

FOR SALE

Baltimore City, Maryland

8-14 PARK AVENUE

BALTIMORE, MARYLAND 21201

BUILDING SIZE

5,844 sf ±

LOT SIZE

.09 Acres

ZONING

C-5-DC (Downtown District)

TRAFFIC COUNT

10,090 AADT (N. Liberty St)

HIGHLIGHTS

- ▶ 5,844 square foot retail/office building (3 stories)
- ▶ Redevelopment opportunity in the heart of Baltimore's Central Business District
- ▶ 22 ft. of frontage on Park Ave
- ▶ Walking distance to Royal Farms Arena, the Inner Harbor, Harbor East and Camden Yards
- ▶ Easy access to I-83
- ▶ Ample public parking available in the immediate area



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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

FOR SALE

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BIRDSEYE

8-14 PARK AVENUE | BALTIMORE, MARYLAND 21201



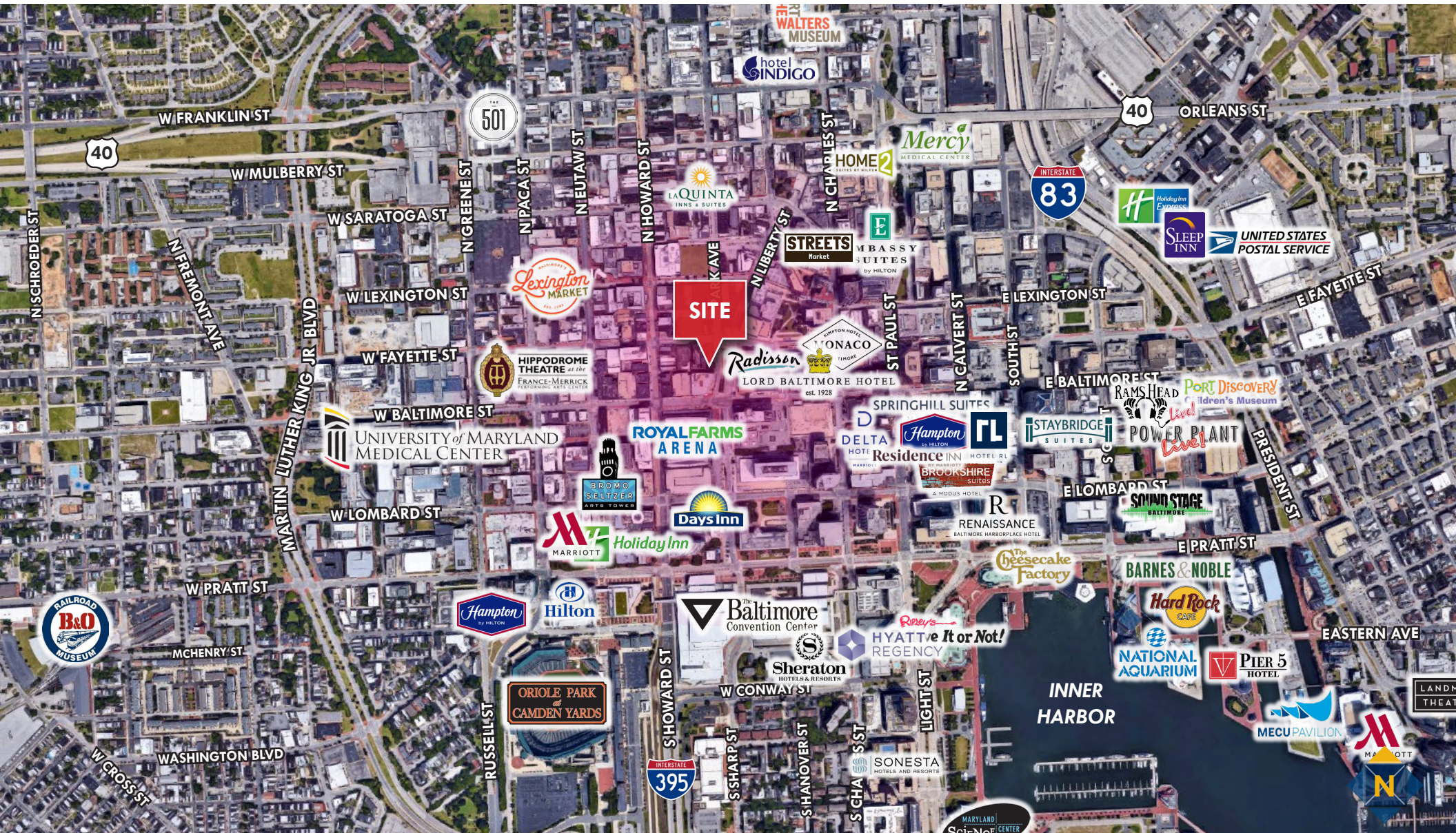
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TRADE AREA

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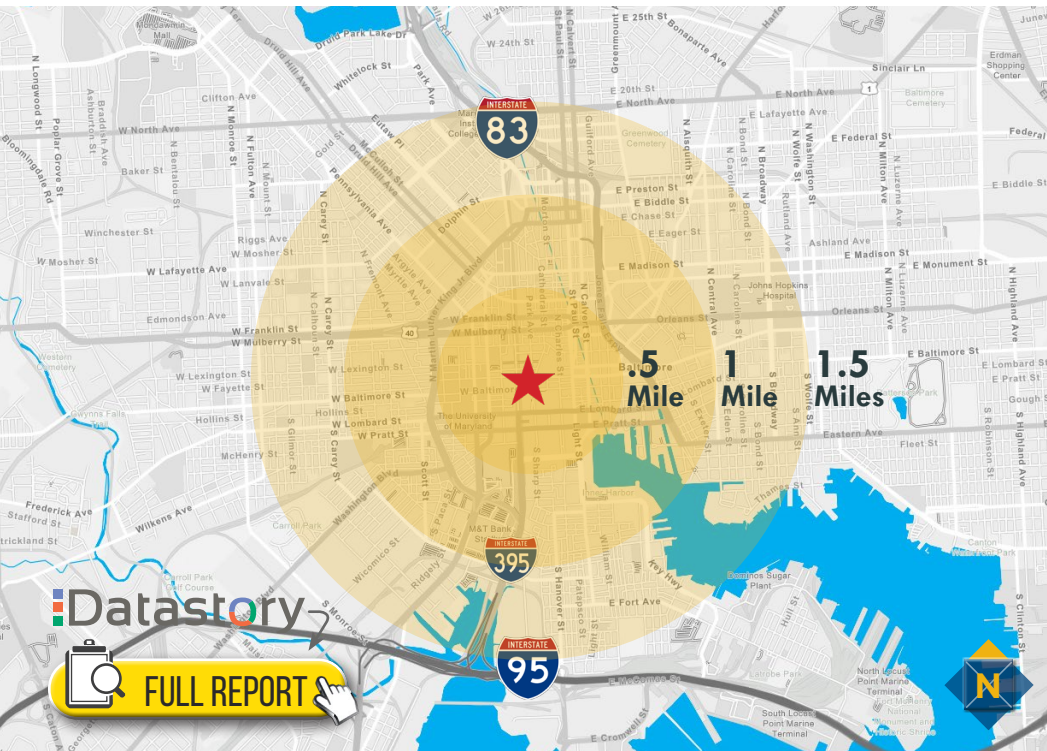
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LOCATION / DEMOGRAPHICS

8-14 PARK AVENUE | BALTIMORE, MARYLAND 21201



<p>RESIDENTIAL POPULATION</p> <p>10,937 1 MILE</p> <p>46,740 3 MILES</p> <p>96,292 5 MILES</p>	<p>NUMBER OF HOUSEHOLDS</p> <p>7,031 1 MILE</p> <p>21,858 3 MILES</p> <p>44,049 5 MILES</p>	<p>AVERAGE HH SIZE</p> <p>1.45 1 MILE</p> <p>1.75 3 MILES</p> <p>1.95 5 MILES</p>	<p>MEDIAN AGE</p> <p>30.7 1 MILE</p> <p>32.9 3 MILES</p> <p>33.5 5 MILES</p>
<p>AVERAGE HH INCOME</p> <p>\$78,791 1 MILE</p> <p>\$71,099 3 MILES</p> <p>\$77,163 5 MILES</p>	<p>EDUCATION (COLLEGE+)</p> <p>85.2% 1 MILE</p> <p>64.3% 3 MILES</p> <p>62.0% 5 MILES</p>	<p>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</p> <p>97.8% 1 MILE</p> <p>94.9% 3 MILES</p> <p>94.6% 5 MILES</p>	<p>DAYTIME POPULATION</p> <p>89,857 1 MILE</p> <p>151,325 3 MILES</p> <p>224,019 5 MILES</p>

81%
METRO RENTERS
10 MIN. WALK

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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

13%
COLLEGE TOWNS
10 MIN. WALK

[LEARN MORE](#)

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

4%
RETIREMENT COMMUNITIES
10 MIN. WALK

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These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME

1%
YOUNG AND RESTLESS
10 MIN. WALK

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These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

2.04
AVERAGE HH SIZE

29.8
MEDIAN AGE

\$40,500
MEDIAN HH INCOME