



WAREHOUSE/FLEX BUILDING

3010 HAMILTON AVENUE | BALTIMORE, MARYLAND 21214

FOR
**LEASE/
SALE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 7,317 square foot warehouse/flex building
- Four (4) drive-in doors total (2 in front, 2 in rear)
- 65 feet \pm of frontage
- Two means of access/entry: Hamilton Avenue (front) and Wisteria Avenue (rear)
- Just off the signalized intersection with Harford Road/Rt. 147 (23,254 cars/day)
- Nearby retailers include Harvest Fare Supermarket, Dunkin', Royal Farms & more!

BUILDING SIZE:

7,317 SF \pm

LOT SIZE:

0.32 ACRES \pm

TRAFFIC COUNT:

8,245 AADT (HAMILTON AVE)

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

RENTAL RATE:

\$8.25 PSF, NNN

RE TAXES:

\$5,144.80 (2023-2024)

SALE PRICE:

\$850,000



AERIAL / PARCEL OUTLINE



RICHARD AVE

OMEGA
BAPTIST CHURCH

HAMILTON AVE

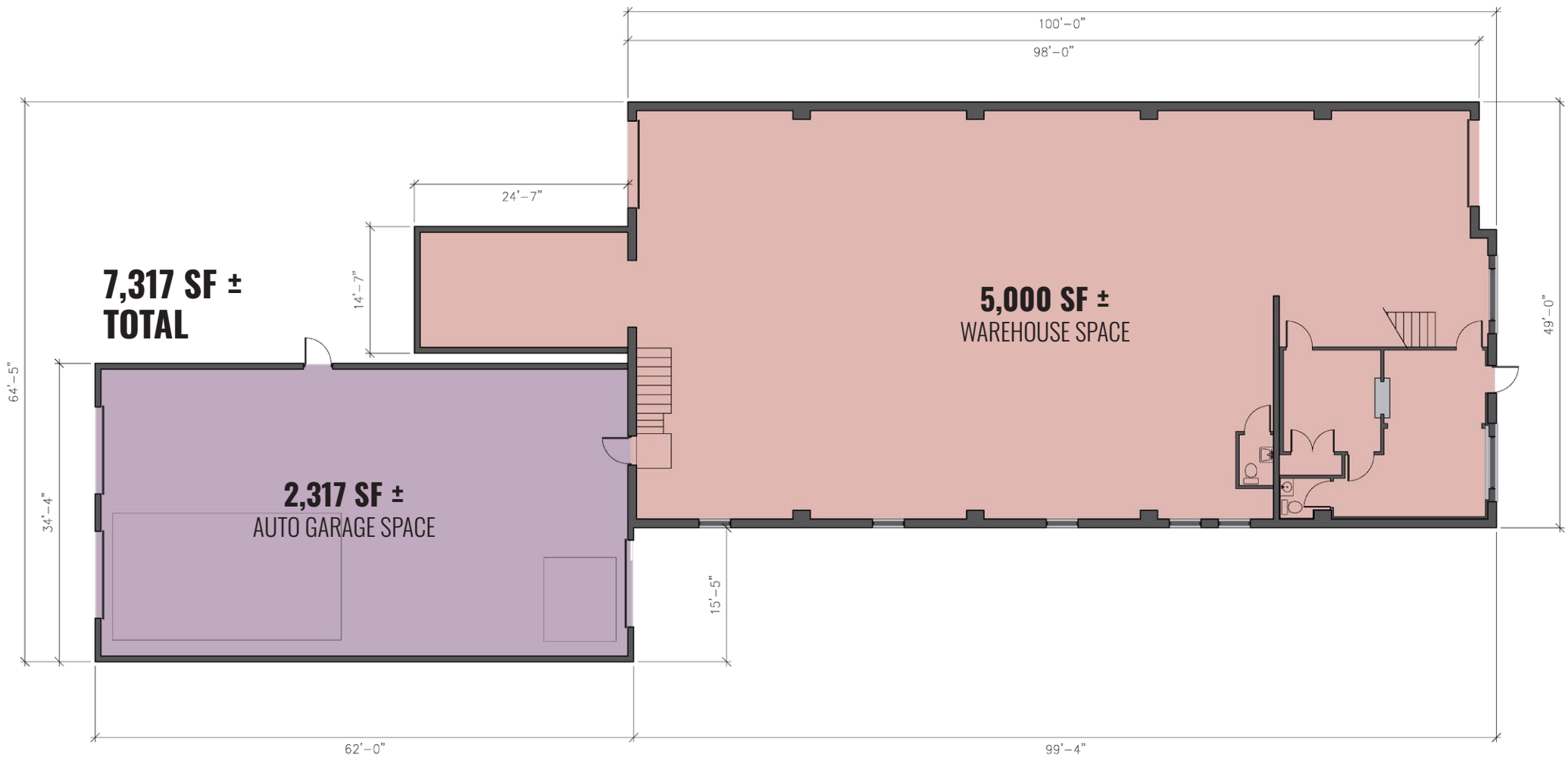
5,000 SF ±

2,317 SF ±

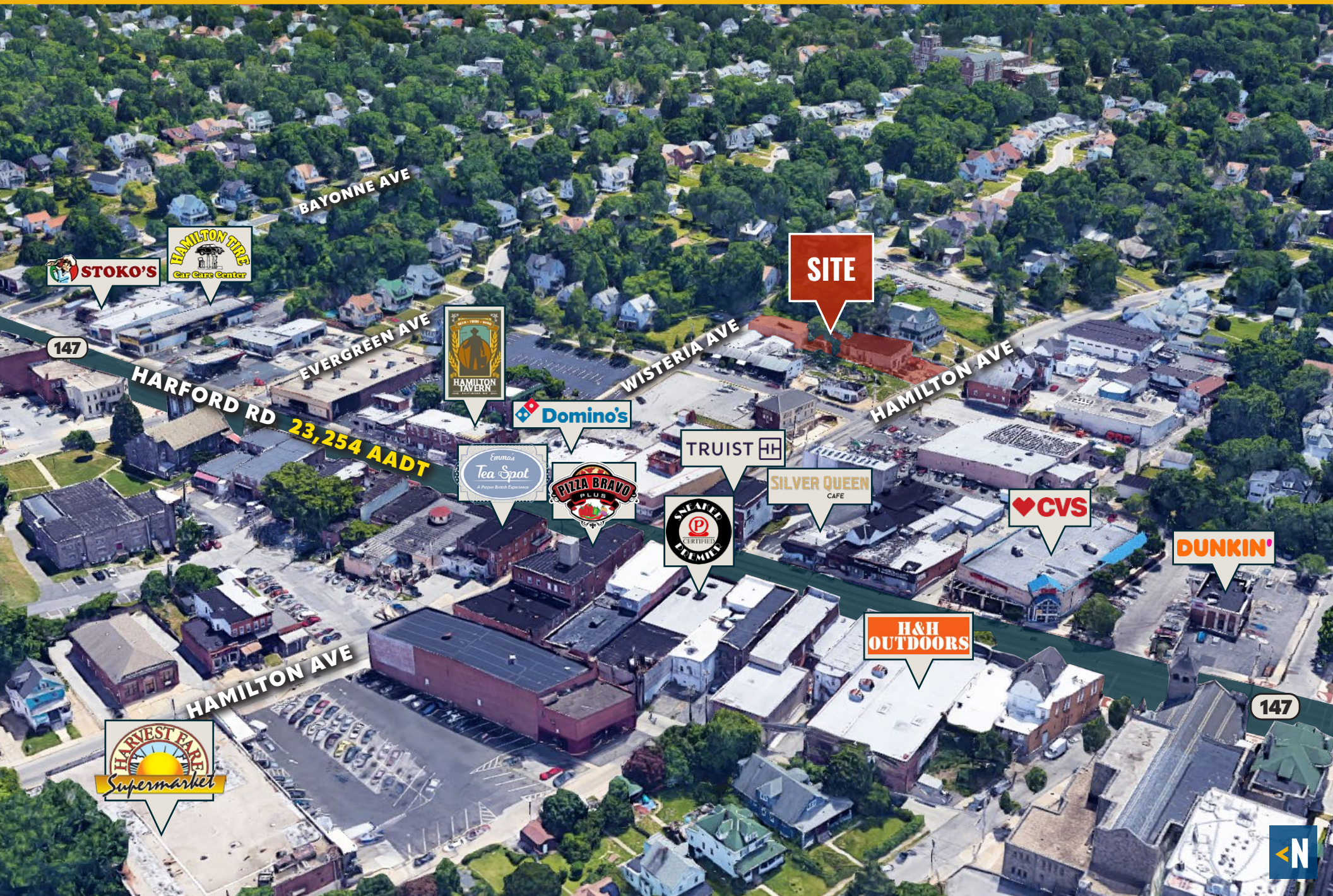
WISTERIA AVE



FLOOR PLAN



LOCAL BIRDSEYE



STOKO'S

HAMILTON TIRE
Car Care Center

147

HARFORD RD

23,254 AADT

EVERGREEN AVE

HAMILTON
Tavern

Domino's

Emma's
Tea Spot
A Proper British Experience

PIZZA BRAVO
PLUS

TRUIST

PREMIER
CERTIFIED

SILVER QUEEN
CAFE

CVS

DUNKIN'

H&H
OUTDOORS

HARVEST FARE
Supermarket

BAYONNE AVE

WISTERIA AVE

HAMILTON AVE

SITE

147



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



22,264

92,364

201,645

DAYTIME POPULATION



15,550

67,460

146,420

AVERAGE HOUSEHOLD INCOME



\$97,307

\$88,492

\$87,921

NUMBER OF HOUSEHOLDS



8,981

37,729

82,744

MEDIAN AGE



41.2

38.8

38.7

DOMINANT LIFESTYLES: 1 MILE RADIUS

 [esri](#) [MORE INFO](#)

64%

PARKS AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**

Median Household Income: **\$60,000**

16%

CITY LIGHTS



This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**

Median Household Income: **\$69,200**

5%

EMERALD CITY



Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

Median Age: **37.4**

Median Household Income: **\$59,200**

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



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