

# FOR LEASE

Baltimore City, Maryland

1,000 SF ±  
AVAILABLE

## HAMPDEN STOREFRONT RETAIL

851 W. 36TH STREET  
BALTIMORE, MARYLAND 21211



**Tim Harrington** | Real Estate Advisor

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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](http://www.MACKENZIECOMMERCIAL.com)

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# FOR LEASE

Baltimore City, Maryland

# HAMPDEN RETAIL SPACE ON "THE AVENUE"

851 W. 36TH STREET | BALTIMORE, MARYLAND 21211

## AVAILABLE

1,000 sf ±

## OCCUPANCY

Immediate

## ZONING

C-1 (Neighborhood Business District)

## TRAFFIC COUNT

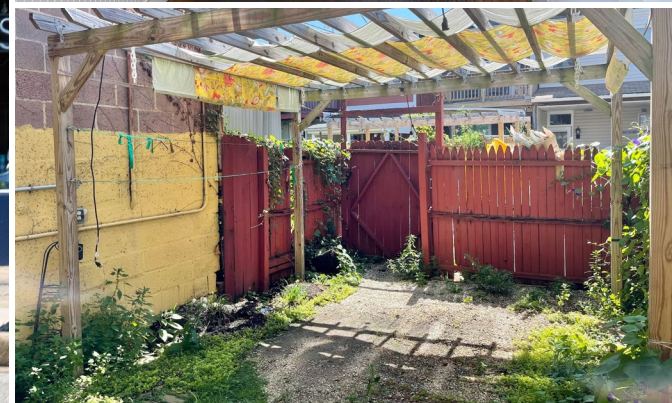
6,501 AADT (W. 36th Street)

## RENTAL RATE

\$2,000/mo. + Utilities

## HIGHLIGHTS

- ▶ 1,000 sf ± street level retail
- ▶ Existing infrastructure for a coffee roaster, juice bar, café or bakery, etc.
- ▶ Lower level production area with floor drains and additional storage/office space
- ▶ Outdoor patio area in the rear of the building ideal for seating/dining
- ▶ Located on Hampden's high-profile, high foot traffic urban retail corridor, "The Avenue"



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# PHOTOS

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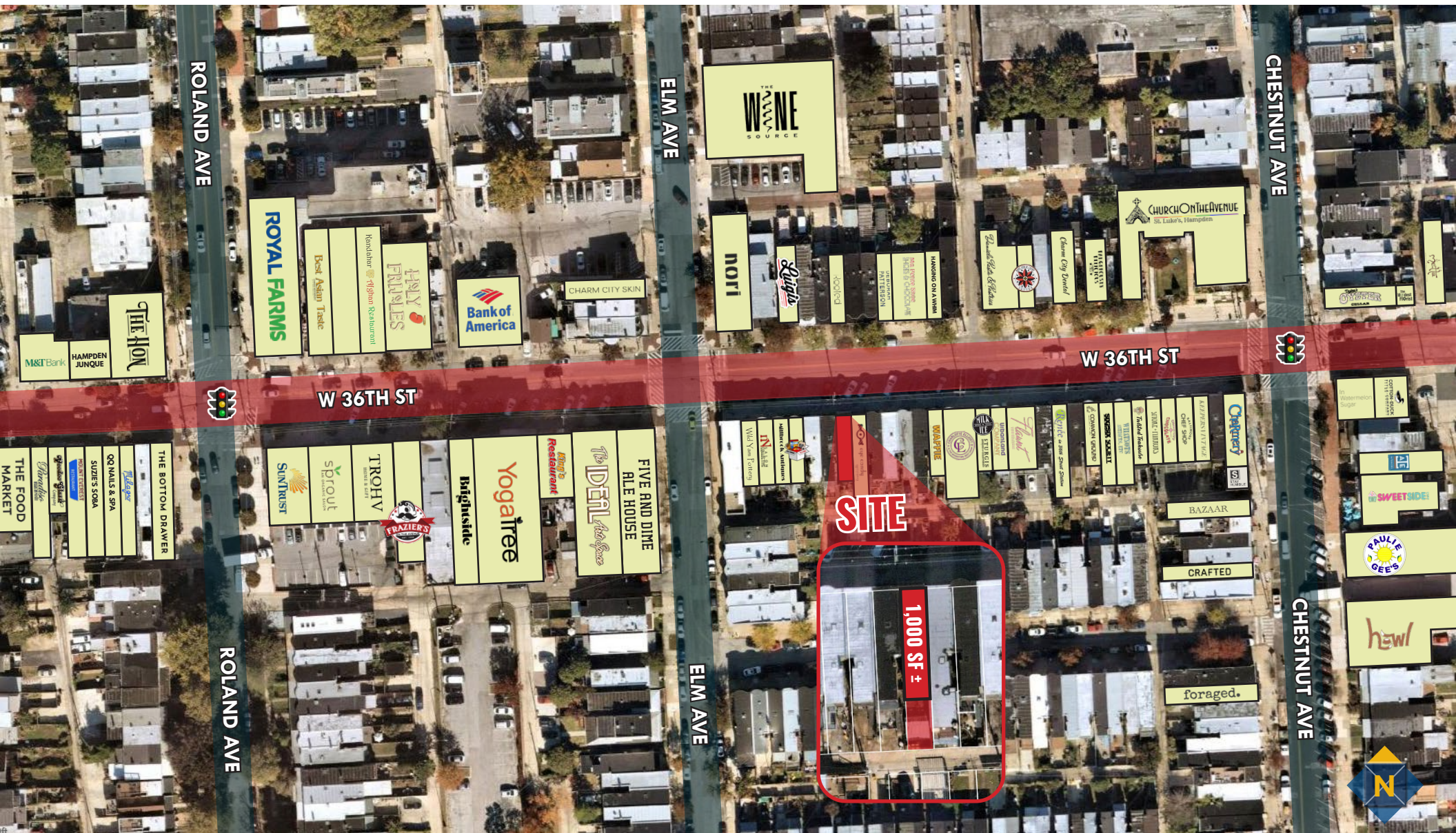
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# LOCAL AERIAL: "THE AVENUE"

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# FOR LEASE

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# LOCAL TRADE AREA

851 W. 36TH STREET | BALTIMORE, MARYLAND 21211



**"The Avenue"**

132,655 AADT

- 13.5% (logo)
- Blue Cross (logo)
- NORI (logo)
- PAULE GEES (logo)
- 5x10 (logo)
- FRAZIER'S (logo)
- GOLDEN WEST CAFE (logo)
- OVERSEER (logo)
- CRAFTED (logo)
- SUNTRUST (logo)
- ROYAL FARMS (logo)
- COMMON GROUND (logo)
- THE GRACE (logo)
- WINE (logo)
- WILLY'S OYSTERS (logo)
- TRUE VINE (logo)
- OLD BANK (logo)
- Luigia (logo)
- THE HON (logo)
- foraged. THE FOOD MARKET (logo)
- M&T Bank (logo)
- cloud clothing (logo)
- Bank of America (logo)
- TROHV (logo)
- the house (logo)
- sprout (logo)
- WAFFIE (logo)

**MACKENZIE**  
RETAIL

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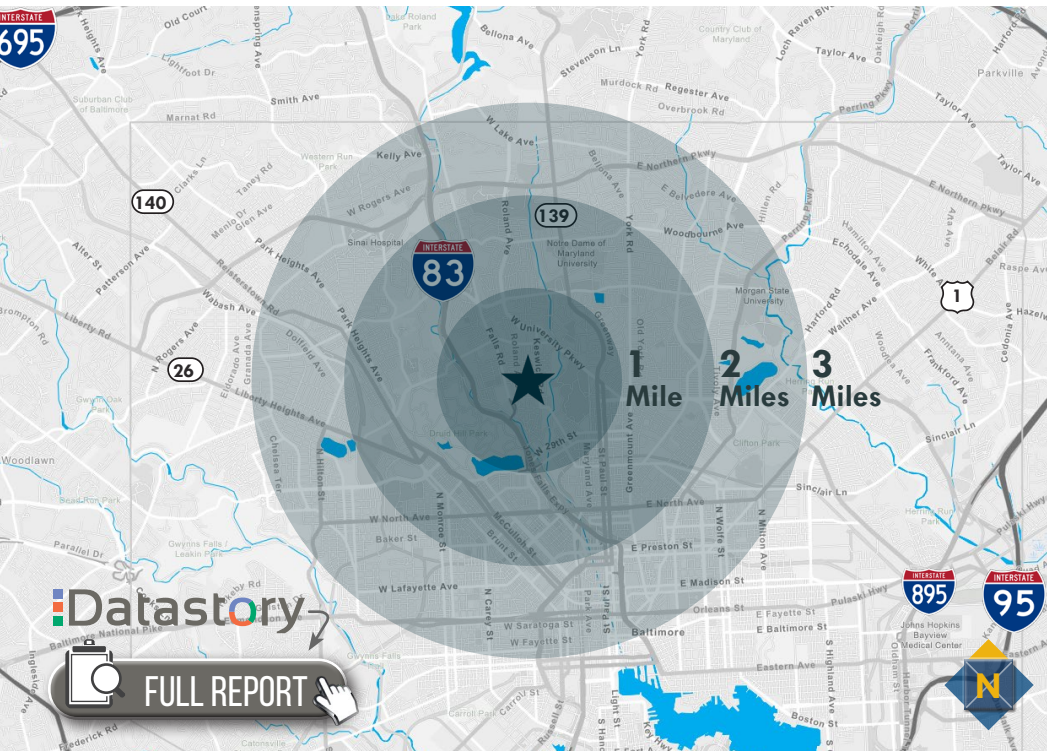
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# LOCATION / DEMOGRAPHICS (2021)

851 W. 36TH STREET | BALTIMORE, MARYLAND 21211



|   |  |   |   |
|---|--|---|---|
| <b>RESIDENTIAL POPULATION</b><br>30,335<br>1 MILE<br>117,594<br>2 MILES<br>263,032<br>3 MILES | <b>NUMBER OF HOUSEHOLDS</b><br>14,055<br>1 MILE<br>48,938<br>2 MILES<br>104,894<br>3 MILES | <b>AVERAGE HH SIZE</b><br>1.90<br>1 MILE<br>2.20<br>2 MILES<br>2.29<br>3 MILES                        | <b>MEDIAN AGE</b><br>34.3<br>1 MILE<br>36.2<br>2 MILES<br>36.6<br>3 MILES                 |
| <b>AVERAGE HH INCOME</b><br>\$100,697<br>1 MILE<br>\$80,517<br>2 MILES<br>\$73,653<br>3 MILES | <b>EDUCATION (COLLEGE+)</b><br>80.4%<br>1 MILE<br>62.4%<br>2 MILES<br>55.7%<br>3 MILES     | <b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b><br>95.2%<br>1 MILE<br>91.0%<br>2 MILES<br>89.7%<br>3 MILES | <b>DAYTIME POPULATION</b><br>34,081<br>1 MILE<br>120,309<br>2 MILES<br>287,169<br>3 MILES |

**37%**  
**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

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**17%**  
**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

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**11%**  
**RETIREMENT COMMUNITIES**  
1 MILE

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

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**11%**  
**DORMS TO DIPLOMAS**  
1 MILE

On their own for the first time, these residents are just learning about finance and cooking. Frozen dinners and fast food are common. Shopping trips are sporadic, and preferences for products are still being established.

**2.22**  
AVERAGE HH SIZE

**21.6**  
MEDIAN AGE

**\$16,800**  
MEDIAN HH INCOME

[LEARN MORE](#)



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