



3 STORY MIXED-USE BUILDING

2530 N CHARLES STREET | BALTIMORE, MARYLAND 21218

FOR
SALE

*Value-Add Opportunity for
Re-Development*



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Value-add opportunity for re-development
- In a Hub & Enterprise Zone
- Large Windows
- Elevator Serviced
- Easy access to I-83 and Downtown Baltimore
- In close proximity to Johns Hopkins University
- Walking distance to Remington Row

AVAILABLE:

25,800 SF ±

TENANT IN PLACE:

BANK OF AMERICA

EXPIRATION: 12/31/2025

\$138,000 ± IN GROSS RENT PLUS
OPEX OVER BASE YEAR

PARKING:

SURFACE PARKING AVAILABLE

ZONING:

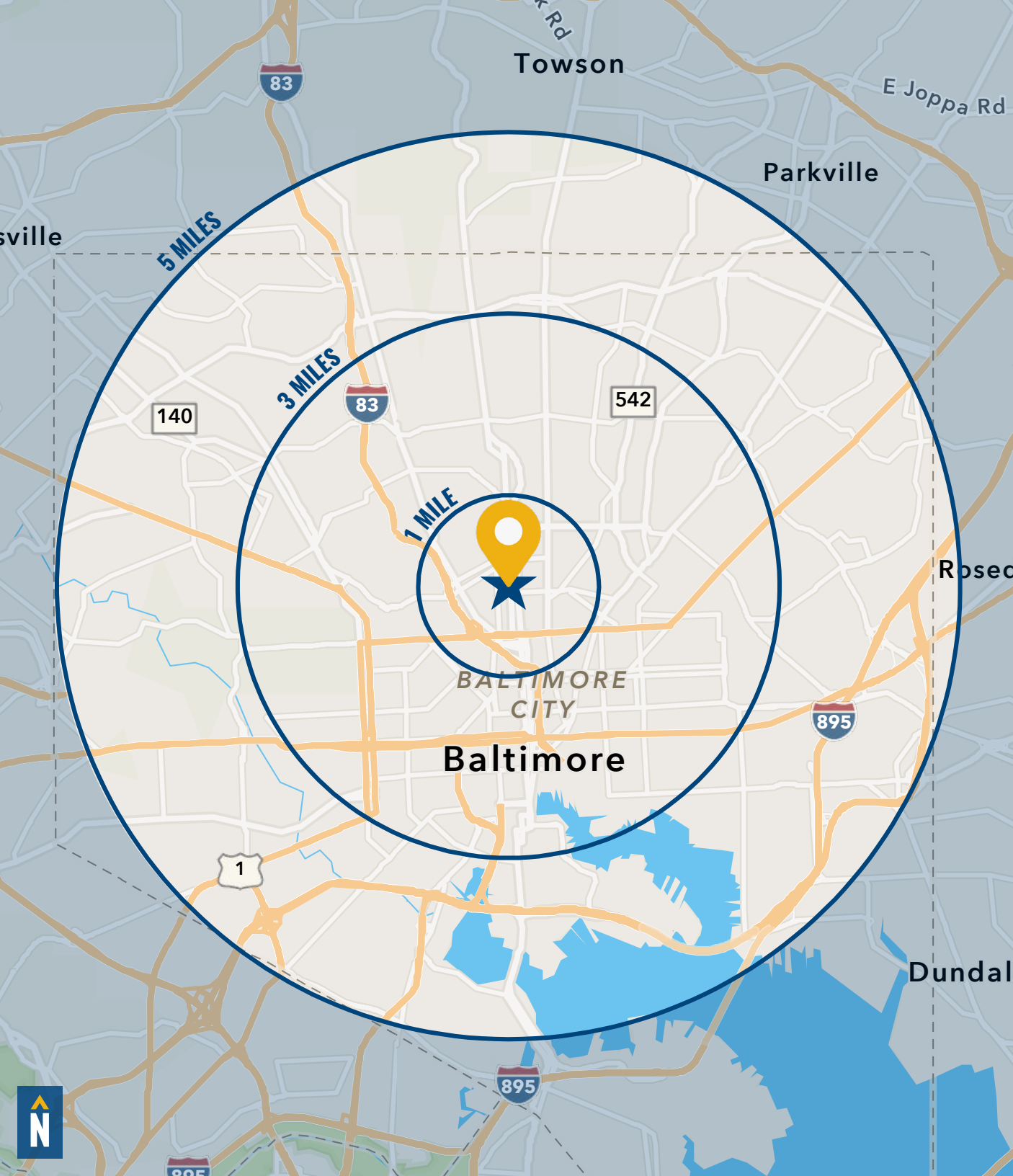
C-2 (COMMERCIAL)

SALE PRICE:

\$1,300,000
REAL ESTATE TAXES = \$17,145



The map displays the proposed site location in Baltimore, Maryland, near Remington Row. A red pin marks the 'SITE' location. A dashed line indicates a 2-mile radius from the site. A legend in the top left corner lists nearby businesses and services, including The Rotunda, Village Lofts, CVS pharmacy, and Johns Hopkins University. A scale bar shows 1 mile and 2 miles.



DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



17,578

146,971

284,451

DAYTIME POPULATION



44,446

388,939

656,709

AVERAGE HOUSEHOLD INCOME



\$84,413

\$85,740

\$93,177

NUMBER OF HOUSEHOLDS



17,509

126,034

241,818

MEDIAN AGE



32.8

35.6

36.8

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



PATRICK SMITH, SIOR

VICE PRESIDENT

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CHRIS BOLAND

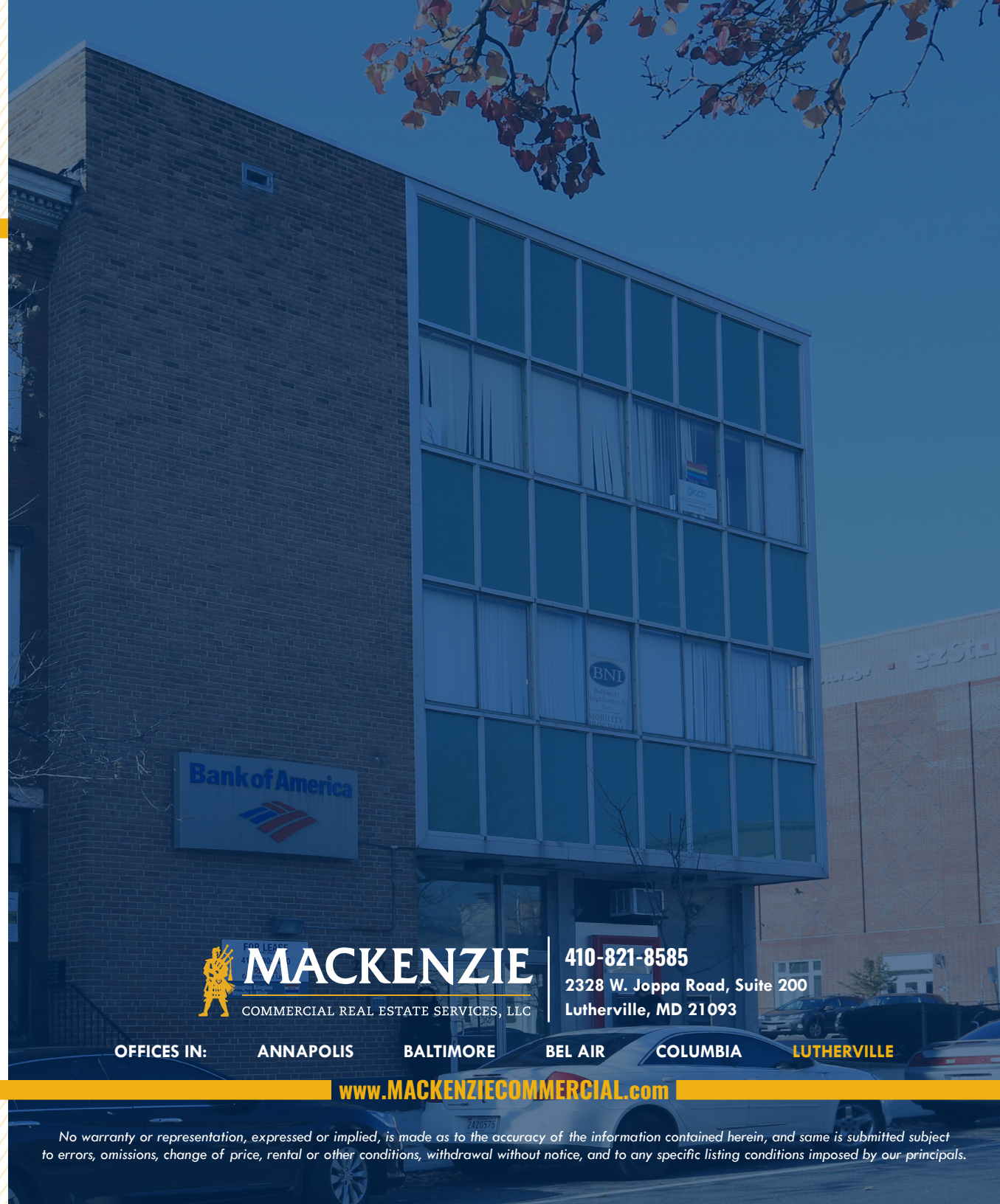
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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