

SALE/LEASE

Baltimore City, Maryland

CORNER RETAIL/ RESIDENTIAL BLDG.

505 S. ELLWOOD AVENUE
BALTIMORE, MARYLAND 21224



Mike Ruocco | Senior Vice President & Principal

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

SALE/LEASE

Baltimore City, Maryland

3-STORY RETAIL/RESIDENTIAL BUILDING

505 S. ELLWOOD AVENUE | BALTIMORE, MARYLAND 21224

BUILDING SIZE

1,820 ± (3 stories)

ZONING

R-8 (Rowhouse Residential District)

SALE PRICE

\$429,000

RENTAL RATE

\$3,000/mo, Modified Gross

HIGHLIGHTS

- ▶ 3-story retail/residential building (includes lower level)
- ▶ Existing hair studio and day spa
- ▶ Less than 1 block from Canton's Patterson Park
- ▶ Just off signalized intersection with Eastern Avenue (20,940 vehicles per day)
- ▶ Prime location to serve the growing communities of Canton, Brewers Hill and Highlandtown
- ▶ *Any tenants or purchasers of the building must verify that their proposed use is permitted by Baltimore City Zoning Code.*



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INTERIOR PHOTOS

505 S. ELLWOOD AVENUE | BALTIMORE, MARYLAND 21224

PHOTOS REPRESENT
FORMER TENANT'S LAYOUT



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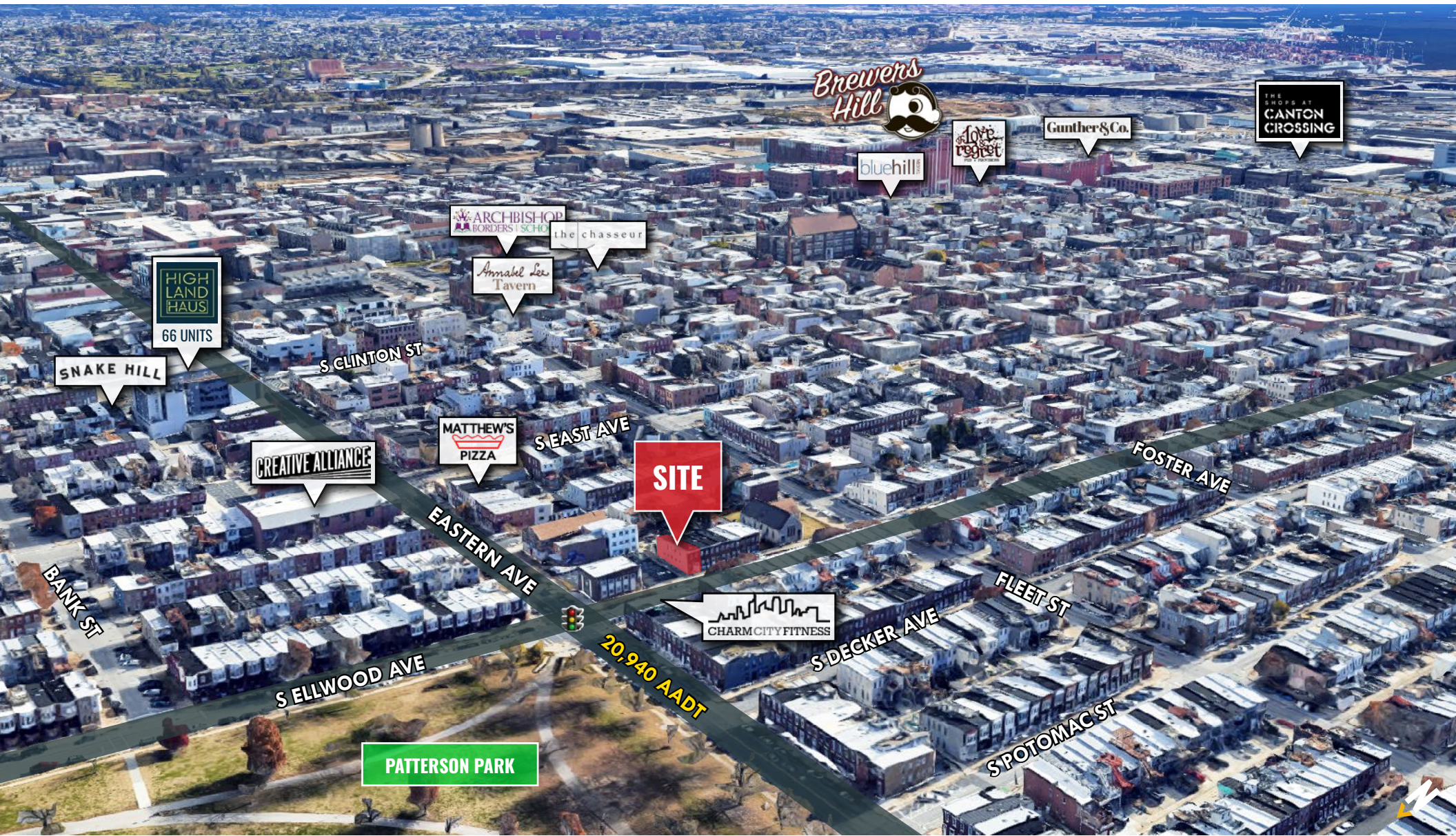
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SALE/LEASE

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LOCAL BIRDSEYE

505 S. ELLWOOD AVENUE | BALTIMORE, MARYLAND 21224



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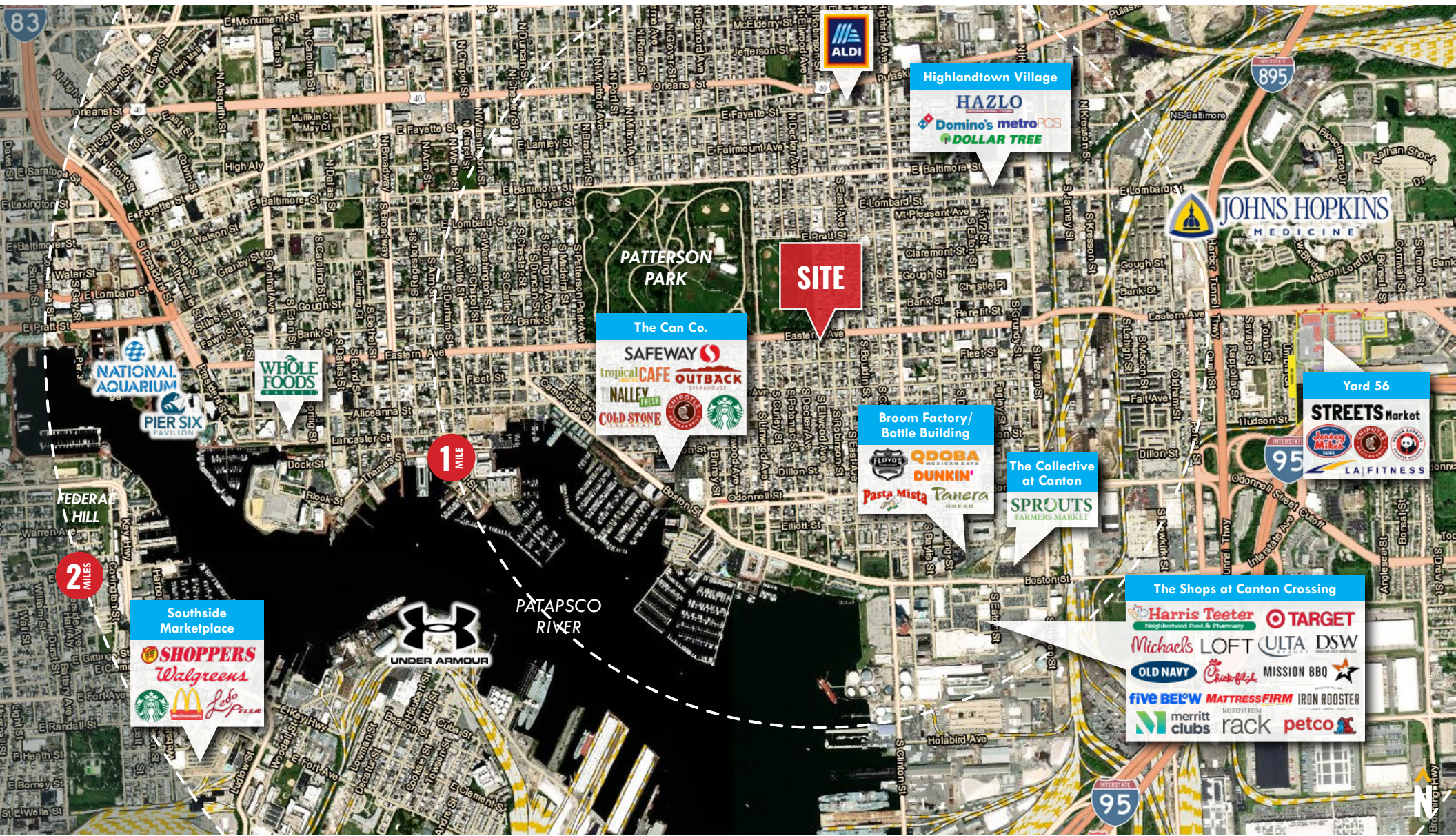
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SALE/LEASE

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TRADE AREA

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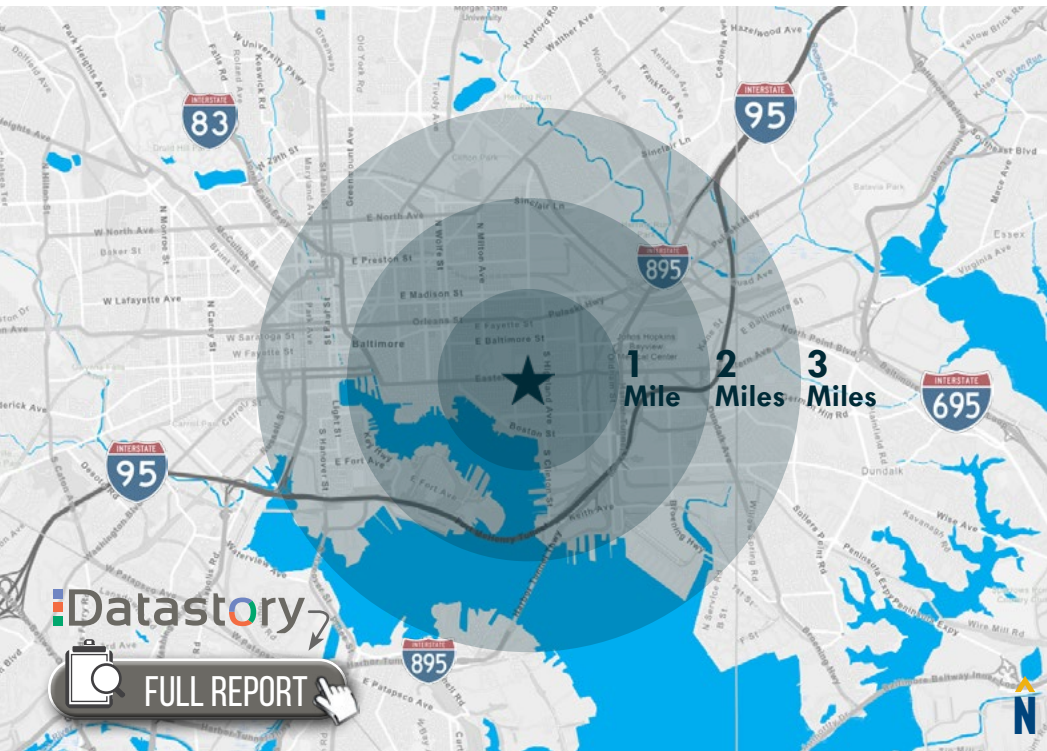
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LOCATION / DEMOGRAPHICS (2022)

505 S. ELLWOOD AVENUE | BALTIMORE, MARYLAND 21224



RESIDENTIAL POPULATION

45,943
1 MILE
95,635
2 MILES
192,325
3 MILES

NUMBER OF HOUSEHOLDS

20,611
1 MILE
42,862
2 MILES
87,733
3 MILES

AVERAGE HH SIZE

2.22
1 MILE
2.21
2 MILES
2.14
3 MILES

MEDIAN AGE

34.3
1 MILE
35.2
2 MILES
34.9
3 MILES

AVERAGE HH INCOME

\$138,041
1 MILE
\$120,722
2 MILES
\$102,948
3 MILES

EDUCATION (COLLEGE+)

71.0%
1 MILE
63.4%
2 MILES
60.4%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

96.8%
1 MILE
95.6%
2 MILES
95.2%
3 MILES

DAYTIME POPULATION

40,407
1 MILE
134,196
2 MILES
294,125
3 MILES

40%
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

9%
LAPTOPS AND LATTES
1 MILE

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.

1.87
AVERAGE HH SIZE
37.4
MEDIAN AGE
\$112,200
MEDIAN HH INCOME

LEARN MORE

9%
EMERALD CITY
1 MILE

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.

2.06
AVERAGE HH SIZE
37.4
MEDIAN AGE
\$59,200
MEDIAN HH INCOME

LEARN MORE

7%
FRONT PORCHES
1 MILE

Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

2.57
AVERAGE HH SIZE
34.9
MEDIAN AGE
\$43,700
MEDIAN HH INCOME

LEARN MORE



MIKE RUOCCO

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