

FOR SALE

 Baltimore City, Maryland

CHURCH BUILDING/ REDEVELOPMENT OPPORTUNITY

400-414 N. LUZERNE AVENUE | BALTIMORE, MD 21224

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CHURCH BUILDING/REDEVELOPMENT OPP.

400-414 N. LUZERNE AVENUE | BALTIMORE, MARYLAND 21224

BUILDING SIZES

400 N Luzerne Ave - 4,206 SF

412 N Luzerne Ave - 1,372 SF

414 N Luzerne Ave - 1,372 SF

Total - 6,950 SF

TOTAL LOT SIZE

.17 Acres ±

YEAR BUILT

Circa 1910

TRAFFIC COUNT

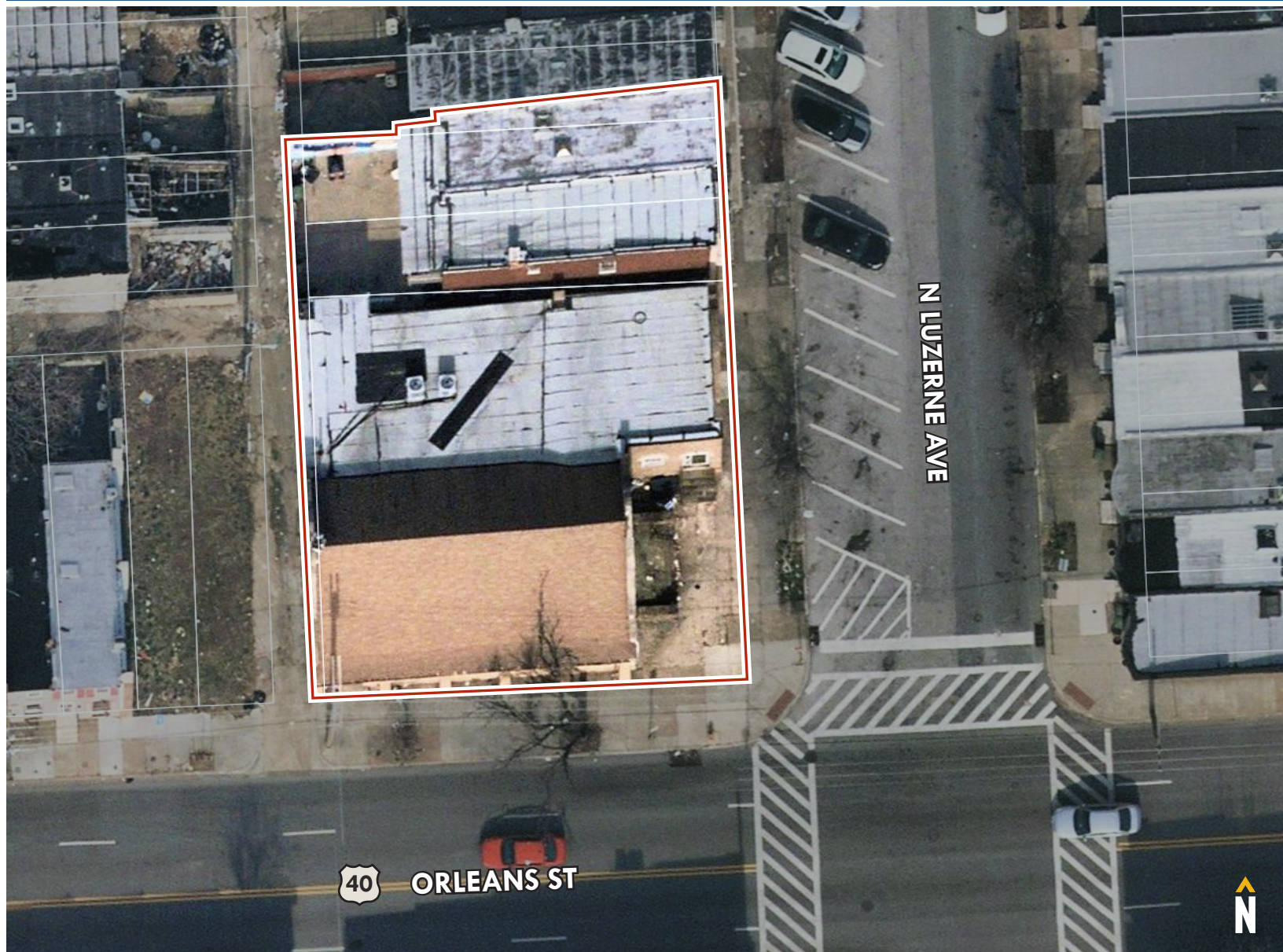
28,471 AADT (Orleans St.Rt. 40)

SALE PRICE

\$650,000

HIGHLIGHTS

- ▶ Unique opportunity to purchase a former church and two (2) adjacent rowhomes
- ▶ Located in the busy East Baltimore neighborhood of McElderry Park
- ▶ Prime visibility at the corner of Orleans Street (Route 40) and N Luzerne Ave
- ▶ Close proximity to Johns Hopkins Hospital Campus, EBDI, Highlandtown and Patterson Park



STREET VIEW



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

Tom Mottley | Senior Vice President & Principal

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Henry Deford | Senior Vice President & Principal

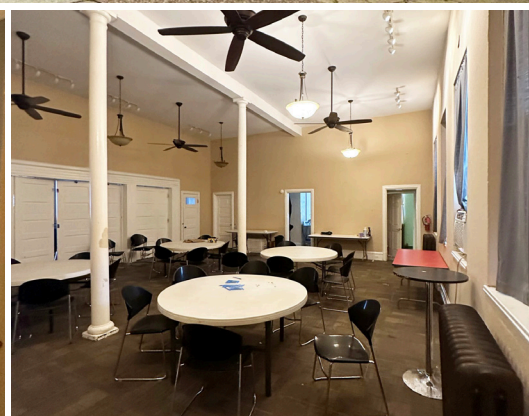
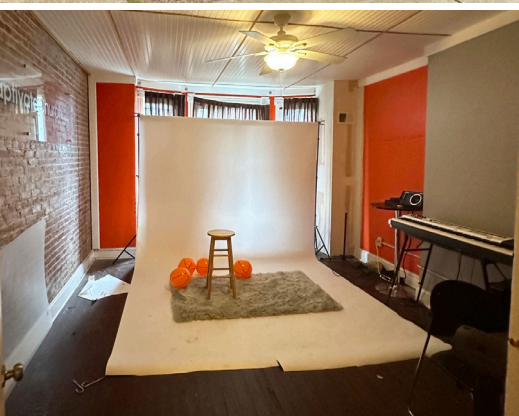
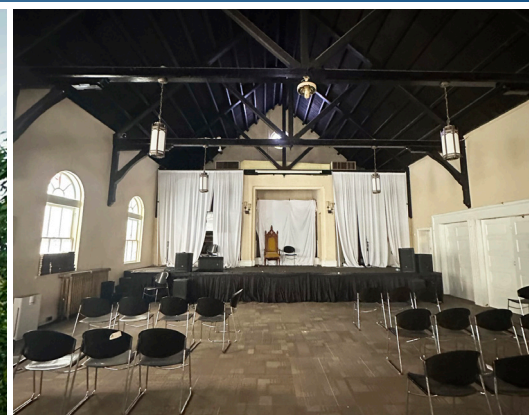
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PHOTOS

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FOR SALE



Baltimore City, Maryland

BIRDSEYE

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TRADE AREA

400-414 N. LUZERNE AVENUE | BALTIMORE, MARYLAND 21224

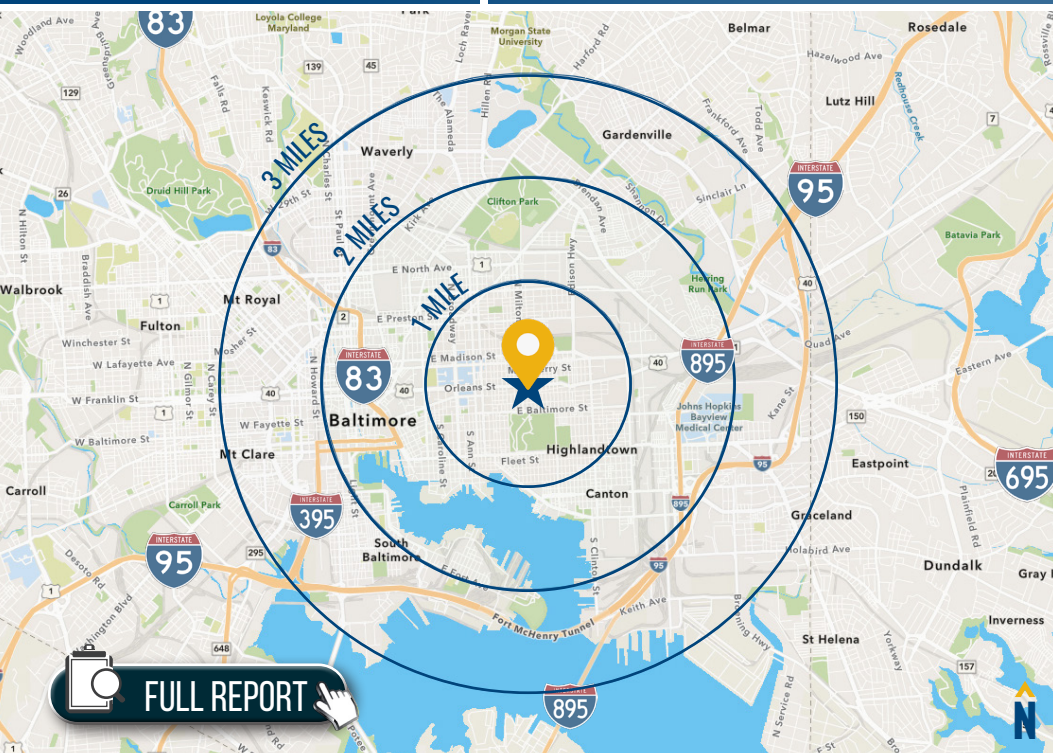


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LOCATION / DEMOGRAPHICS (2023)

400-414 N. LUZERNE AVENUE | BALTIMORE, MARYLAND 21224



RESIDENTIAL POPULATION

48,734

1 MILE

127,432

2 MILES

235,826

3 MILES

NUMBER OF HOUSEHOLDS

21,144

1 MILE

58,942

2 MILES

108,271

3 MILES

AVERAGE HH SIZE

2.30

1 MILE

2.11

2 MILES

2.11

3 MILES

MEDIAN AGE

34.4

1 MILE

35.0

2 MILES

34.9

3 MILES

AVERAGE HH INCOME

\$103,928

1 MILE

\$104,031

2 MILES

\$95,920

3 MILES

EDUCATION (COLLEGE+)

63.2%

1 MILE

63.2%

2 MILES

63.0%

3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.8%

1 MILE

95.5%

2 MILES

95.0%

3 MILES

DAYTIME POPULATION

57,299

1 MILE

207,722

2 MILES

265,154

3 MILES

22%

METRO RENTERS

1 MILE

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.

1.67

AVERAGE HH SIZE

32.5

MEDIAN AGE

\$67,000

MEDIAN HH INCOME

LEARN MORE

13%

MODEST INCOME HOMES

1 MILE

Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.

2.56

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$23,900

MEDIAN HH INCOME

LEARN MORE

13%

CITY COMMONS

1 MILE

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67

AVERAGE HH SIZE

28.5

MEDIAN AGE

\$18,300

MEDIAN HH INCOME

LEARN MORE

8%

TRENDSETTERS

1 MILE

These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

2.12

AVERAGE HH SIZE

36.3

MEDIAN AGE

\$63,100

MEDIAN HH INCOME

LEARN MORE



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