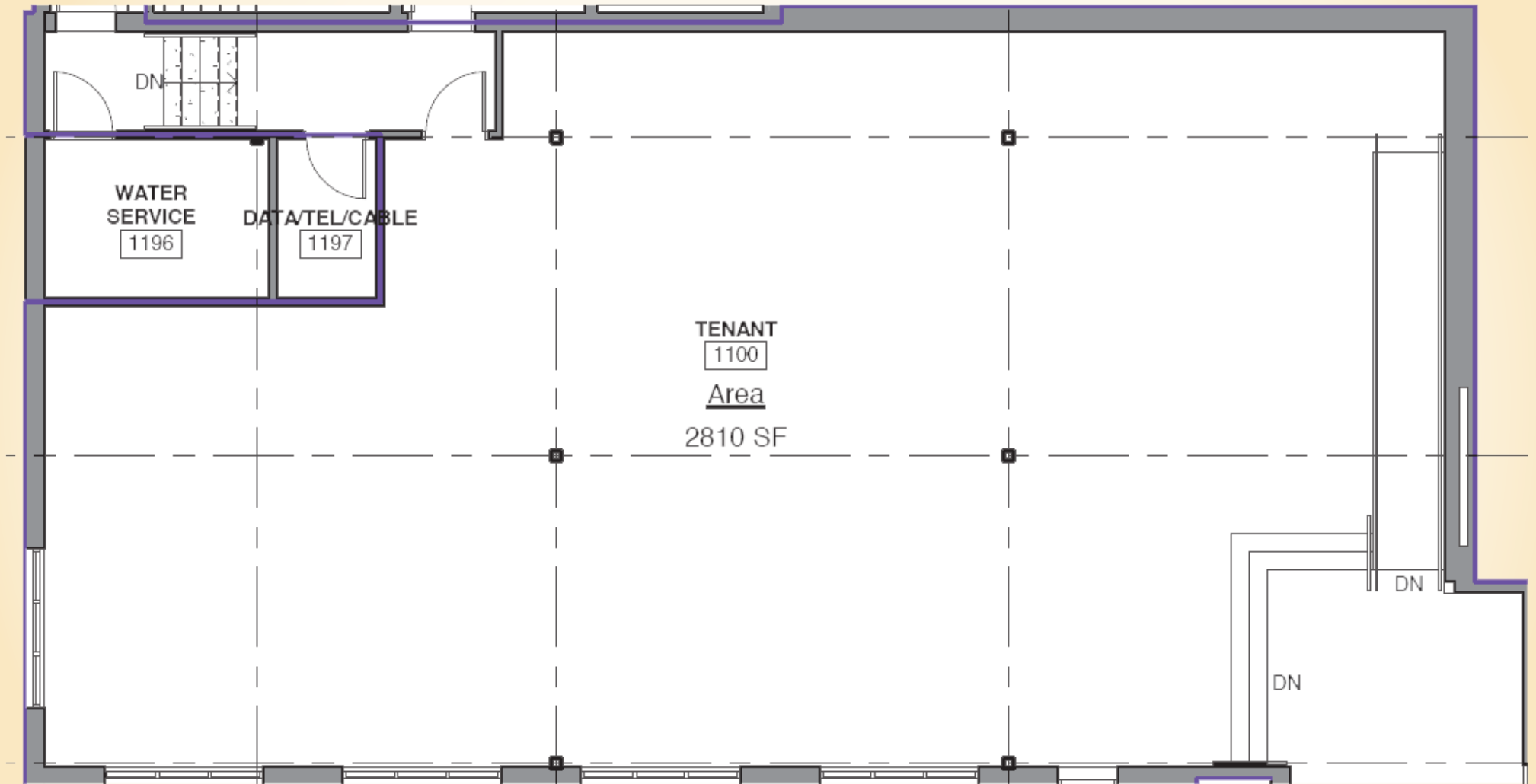
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FLOOR PLAN

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LOCAL BIRDSEYE

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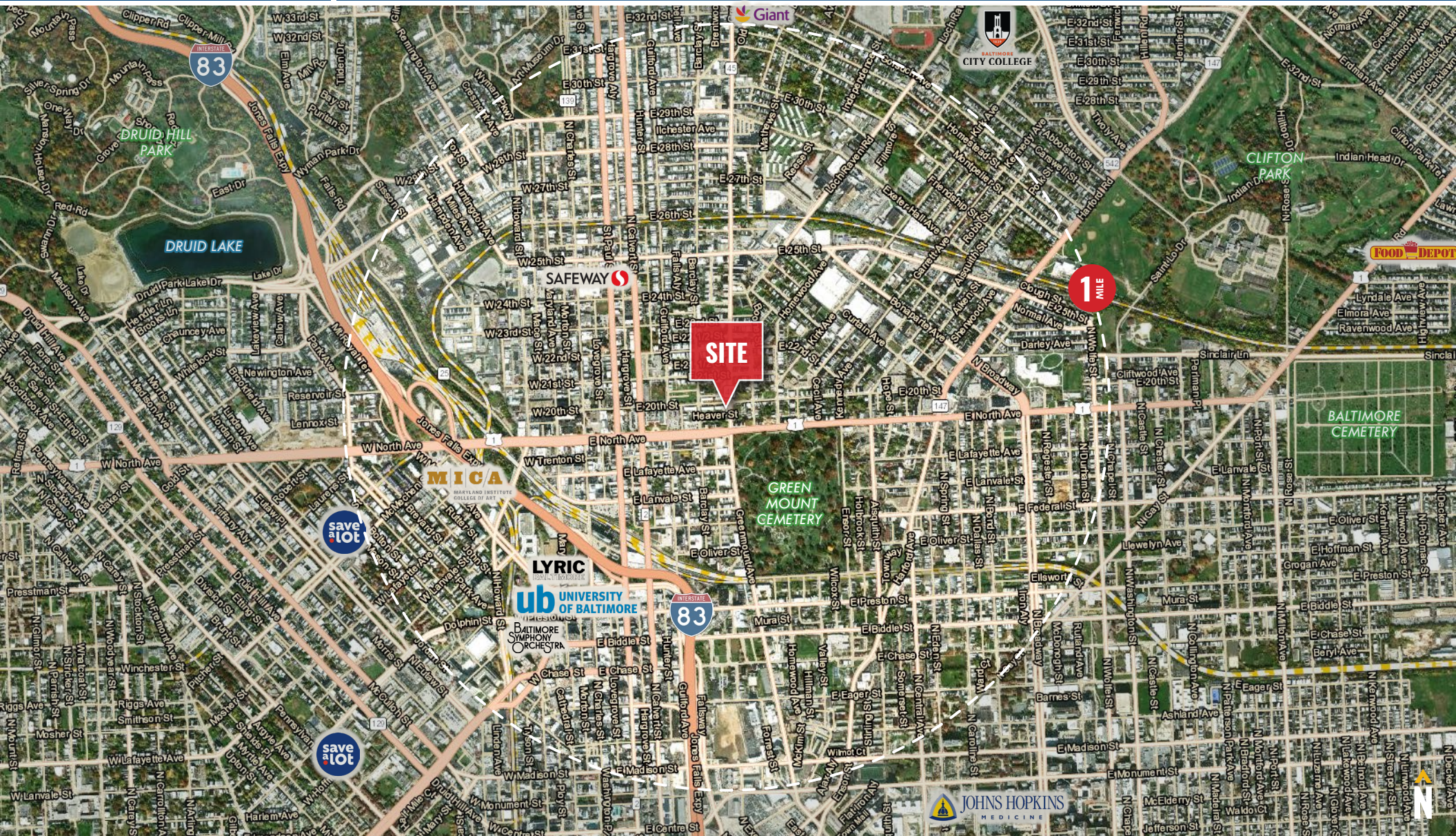
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TRADE AREA

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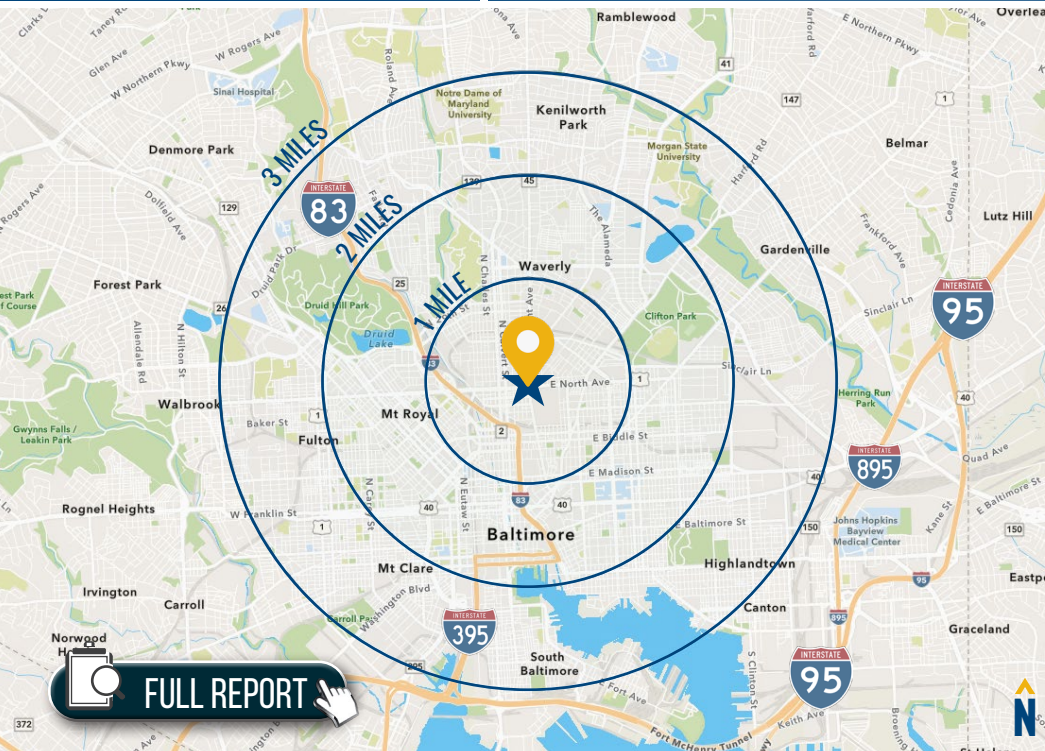
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LOCATION / DEMOGRAPHICS (2022)

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RESIDENTIAL POPULATION

43,895

1 MILE

148,442

2 MILES

293,656

3 MILES

NUMBER OF HOUSEHOLDS

19,921

1 MILE

69,580

2 MILES

132,370

3 MILES

AVERAGE HH SIZE

2.01

1 MILE

2.02

2 MILES

2.11

3 MILES

MEDIAN AGE

35.0

1 MILE

34.4

2 MILES

35.0

3 MILES

AVERAGE HH INCOME

\$73,955

1 MILE

\$78,402

2 MILES

\$94,137

3 MILES

EDUCATION (COLLEGE+)

57.9%

1 MILE

59.0%

2 MILES

60.0%

3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

93.4%

1 MILE

93.8%

2 MILES

94.4%

3 MILES

DAYTIME POPULATION

50,532

1 MILE

242,362

2 MILES

385,003

3 MILES

27%

METRO RENTERS

1 MILE

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

LEARN MORE

21%

MODEST INCOME HOMES

1 MILE

Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.

2.56

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$23,900

MEDIAN HH INCOME

LEARN MORE

14%

SOCIAL SECURITY SET

1 MILE

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73

AVERAGE HH SIZE

45.6

MEDIAN AGE

\$17,900

MEDIAN HH INCOME

LEARN MORE

9%

SET TO IMPRESS

1 MILE

Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

2.12

AVERAGE HH SIZE

33.9

MEDIAN AGE

\$32,800

MEDIAN HH INCOME

LEARN MORE



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**OUTDOOR
SEATING
AREA/
PATIO**



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