

# FOR LEASE

Baltimore City, Maryland

# HIGHLANDTOWN RETAIL/RESTAURANT SPACE

3512-3520 EASTERN AVENUE | BALTIMORE, MARYLAND 21224

## RETAIL/RESTAURANT

1st Floor: 1,800 - 3,900 sf ±  
(+ 2,700 sf ± basement storage space)

## OFFICE

2nd Floor: 5,800 sf ±

## ZONING

C-1-E (Neighborhood Business & Entertainment District)

## TRAFFIC COUNT

19,650 AADT (Eastern Ave)

## HIGHLIGHTS

- ▶ Prime Highlandtown corner retail/restaurant space
- ▶ New proposed facade to feature wide storefronts (1st floor)
- ▶ Full 2nd floor office space
- ▶ Located at the busy signalized intersection of Eastern Avenue and Conkling Street
- ▶ Bustling neighborhood with active street presence
- ▶ Fast-growing residential projects in neighborhood (\$500k-\$600k townhomes)



Henry Deford | Vice President

410.494.4861 | hdeford@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

410.494.4866 | mgioioso@mackenziecommercial.com

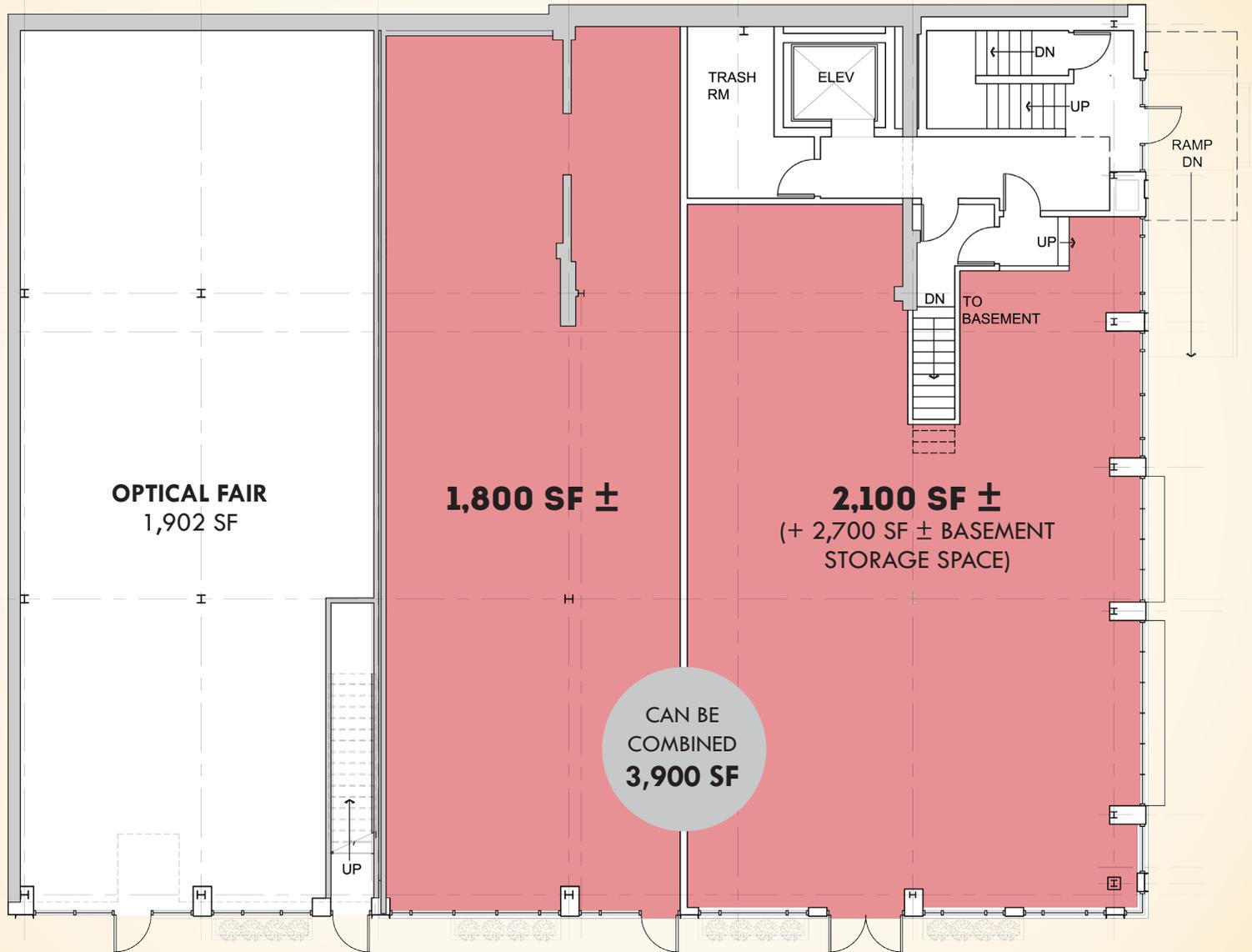
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# FLOOR PLAN: 1ST FLOOR RETAIL

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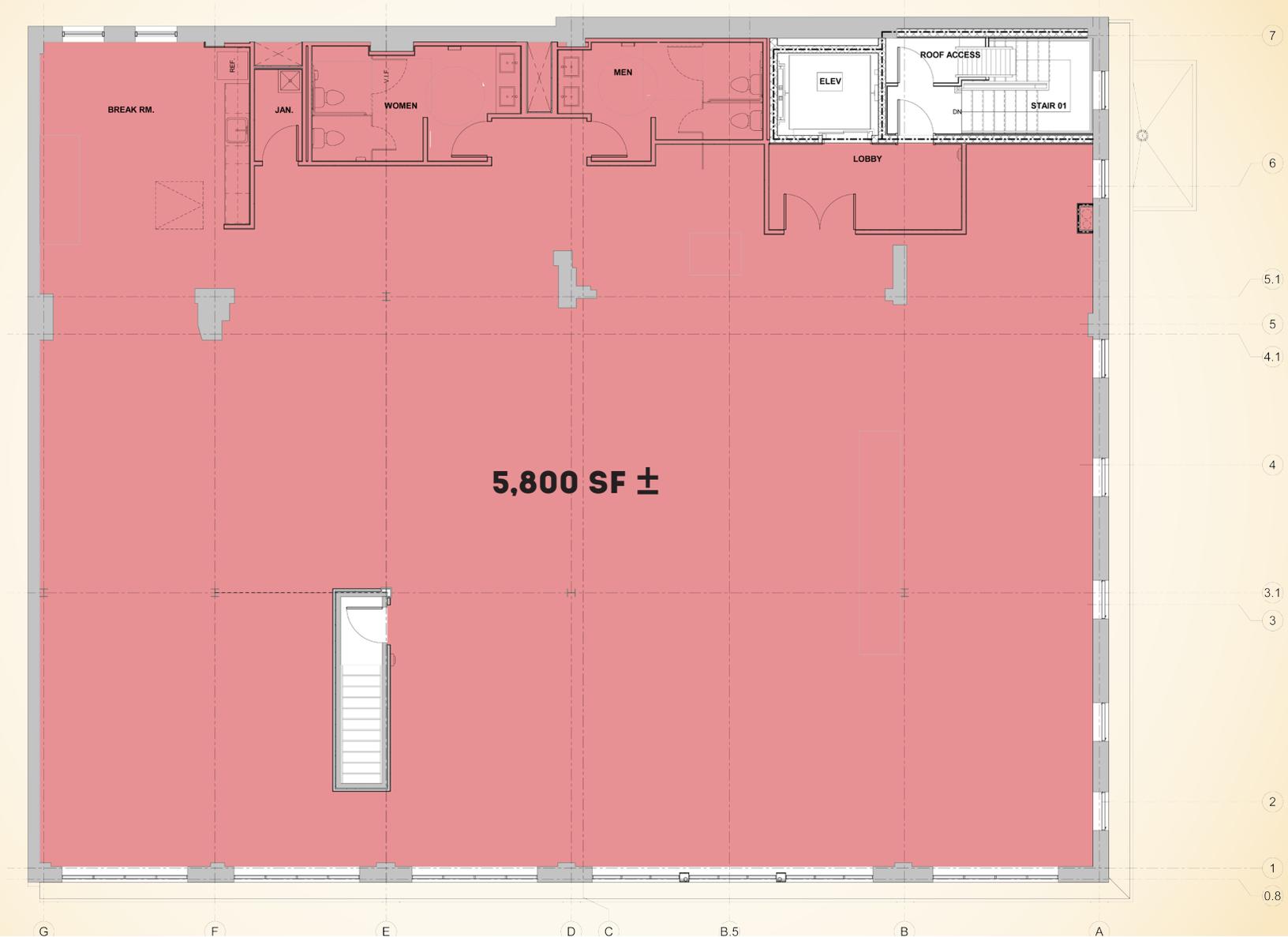
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# FLOOR PLAN: 2ND FLOOR OFFICE

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# FOR LEASE

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# BIRDSEYE

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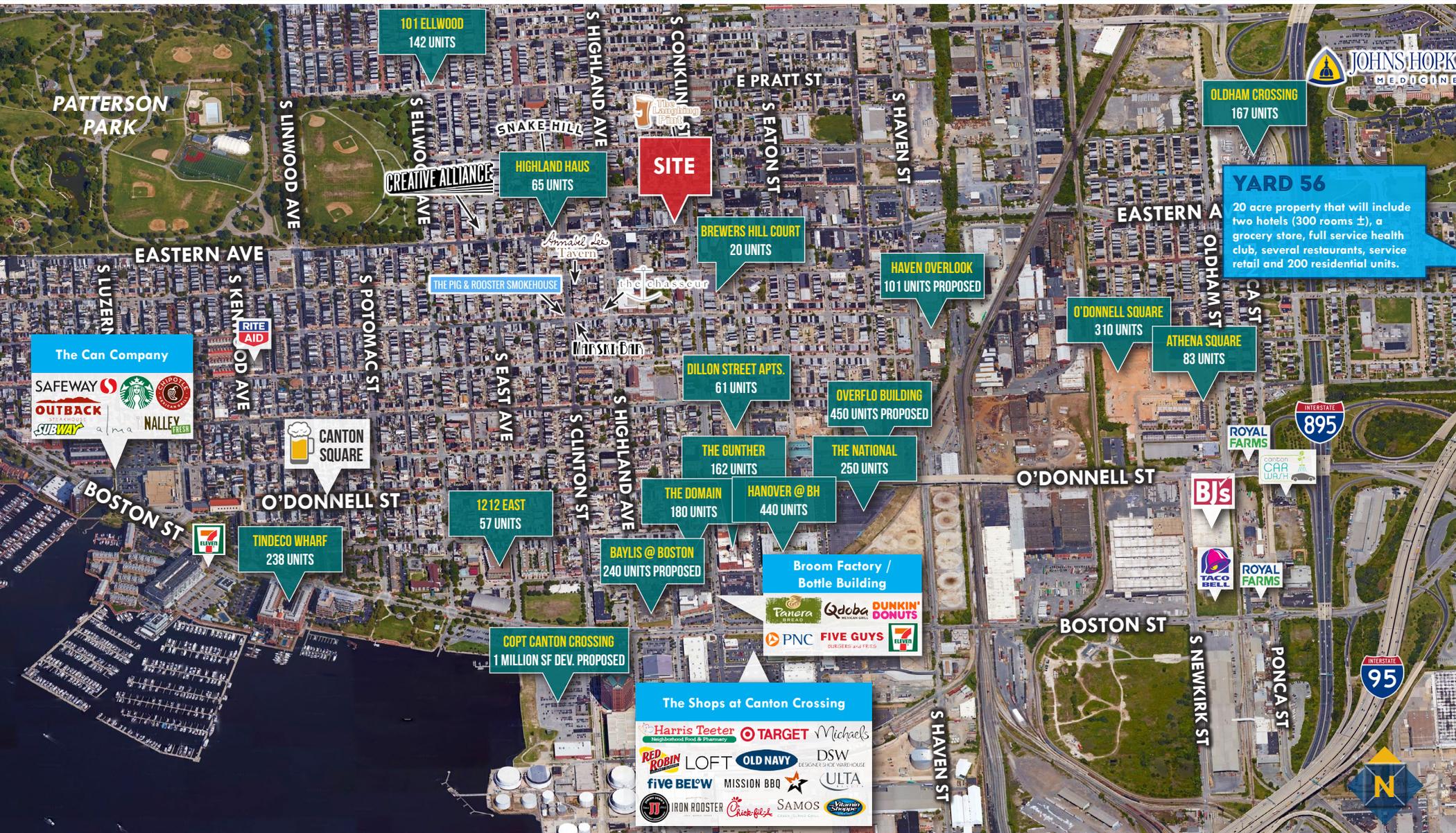
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# TRADE AREA

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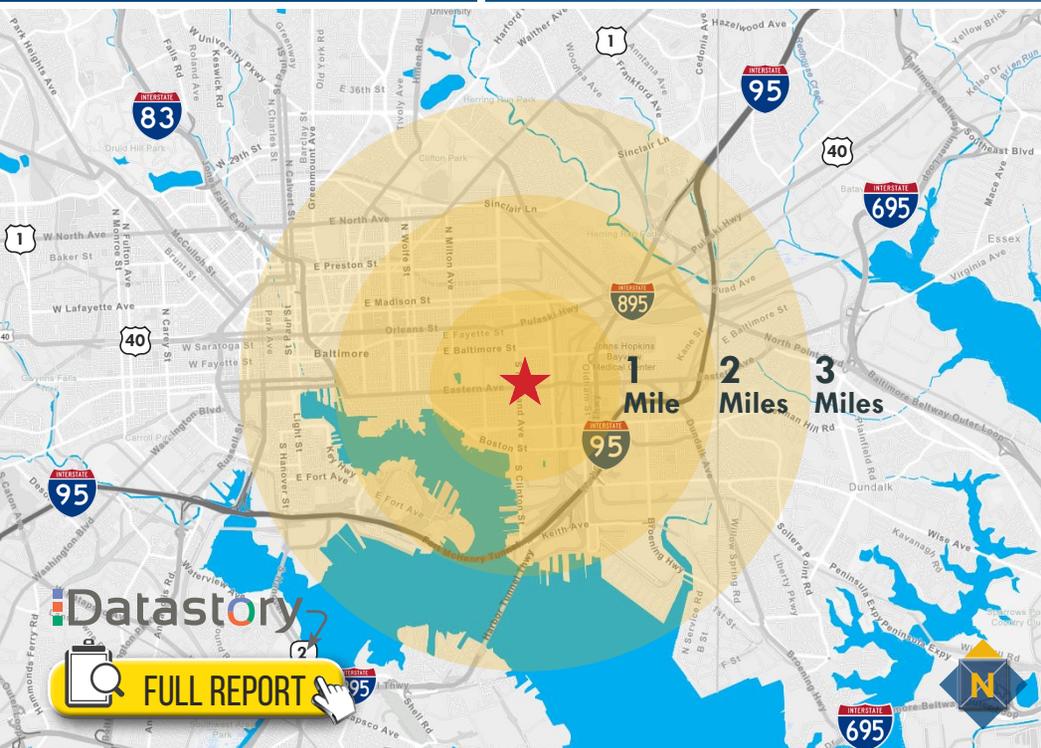
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# LOCATION / DEMOGRAPHICS

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RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
38,980 1 MILE	15,895 1 MILE	2.44 1 MILE	33.2 1 MILE
93,482 2 MILES	38,683 2 MILES	2.39 2 MILES	34.1 2 MILES
199,932 3 MILES	82,675 3 MILES	2.31 3 MILES	34.2 3 MILES
AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
\$81,612 1 MILE	60.8% 1 MILE	94.7% 1 MILE	37,705 1 MILE
\$71,019 2 MILES	55.1% 2 MILES	91.8% 2 MILES	130,080 2 MILES
\$67,045 3 MILES	53.6% 3 MILES	91.4% 3 MILES	295,978 3 MILES

**32%**  
METRO RENTERS  
2 MILES

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.

**2.00**  
AVERAGE HH SIZE

**30.0**  
MEDIAN AGE

**\$,000**  
MEDIAN HH INCOME

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**13%**  
FRONT PORCHES  
2 MILES

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.

**2.00**  
AVERAGE HH SIZE

**30.0**  
MEDIAN AGE

**\$,000**  
MEDIAN HH INCOME

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**11%**  
EMERALD CITY  
2 MILES

These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

**2.00**  
AVERAGE HH SIZE

**30.0**  
MEDIAN AGE

**\$,000**  
MEDIAN HH INCOME

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**10%**  
LAPTOPS AND LATTES  
2 MILES

These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

**2.00**  
AVERAGE HH SIZE

**30.0**  
MEDIAN AGE

**\$,000**  
MEDIAN HH INCOME

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