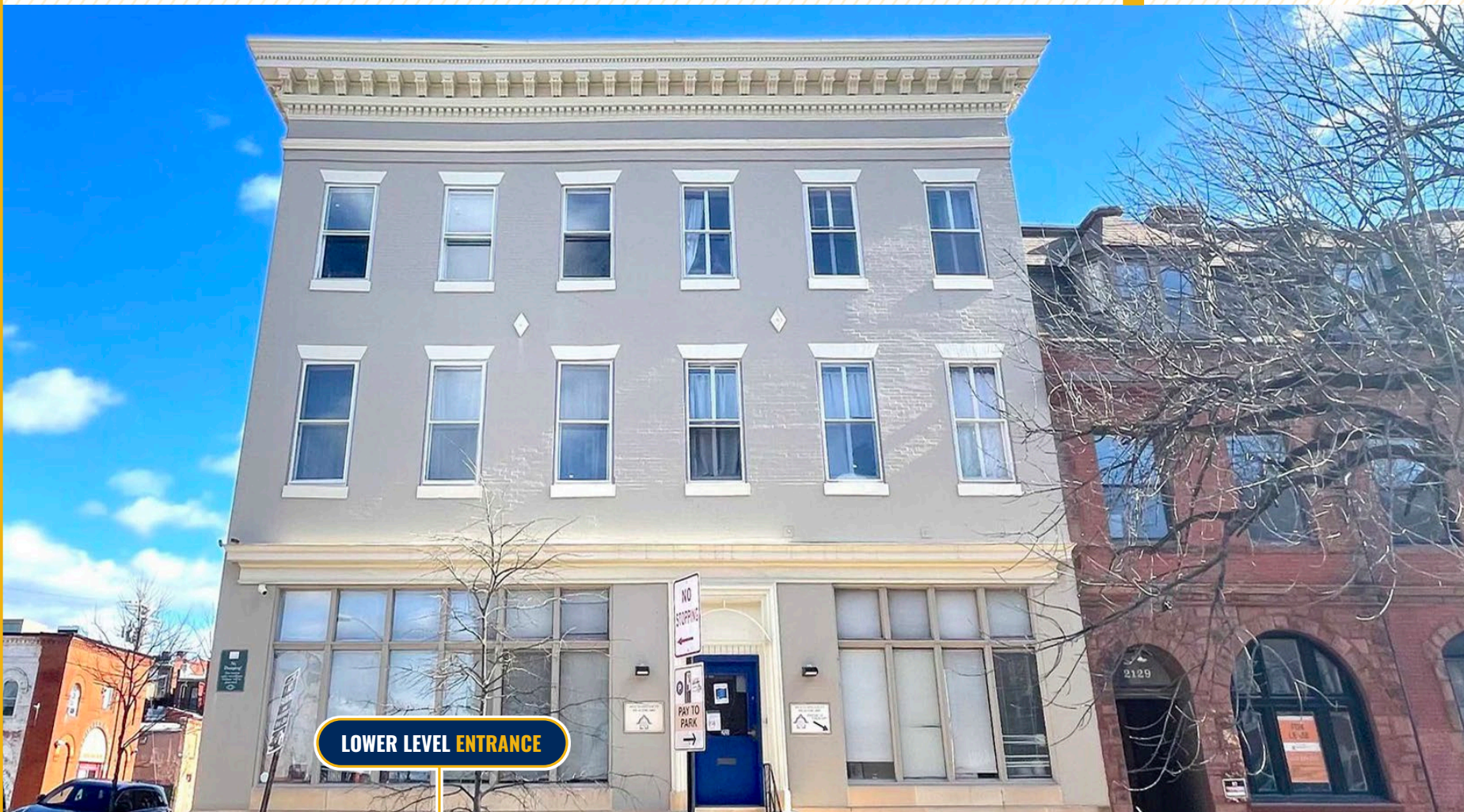




OFFICE/RETAIL SPACE ON 2 LEVELS

2131 MARYLAND AVENUE | BALTIMORE, MARYLAND 21218

FOR
LEASE



LOWER LEVEL ENTRANCE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

AVAILABLE:

1,000-7,000 SF ±

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

PARKING:

UP TO 1 SPACE PER 777 SF
(AT \$50.00/MONTH PER SPACE)

LEASE TERM:

3-10 YEARS

RENTAL RATE:

\$15.00 PSF (PLUS PRO-RATA SHARE
OF OPERATING EXPENSES & RE TAXES)

HIGHLIGHTS:

- 3 separate Maryland Avenue entrances
- Exterior signage 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, Downtown Baltimore



GOOGLE STREET VIEW



AERIAL/LOT DIMENSIONS



W 22ND ST

150' ±

MARYLAND AVE

50' ±

MORTON ST

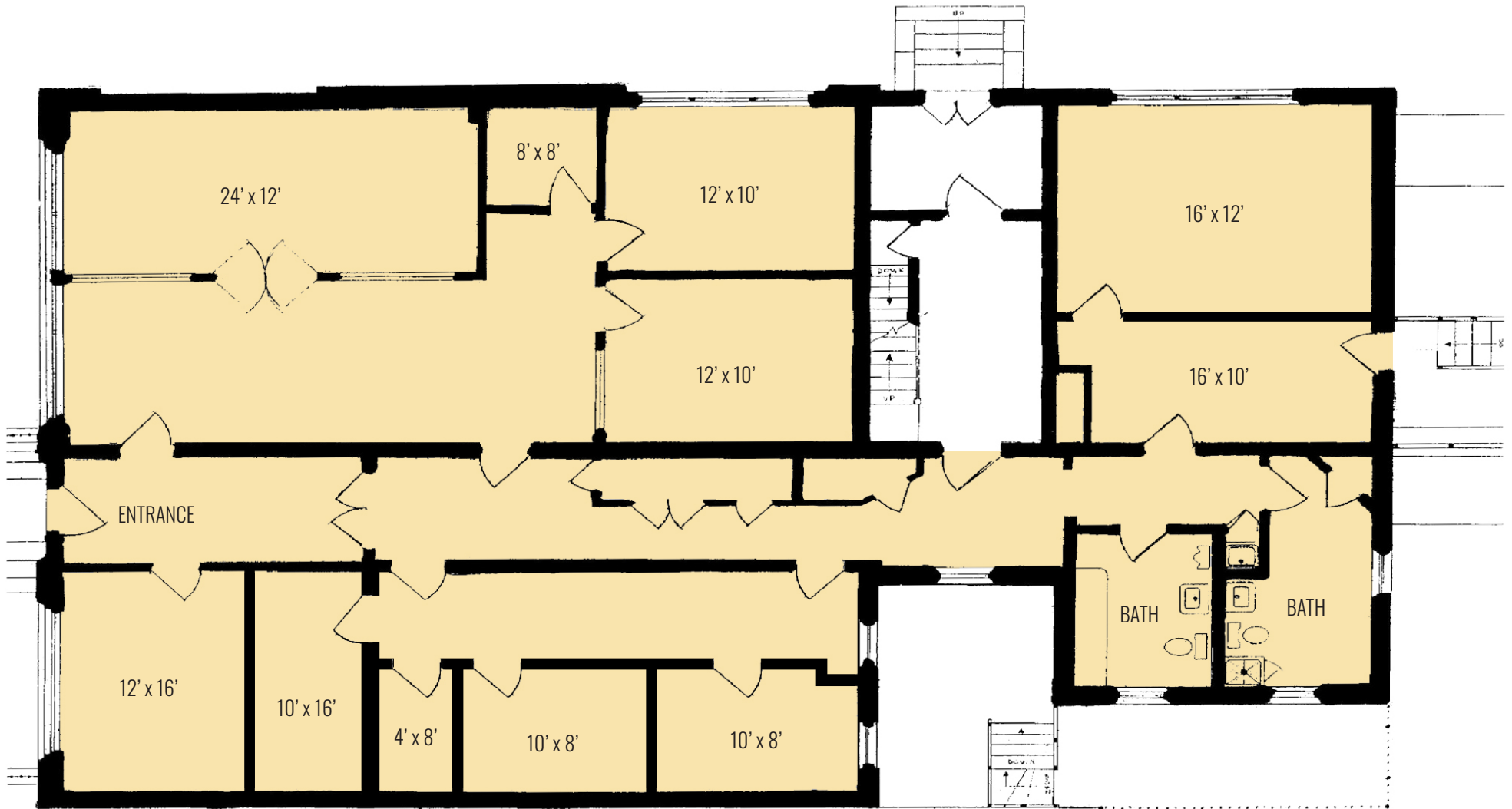
9-10
PARKING
SPACES



1ST FLOOR PLAN

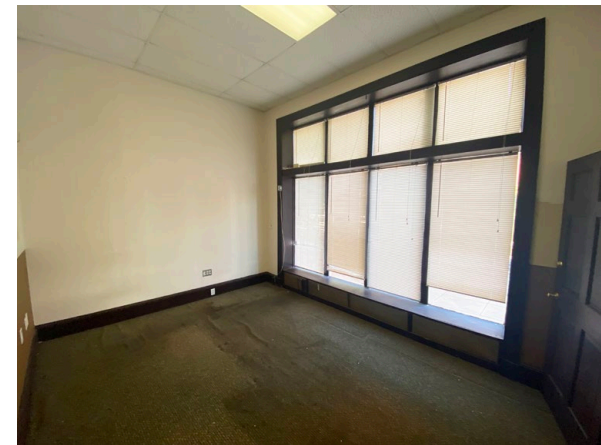
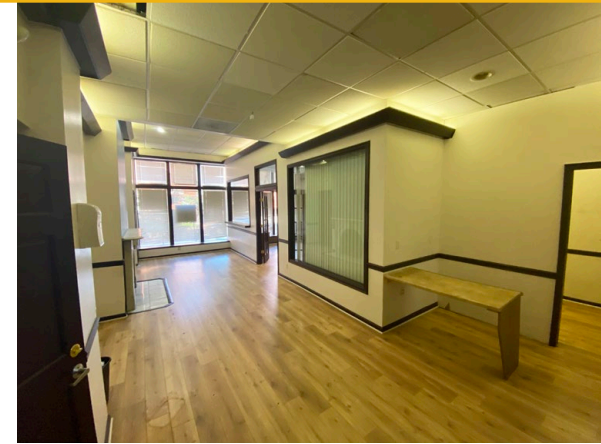
W 22ND STREET

MARYLAND AVE



OFFICE/RETAIL SPACE: VACANT

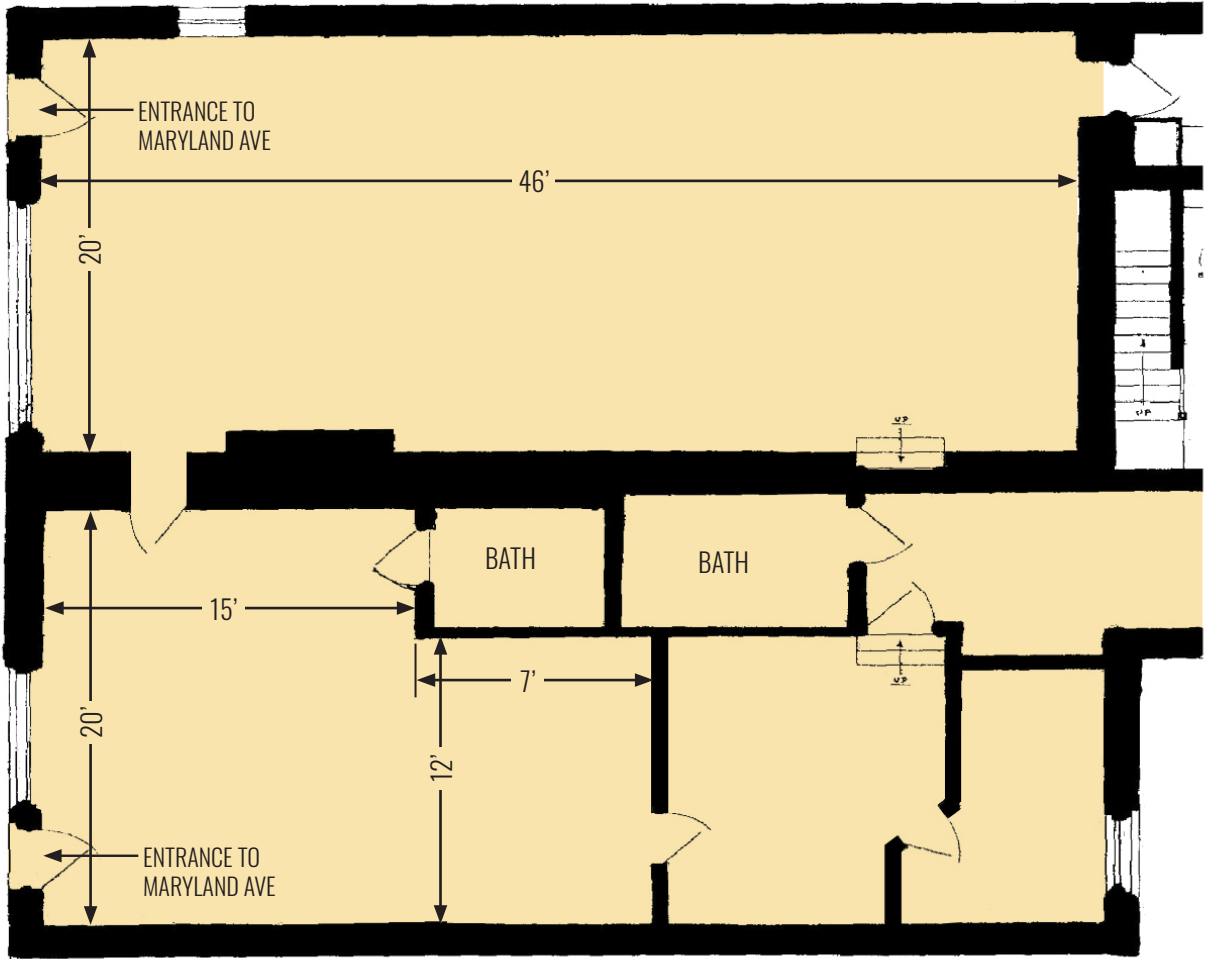
1ST FLOOR PHOTOS



LOWER LEVEL PLAN

W 22ND STREET

MARYLAND AVE



OFFICE/RETAIL SPACE: VACANT



LOWER LEVEL PHOTOS



LOCAL BIRDSEYE



BALTIMORE SYMPHONY ORCHESTRA

ub UNIVERSITY OF BALTIMORE

PENN STATION

CHARLES

metro gallery

INTERSTATE 83

McDonald's

JOE

BOL'S

save a lot

W NORTH AVE

DUNKIN'

POPEYES

SITE

NO LAND BEYOND

MR.TIRE AUTO SERVICE CENTERS

MONRO MUFFLER/BRAKE & Service

W 20TH ST

CHARLES ST

W 22ND ST

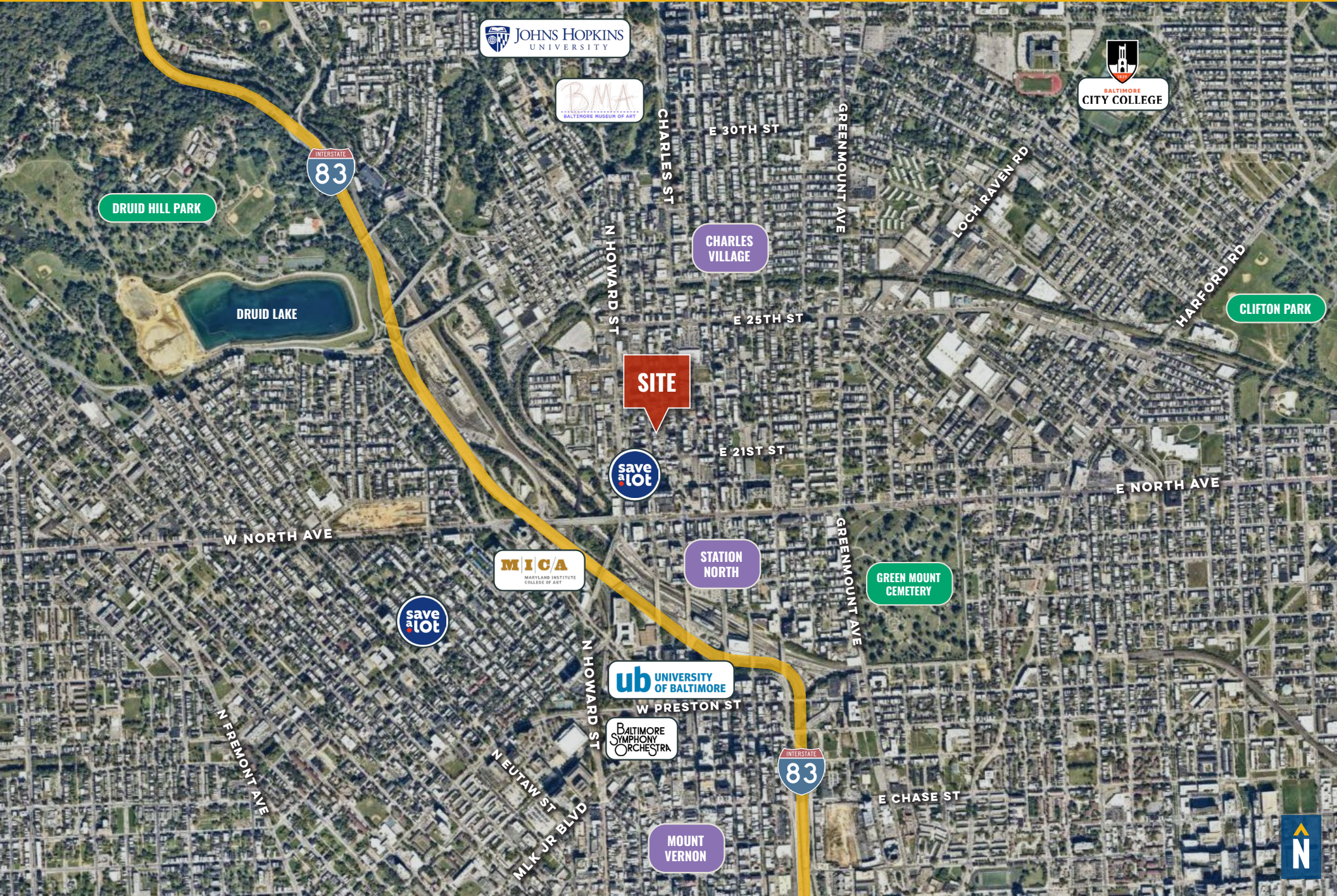
MARYLAND AVE

MORTON ST

N HOWARD ST



TRADE AREA



JOHNS HOPKINS UNIVERSITY

BMA BALTIMORE MUSEUM OF ART

BALTIMORE CITY COLLEGE

INTERSTATE 83

DRUID HILL PARK

DRUID LAKE

CLIFTON PARK

SITE

save a lot

W NORTH AVE

MICA MARYLAND INSTITUTE COLLEGE OF ART

STATION NORTH

GREEN MOUNT CEMETERY

save a lot

ub UNIVERSITY OF BALTIMORE

BALTIMORE SYMPHONY ORCHESTRA

INTERSTATE 83

N FREMONT AVE

N EUTAW ST

MLK JR BLVD

N HOWARD ST

W PRESTON ST

MOUNT VERNON

E CHASE ST



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



41,610

140,801

286,047

DAYTIME POPULATION



48,877

250,715

396,413

AVERAGE HOUSEHOLD INCOME



\$78,569

\$75,729

\$88,669

NUMBER OF HOUSEHOLDS



21,389

67,074

128,896

MEDIAN AGE

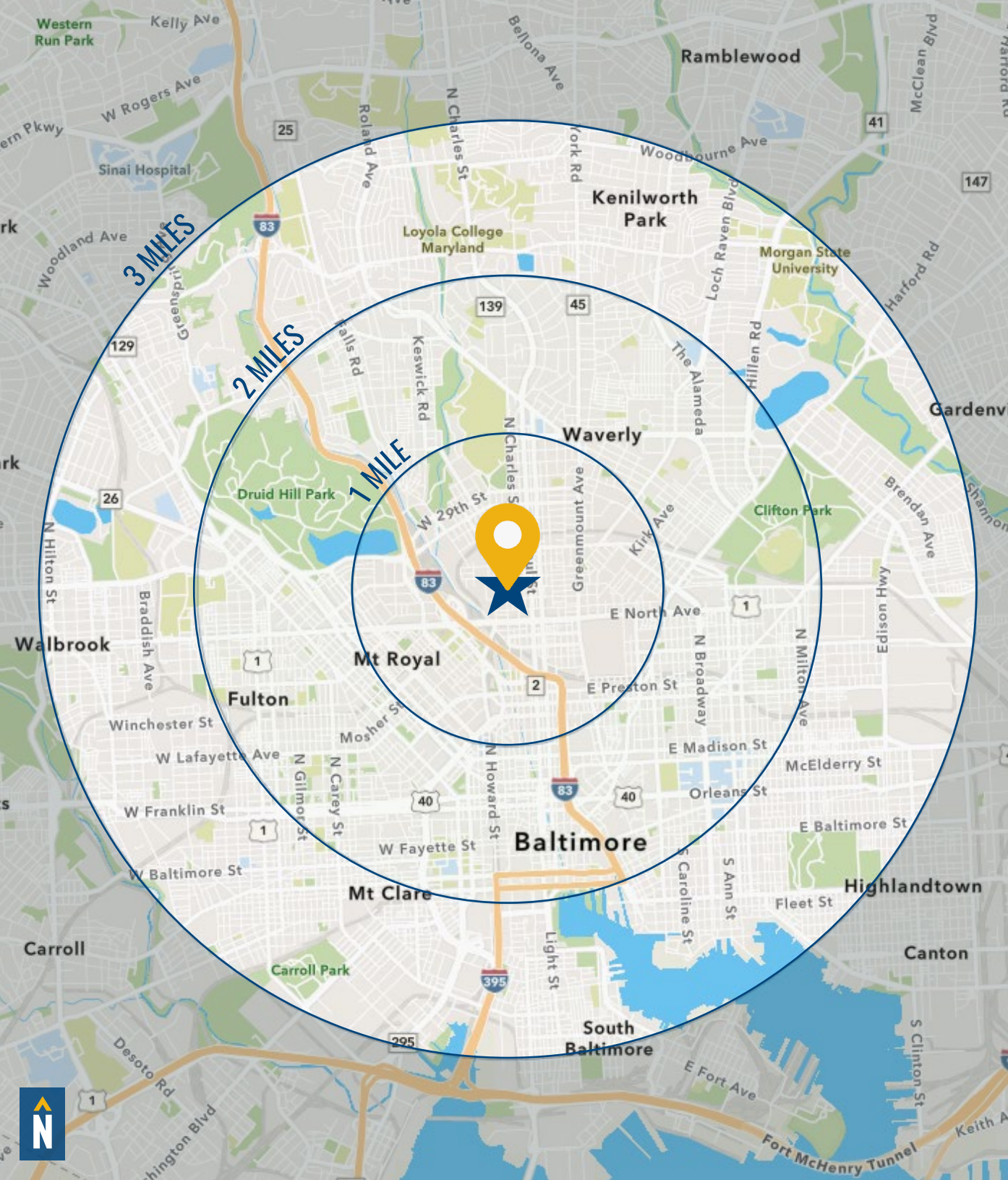


34.8

34.9

35.2

[FULL DEMOS REPORT](#)



FOR MORE INFO **CONTACT:**

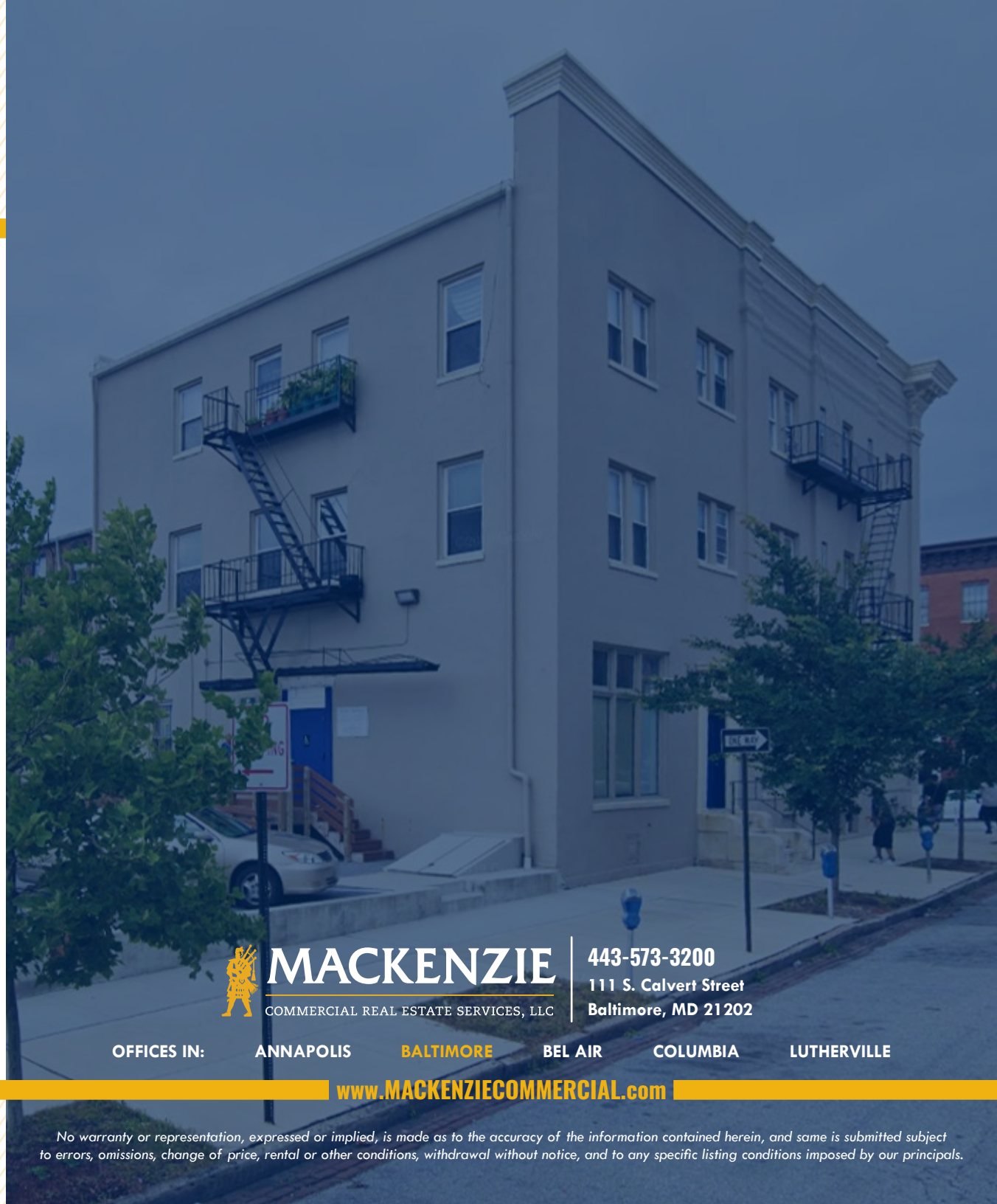


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MACKENZIE

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443-573-3200

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Baltimore, MD 21202

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



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