RETAIL/OFFICE BUILDING FOR SALE

6322-6324 KENWOOD AVE | BALTIMORE, MD 21237

FOR **SALE**



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Two retail spaces and two lower level storage spaces
- Subway lease in place with renewals until 1/31/31
- Approximately $33k in current NOI
- Zoning permits retail, office or automotive services
- 40’ of frontage on Kenwood Ave

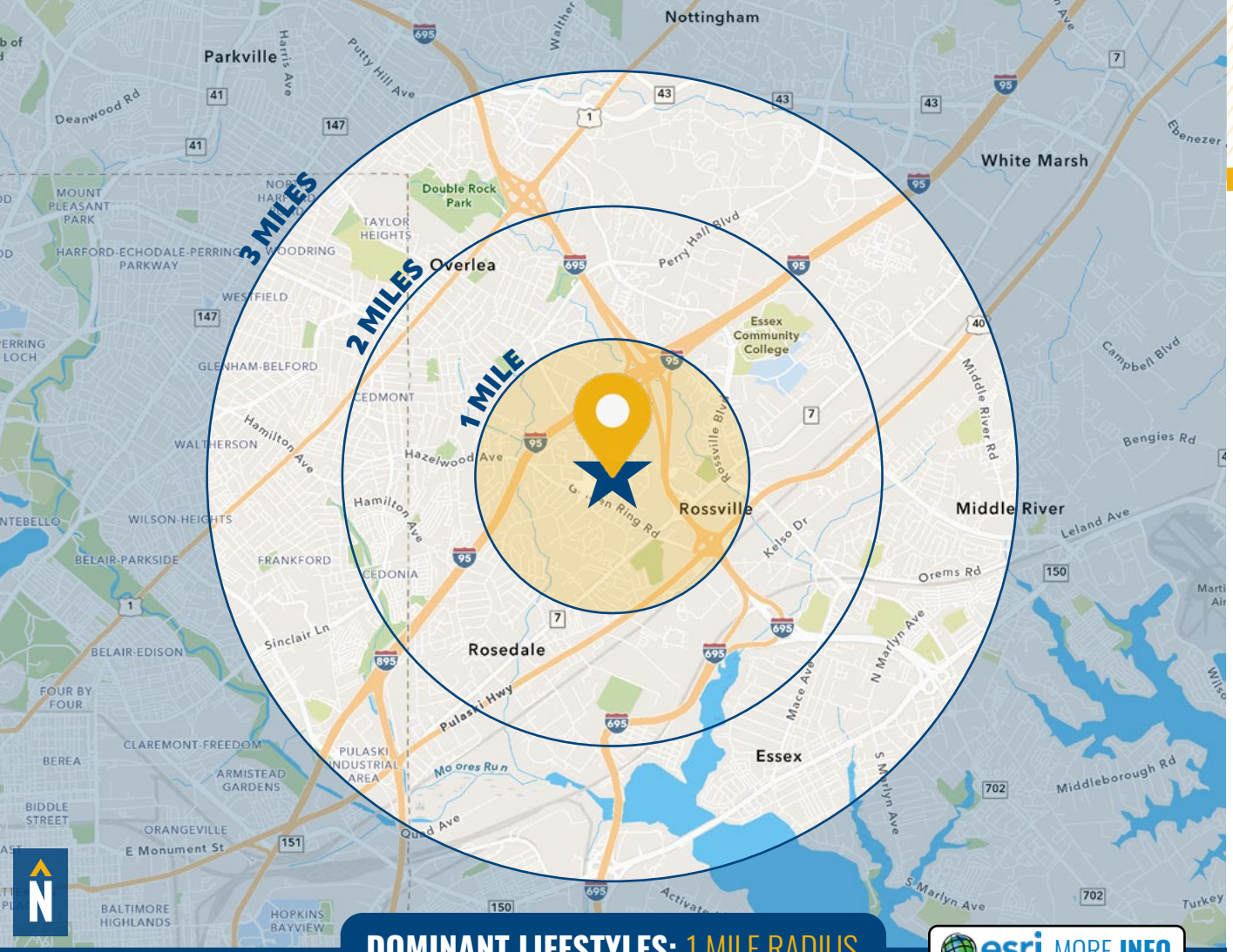
BUILDING SIZE:	5,140 SF ±
LOT SIZE:	0.35 ACRES ±
PARKING:	3.64/1,000 SF
ZONING:	BL
SALE PRICE:	**$655,000**





LOCAL **BIRDSEYE**





DOMINANT LIFESTYLES: 1 MILE RADIUS

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37% DREAMBELT



About half of this population is between 35 and 74, and most households consist of married cohabitating couples. They like to shop at warehouse clubs and often spend money on their pets and gardening tools.

19% MODERATE METROS



These neighborhoods are young and growing with, many working in healthcare, retail, office/administration, or sales with middle-tier incomes. Clothing, groceries and electronics are typical purchases.

14% CLASSIC COMFORT



Most of these households earn middle-tier incomes, and many families are supported by multiple earners. They buy budget-friendly items from discount local or chain stores, and share an enthusiasm for sports.

DEMOGRAPHICS

2026

RADIUS:	1 MILE	2 MILES	3 MILES
RESIDENTIAL POPULATION	5,994	23,207	57,955
DAYTIME POPULATION	11,820	47,202	115,983
AVERAGE HOUSEHOLD INCOME	$107,844	$96,869	$98,425
NUMBER OF HOUSEHOLDS	4,437	18,619	46,631
MEDIAN AGE	41.1	40.2	40.4

FULL DEMOS REPORT

FOR MORE INFO
CONTACT:



PATRICK SMITH, SIOR
VICE PRESIDENT & PRINCIPAL
410.494.4866
PSMITH@mackenziecommercial.com



CHRIS BOLAND
VICE PRESIDENT
410.494.6644
CBOLAND@mackenziecommercial.com

VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD CHARLOTTESVILLE, VA

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