

FOR SALE

Baltimore City, Maryland

FREESTANDING RETAIL/RESTAURANT

4226 HARFORD ROAD | BALTIMORE, MARYLAND 21214

BUILDING SIZE

1,602 sf ±

LOT SIZE

.26 Acres ±

ZONING

C-1 (Neighborhood Business District)

PARKING

15 surface spaces

TRAFFIC COUNT

19,523 AADT (Harford Rd/Rt. 147)

REAL ESTATE TAXES (2020-2021)

\$6,721.28

SALE PRICE

\$499,000

HIGHLIGHTS

- ▶ Unique retail/restaurant building in busy Lauraville/Hamilton neighborhood
- ▶ Formerly a pizza shop
- ▶ Fully renovated in 2013
- ▶ Large dedicated pylon sign
- ▶ 150 ft. of frontage on busy Harford Road (19,523 AADT)
- ▶ 2 curb cuts on Harford Road, 1 curb cut on Overland Avenue



Henry Deford | Vice President

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Mike Gioioso | Vice President

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FOR SALE



Baltimore City, Maryland

BIRDSEYE

4226 HARFORD ROAD | BALTIMORE, MARYLAND 21214



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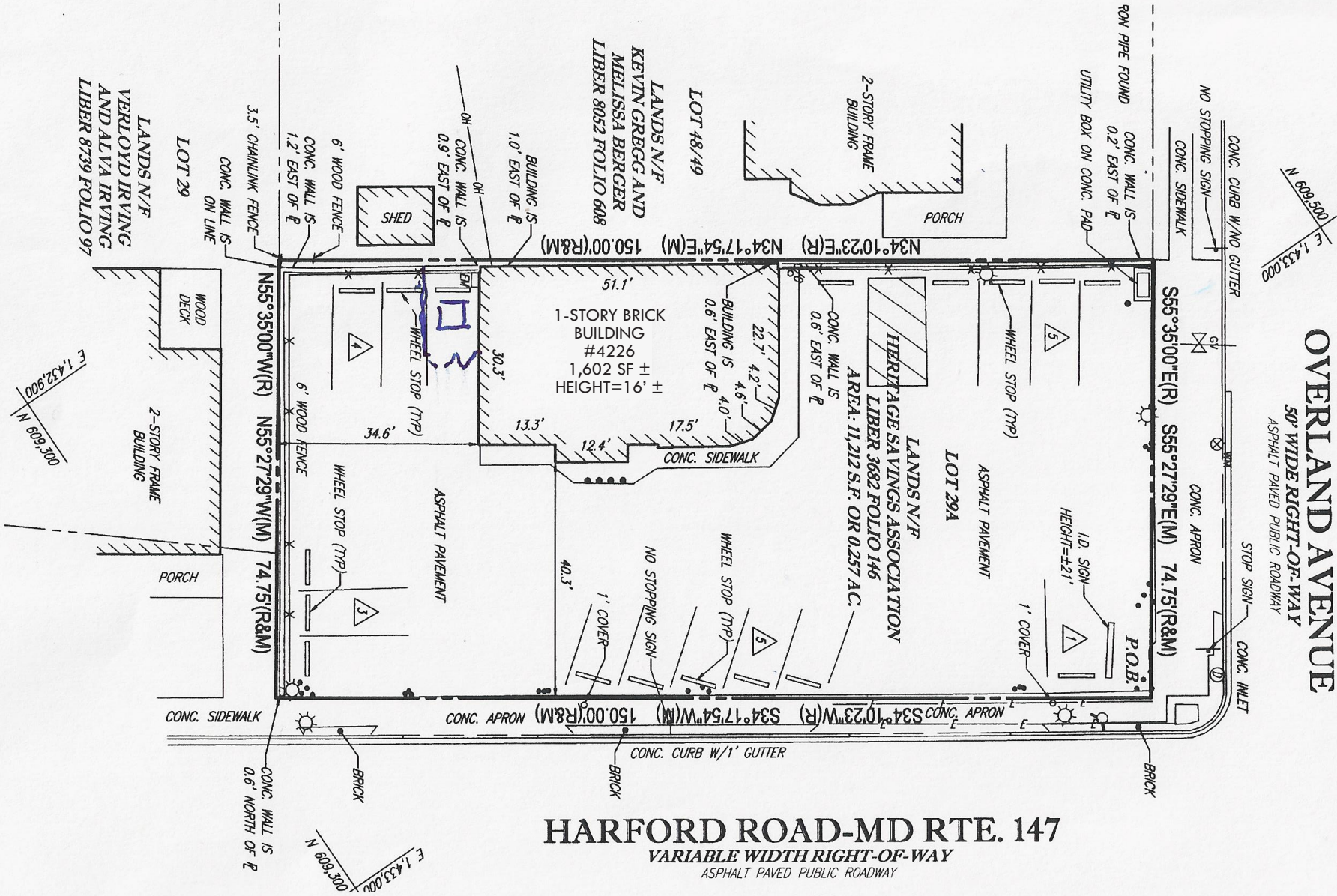
FOR SALE



Baltimore City, Maryland

SURVEY

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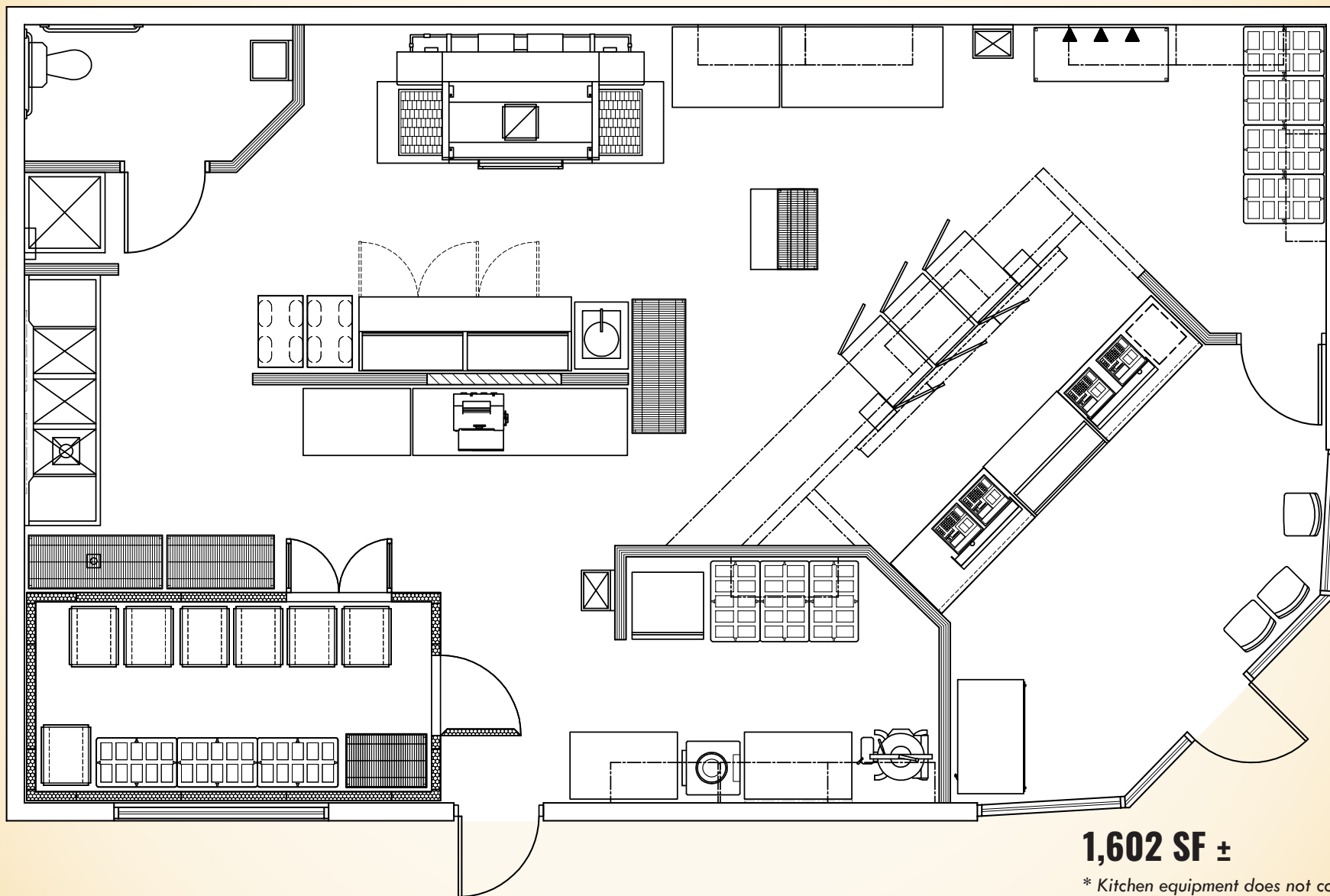
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FOR SALE

Baltimore City, Maryland

FLOOR PLAN

4226 HARFORD ROAD | BALTIMORE, MARYLAND 21214



1,602 SF ±

* Kitchen equipment does not convey with sale.



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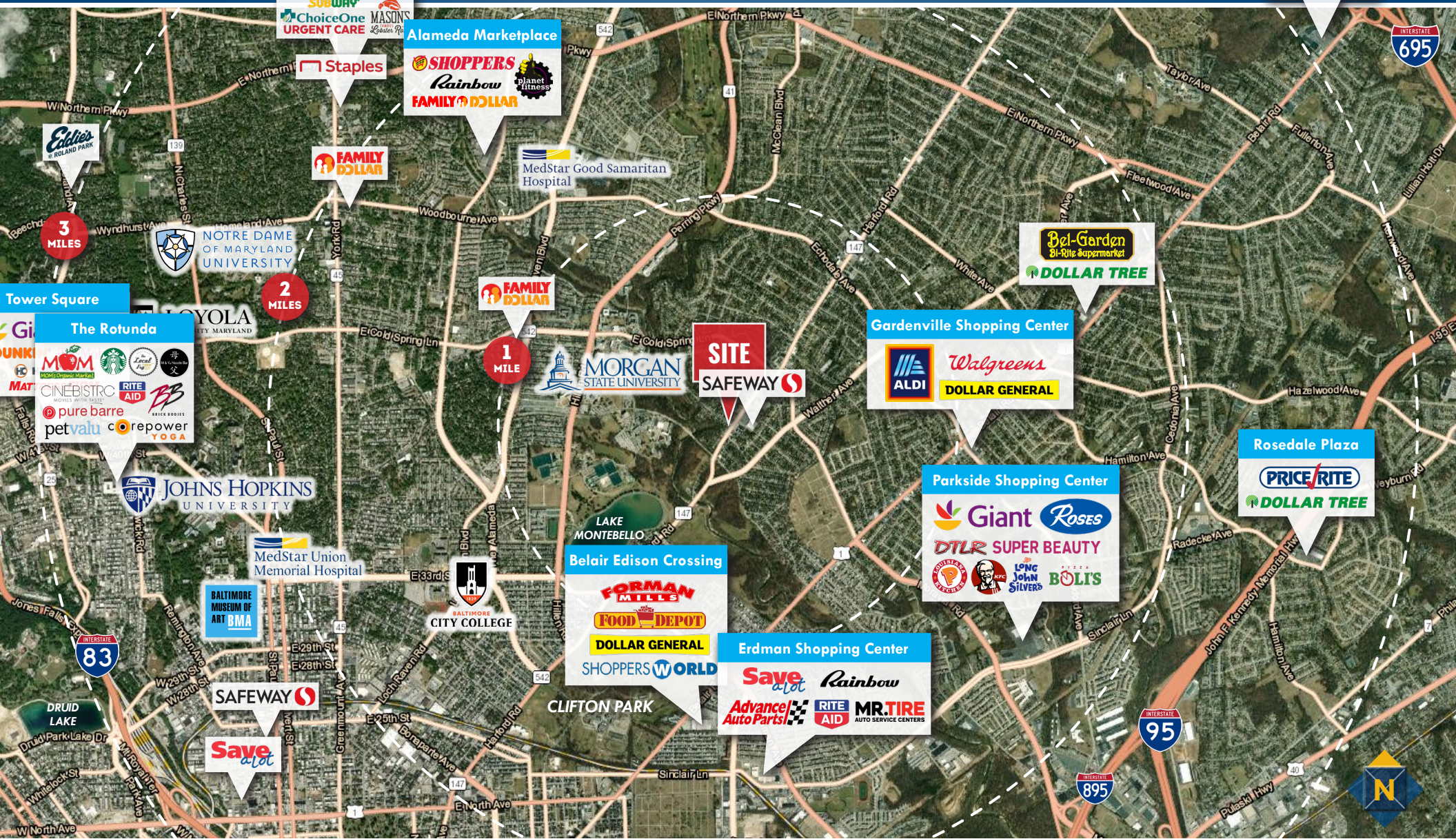
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FOR SALE TRADE AREA

Baltimore City, Maryland HARFORD ROAD | BALTIMORE, MARYLAND 21214

Beltway Plaza
 HORIZON CINEMAS
 CARRABBA'S ITALIAN GRILL



MACKENZIE
 RETAIL

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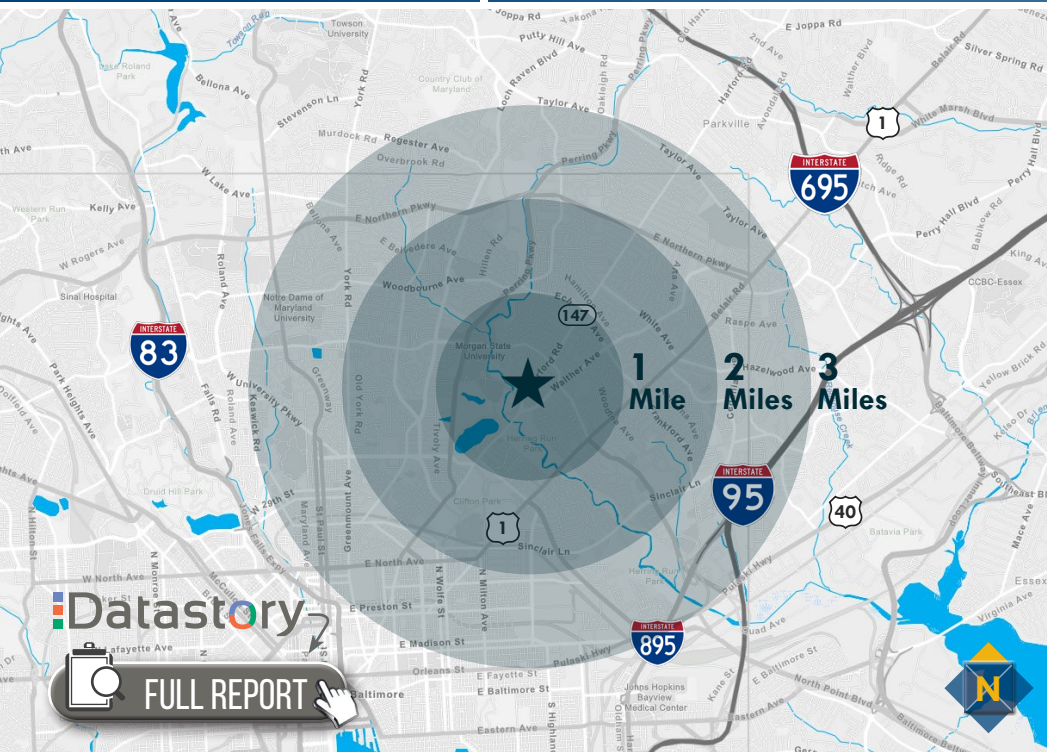
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FOR SALE

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LOCATION / DEMOGRAPHICS

4226 HARFORD ROAD | BALTIMORE, MARYLAND 21214



RESIDENTIAL POPULATION

19,670
1 MILE
109,675
2 MILES
245,950
3 MILES

NUMBER OF HOUSEHOLDS

6,694
1 MILE
41,180
2 MILES
94,491
3 MILES

AVERAGE HH SIZE

2.67
1 MILE
2.57
2 MILES
2.48
3 MILES

MEDIAN AGE

37.0
1 MILE
37.7
2 MILES
35.9
3 MILES

AVERAGE HH INCOME

\$90,255
1 MILE
\$70,899
2 MILES
\$73,154
3 MILES

EDUCATION (COLLEGE+)

59.1%
1 MILE
53.2%
2 MILES
56.1%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

86.2%
1 MILE
86.4%
2 MILES
86.5%
3 MILES

DAYTIME POPULATION

16,659
1 MILE
91,460
2 MILES
225,700
3 MILES

29%

PARKS AND REC

1 MILE

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.

2.51
AVERAGE HH SIZE
40.9
MEDIAN AGE
\$60,000
MEDIAN HH INCOME

LEARN MORE

29%

FAMILY FOUNDATIONS

1 MILE

Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

2.71
AVERAGE HH SIZE
39.6
MEDIAN AGE
\$43,100
MEDIAN HH INCOME

LEARN MORE

15%

CITY STRIVERS

1 MILE

These consumers are bold in their purchasing decisions, seeking out deals on branded clothing, sometimes indulging in restaurants and personal services, and splurging on their cable TV package.

2.78
AVERAGE HH SIZE
35.3
MEDIAN AGE
\$44,700
MEDIAN HH INCOME

LEARN MORE

10%

CITY LIGHTS

1 MILE

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.

2.59
AVERAGE HH SIZE
39.3
MEDIAN AGE
\$69,200
MEDIAN HH INCOME

LEARN MORE