



MIXED-USE BUILDING

2125-2129 MARYLAND AVENUE | BALTIMORE, MARYLAND 21218

FOR
LEASE

BD-7
LIQUOR
LICENSE
AVAILABLE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 2nd generation Bar/ Lounge space available Charles Village location
- On-site parking
- C-1 zoning (Neighborhood Business District)
- Walking distance to a number of nearby popular shopping, dining and entertainment destinations
- Easy access to I-83 and North Avenue (Route 40)
- Close proximity to Johns Hopkins University, University of Baltimore, and MICA

AVAILABLE:

2125 MARYLAND AVE - 2,840 SF ±

2129 MARYLAND AVE - 1,580 SF ±

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

RENTAL RATE:

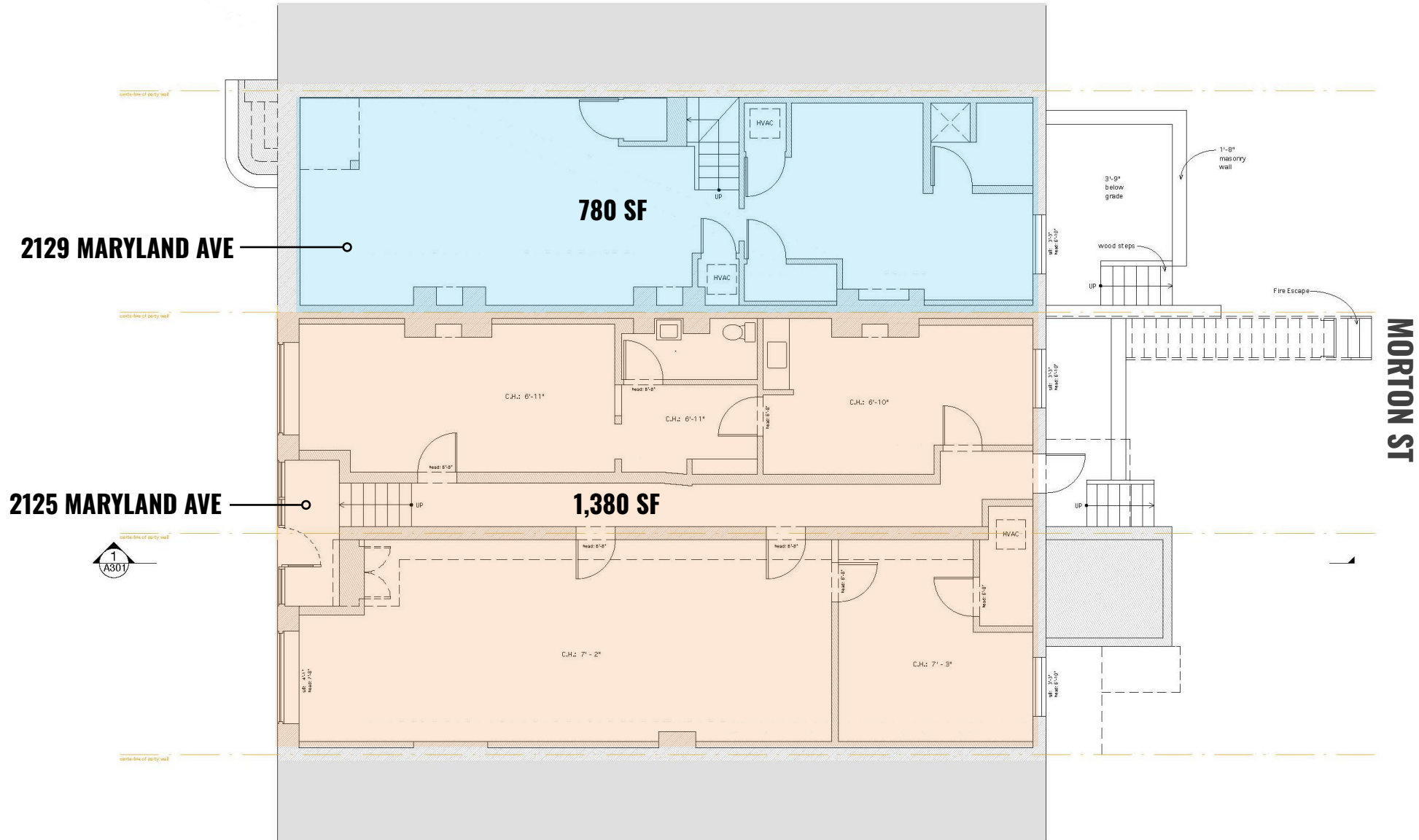
\$15.00 PSF NNN



AERIAL/LOT DIMENSIONS



MARYLAND AVE



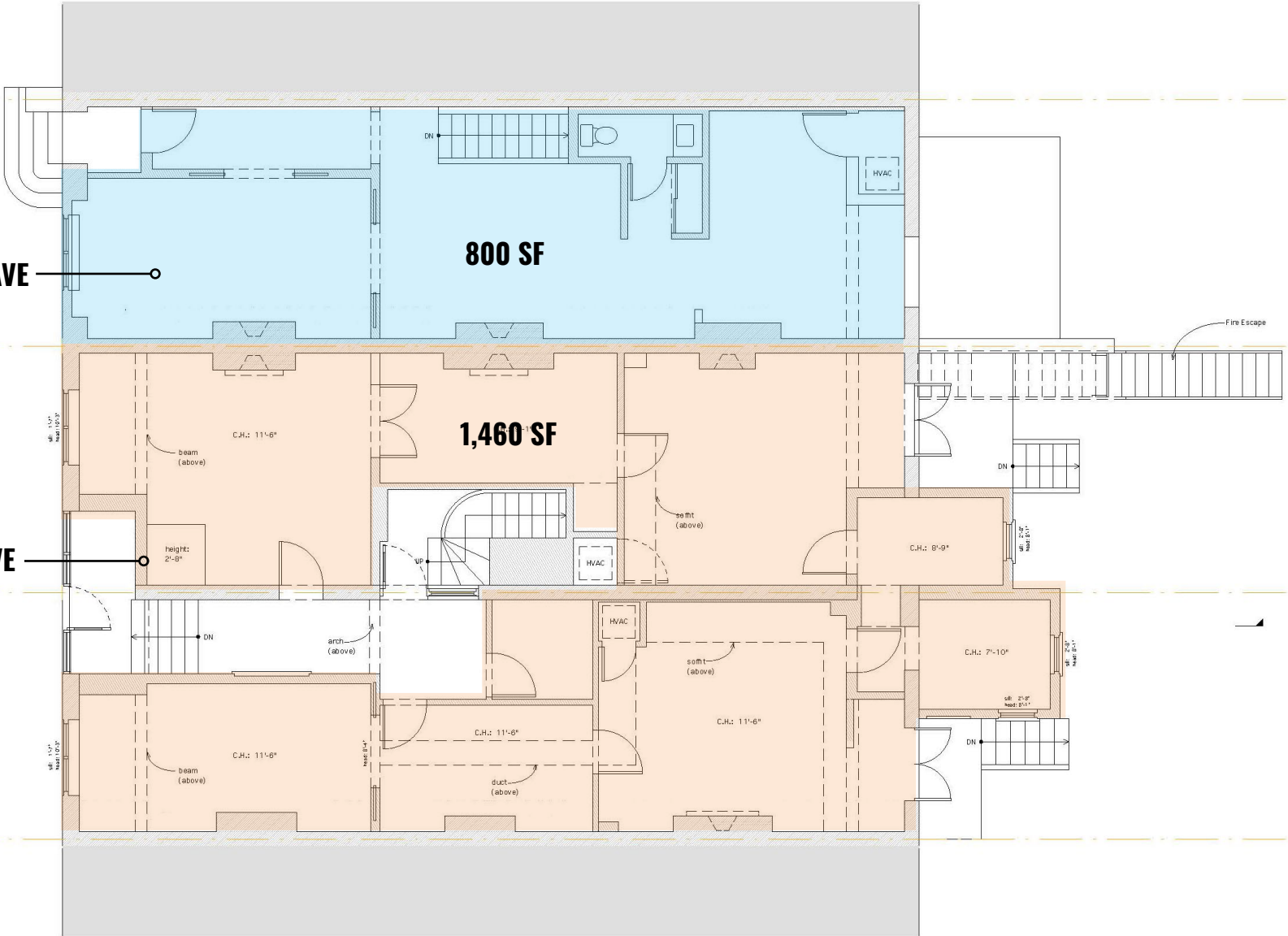
1ST FLOOR PLAN

MARYLAND AVE

MORTON ST

2129 MARYLAND AVE

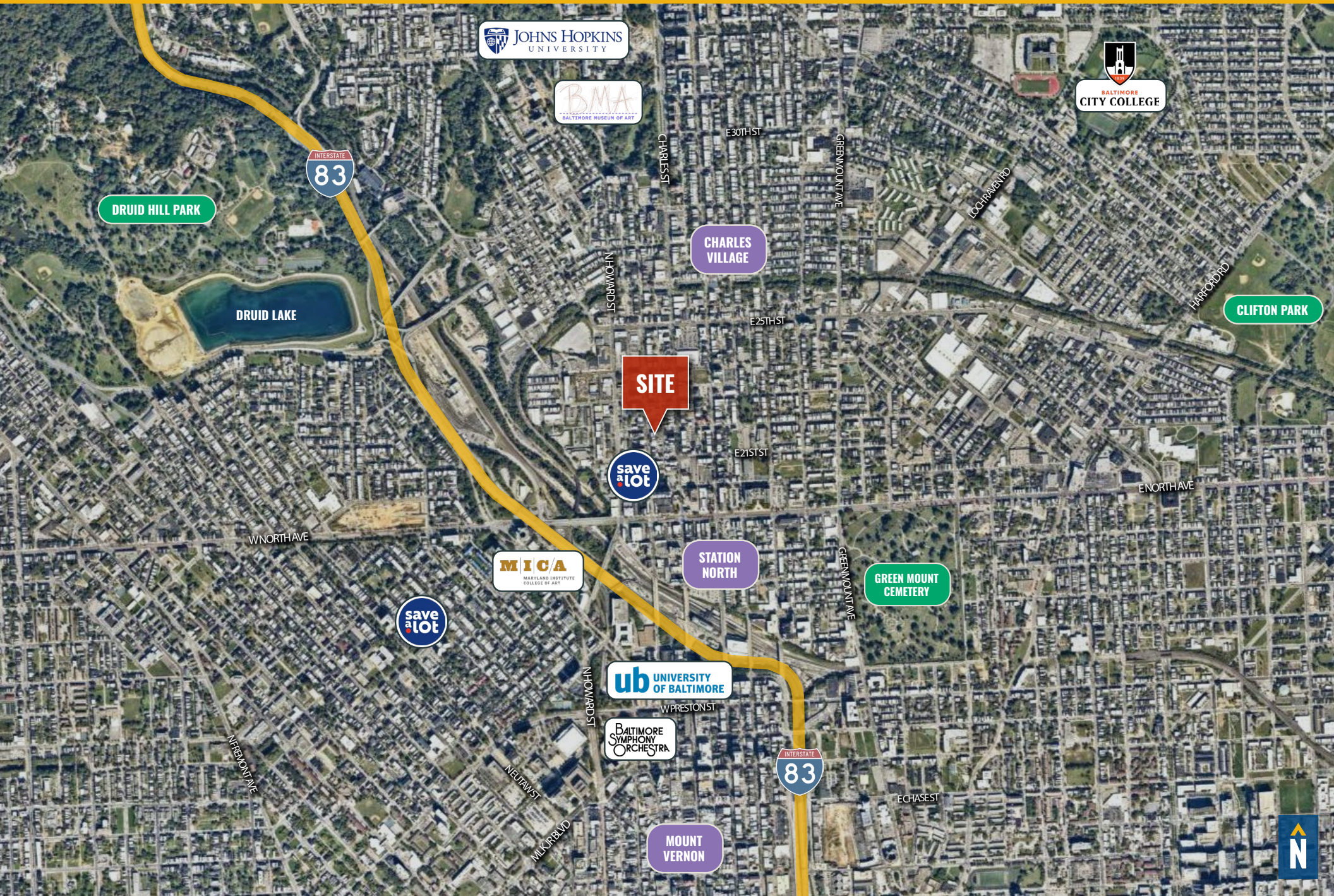
2125 MARYLAND AVE

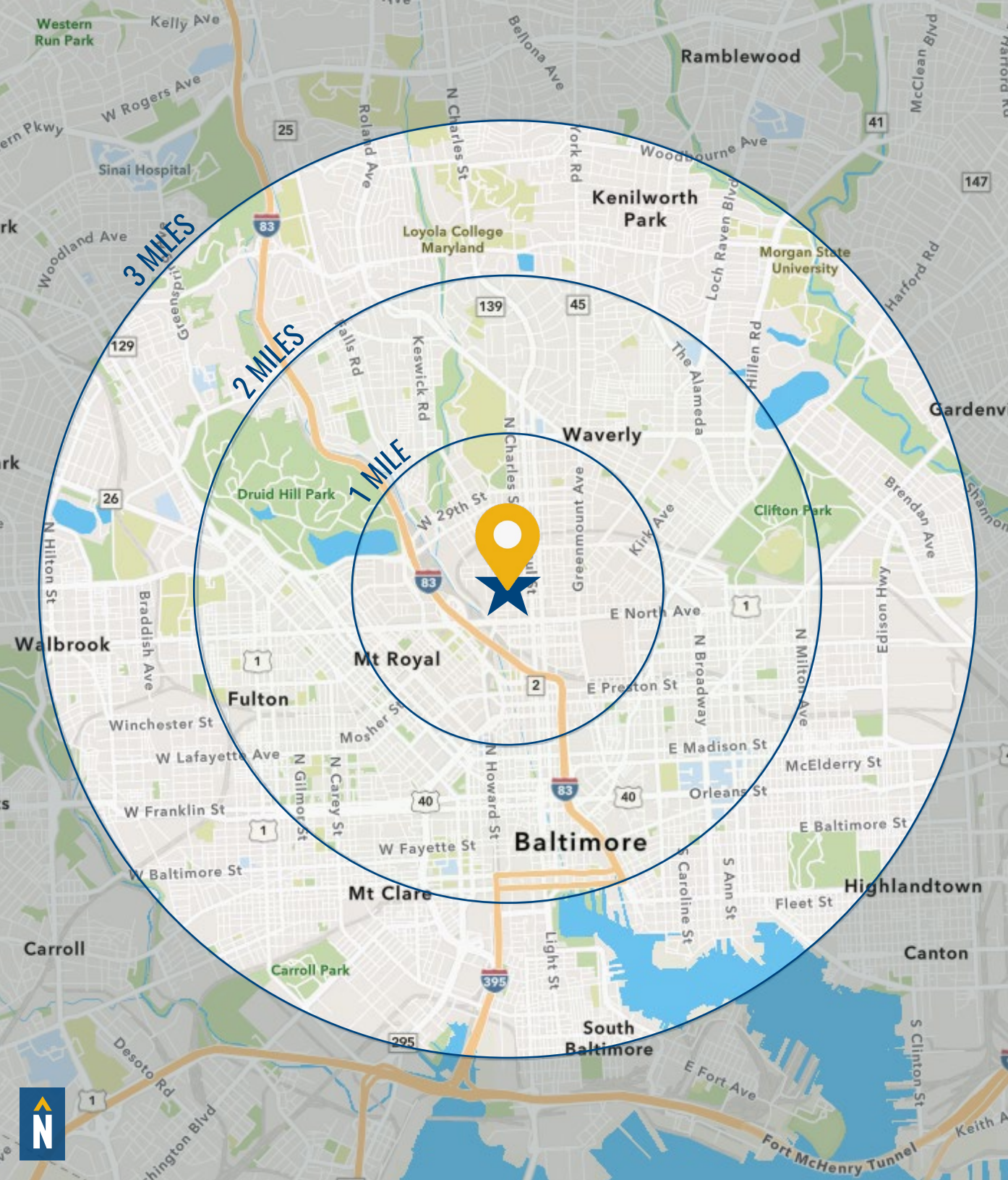


LOCAL BIRDSEYE



TRADE AREA





DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



41,439

140,386

282,489

DAYTIME POPULATION



47,093

252,547

388,692

AVERAGE HOUSEHOLD INCOME



\$81,305

\$79,810

\$92,195

NUMBER OF HOUSEHOLDS



21,475

67,585

128,658

MEDIAN AGE



34.0

34.9

34.9

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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