

FOR SALE

Baltimore City, Maryland

414-418 W. FRANKLIN STREET

BALTIMORE, MARYLAND 21201

PRICE REDUCED
(BY \$100K!)

BUILDING SIZE

4,340 sf (4 stories)

LOT SIZE

.15 Acres

ZONING

C-1 (Neighborhood Business District)

TRAFFIC COUNT

21,060 AADT (W. Franklin St)

SALE PRICE (Reduced!)

~~\$499,000~~ \$390,000

HIGHLIGHTS

- ▶ Existing 4,340 sf residential/retail building (redevelopment opportunity) in Seton Hill
- ▶ Includes adjacent parking lot and 1,600 sf of warehouse
- ▶ Great location within proximity to Baltimore's Mount Vernon/Downtown neighborhoods
- ▶ Rare and highly desirable parking lot adjacent to building
- ▶ Excellent visibility and walkability on W. Franklin St/Rt. 40 (21,000+ cars per day)
- ▶ Ideal for multi-family, retail and/or office use



Chris Walsh | Vice President

410.494.4857

cwalsh@mackenziecommercial.com

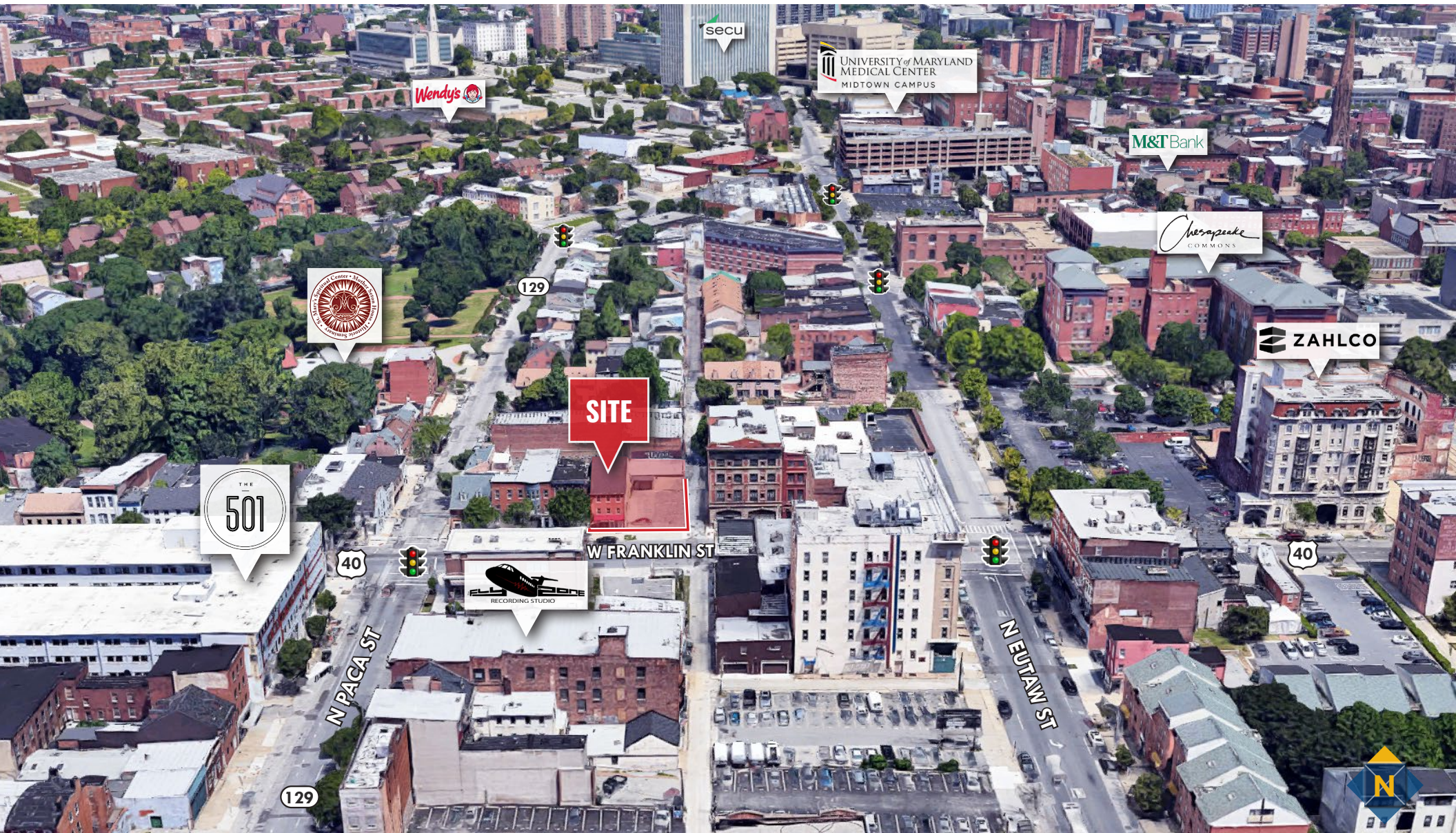
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

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BIRDSEYE

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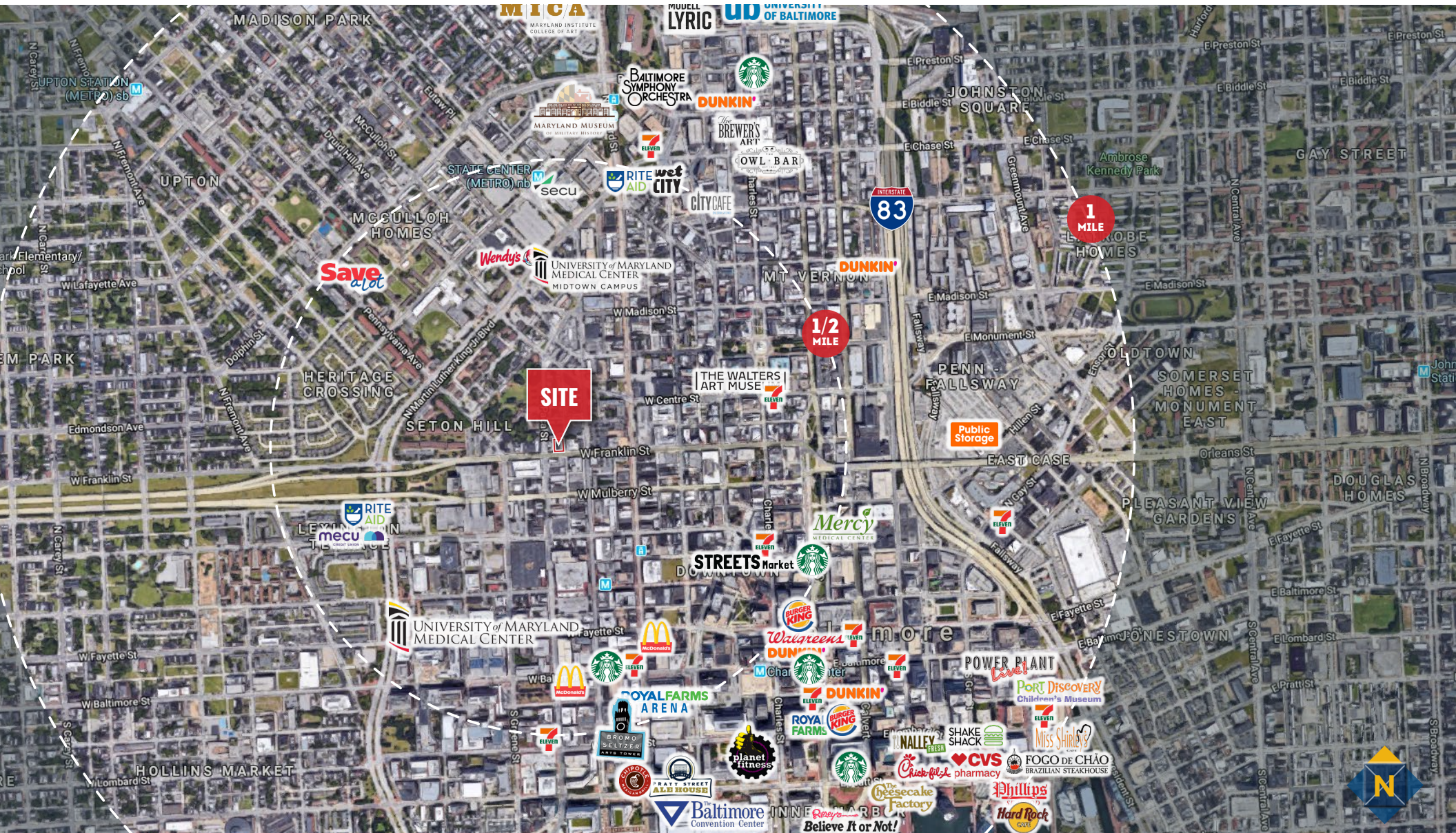
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TRADE AREA

414-418 W. FRANKLIN STREET | BALTIMORE, MARYLAND 21201

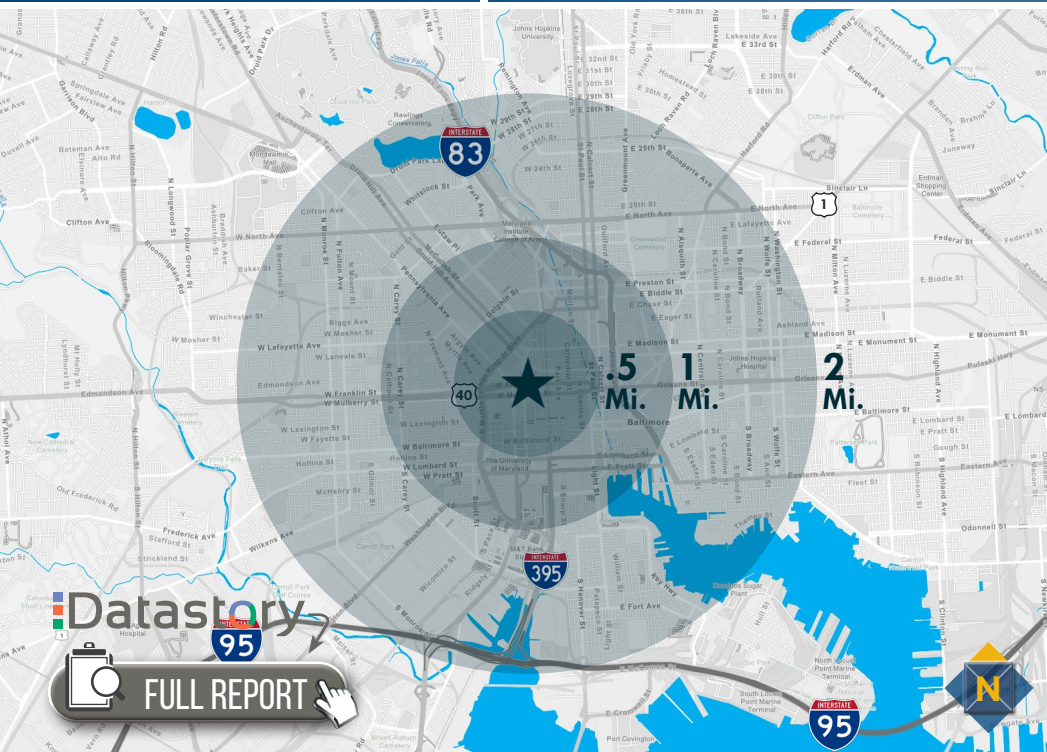


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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION

14,012
.5 MILES
51,295
1 MILE
160,517
2 MILES

NUMBER OF HOUSEHOLDS

8,309
.5 MILES
23,772
1 MILE
70,118
2 MILES

AVERAGE HH SIZE

1.60
.5 MILES
1.79
1 MILE
2.12
2 MILES

MEDIAN AGE

32.0
.5 MILES
33.2
1 MILE
35.0
2 MILES

AVERAGE HH INCOME

\$60,584
.5 MILES
\$69,821
1 MILE
\$76,803
2 MILES

EDUCATION (COLLEGE+)

73.7%
.5 MILES
61.1%
1 MILE
58.1%
2 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.4%
.5 MILES
92.5%
1 MILE
91.1%
2 MILES

DAYTIME POPULATION

39,760
.5 MILES
98,294
1 MILE
226,909
2 MILES

53%
METRO RENTERS
15 MIN. WALK

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

23%
CITY COMMONS
15 MIN. WALK

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

12%
COLLEGE TOWNS
15 MIN. WALK

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE
24.5
MEDIAN AGE
\$32,200
MEDIAN HH INCOME

LEARN MORE

7%
SOCIAL SECURITY SET
15 MIN. WALK

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73
AVERAGE HH SIZE
45.6
MEDIAN AGE
\$17,900
MEDIAN HH INCOME

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