



MACKENZIE
RETAIL

**FLAGSHIP
LOCATION
W/ PARKING!**



HAMPDEN RETAIL

902 W. 36TH STREET | BALTIMORE, MARYLAND 21211

HIGHLIGHTS

- » 2nd generation **bank branch** with existing **vault** in place
- » **Flagship location** for a bank, lifestyle/fashion brand, soft goods retailer, etc.
- » High-volume **walking traffic** location
- » Existing restrooms **in place**
- » Significant **stockroom** and **storage space** available
- » Prime **signage opportunity** facing W. 36th Street
- » Ideal location on **"The Avenue,"** the fastest growing retail/restaurant corridor in Baltimore

AVAILABLE:

2,850 SF ±

RENTAL RATE:

\$125,000/YR., NNN

PARKING:

**REAR SURFACE
PARKING AVAILABLE**

ZONING:

**C-1 (NEIGHBORHOOD
BUSINESS DISTRICT)**

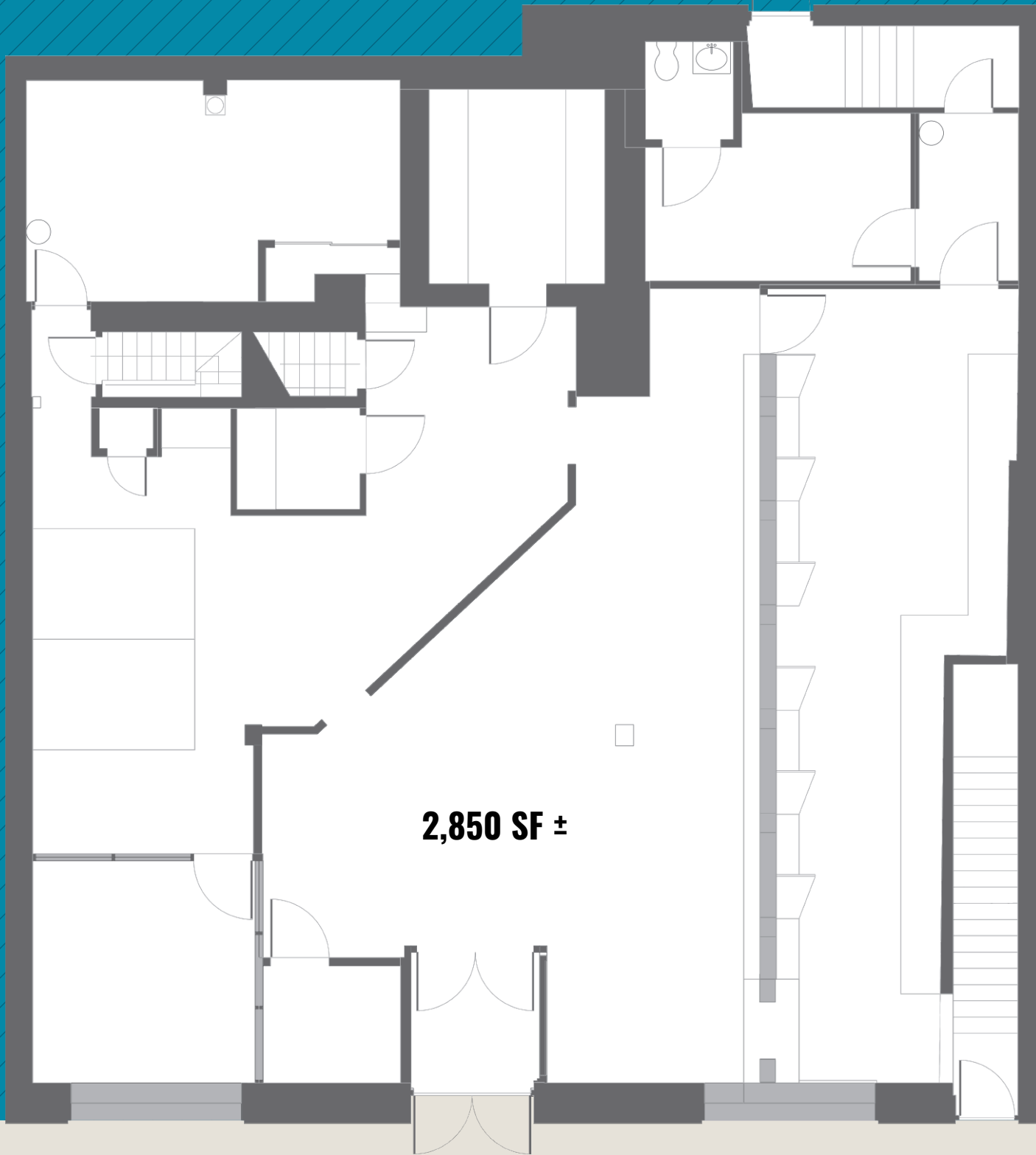


GOOGLE STREET VIEW



* Existing Conditions

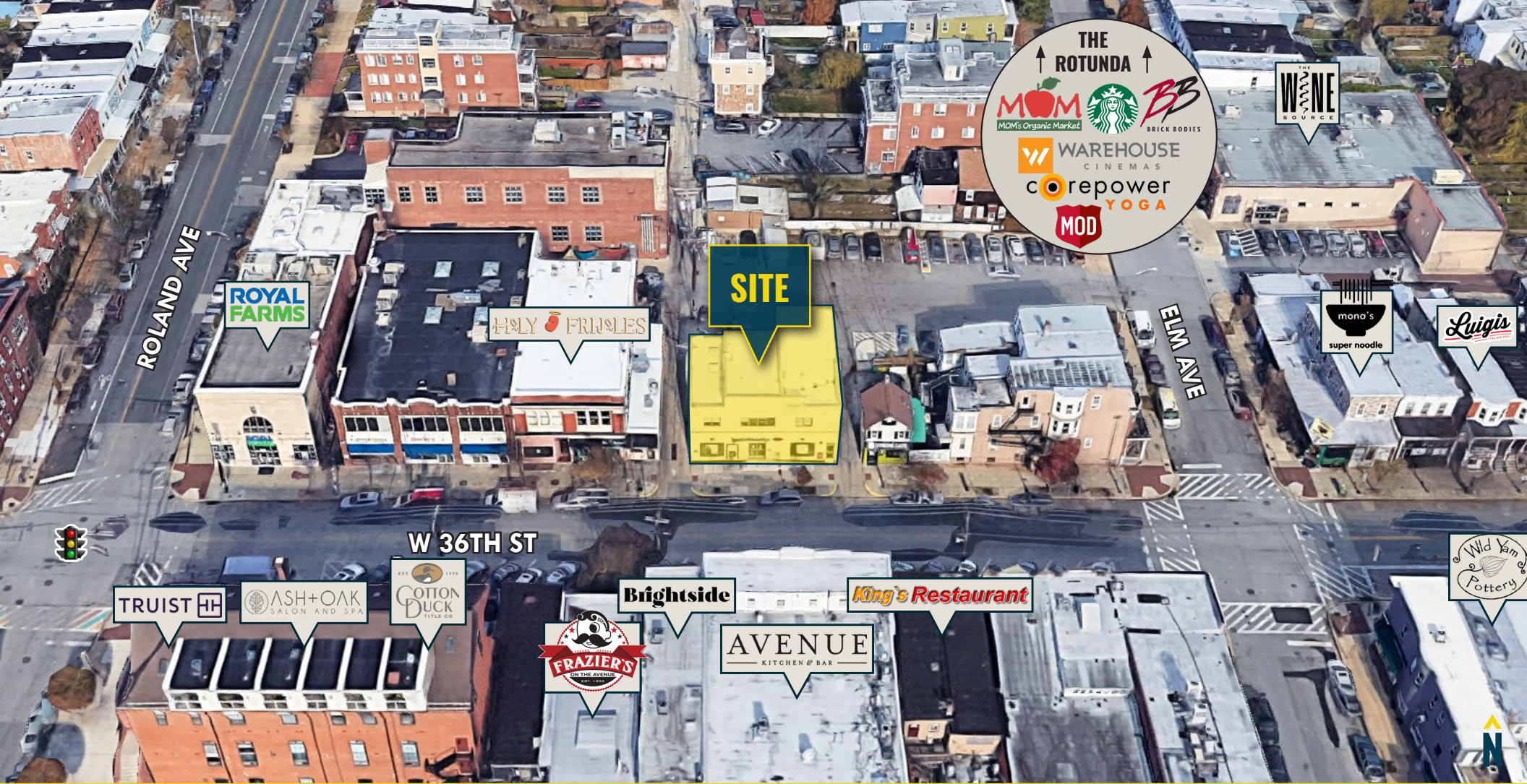
EXISTING LAYOUT



2,850 SF ±

STREET LEVEL





SCENES FROM HAMPDEN



83

25

1 MILE

UNION CRAFT BREWING

Tower Square

Giant
Walgreens
DUNKIN' • T • Mobile

The Rotunda

MOM WAREHOUSE CINEMAS
Starbucks Zen Tea PURE JUICE FLOVIA
ME moby dick Message Easy MOD BB
pure barre corepower YOGA ChoiceOne URGENT CARE

ROYAL FARMS

McDonald's

wicked sisters

HAMPDEN

SITE

ROYAL FARMS

GUILFORD

DOUBLE TREE BY HILTON

WOODBERRY/CLIPPER MILL

WOODBERRY KITCHEN

ARTIFACT COFFEE

LA CUCHARA NAVERLY BREWING CO

"The Avenue"

W 36TH ST

SWIBEN PAULE CEEY mona's super noodle CRAFTED BLUEBIRD FRAZIER'S

GOLDEN WEST CAFE Oyster CELLAR

AVENUE sprout CATALOG COFFEE

Luigi's Flanet the arthouse TRUE VINE

THE FOOD MARKET M&T Bank THE URBAN OYSTER

ROYAL FARMS FRIELES Charmer TRUIST HH

ROYAL FARMS hewl OLD BANK cloud clothing

COMMON CUPCAKES Grano WINE WILLYTOPS ITALIAN ICE

JOHNS HOPKINS UNIVERSITY

BARNES & NOBLE

CV

EDDIE'S MARKET

7

HOMWOOD

DRUID PARK

MARYLAND ZOO

EXIT 8

83



DEMOGRAPHICS

2022

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



28,773

111,869

242,065

DAYTIME POPULATION



35,018

117,029

270,384

AVERAGE HOUSEHOLD INCOME



\$117,329

\$93,283

\$84,938

NUMBER OF HOUSEHOLDS



13,722

50,102

105,962

MEDIAN AGE

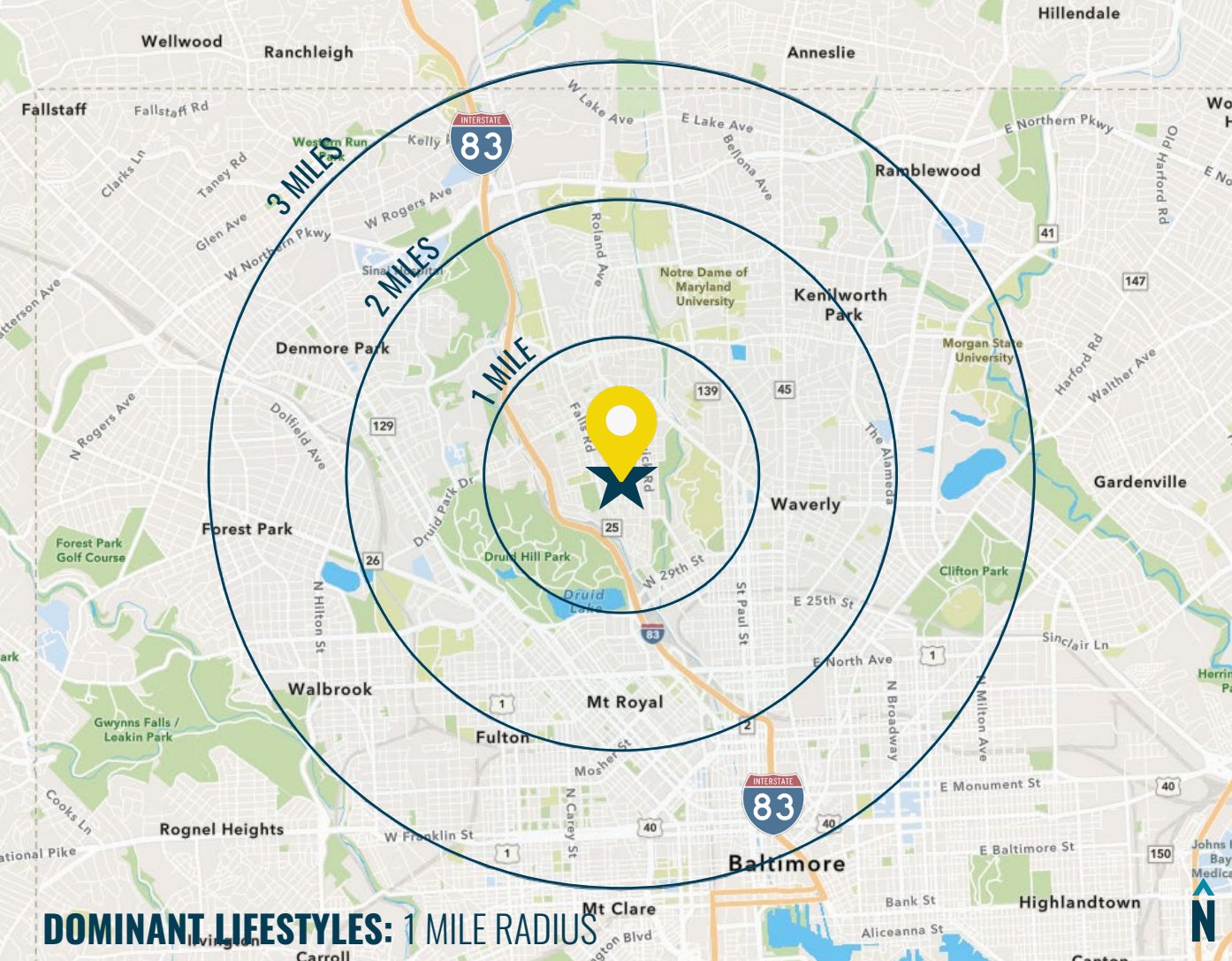


34.3

36.1

36.9

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 1 MILE RADIUS

39%

EMERALD CITY



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.

Median Age: 37.4

Median Household Income: \$59,200

15%

METRO RENTERS



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.

Median Age: 32.5

Median Household Income: \$67,000

12%

DORMS
TO DIPLOMAS



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.

Median Age: 21.6

Median Household Income: \$16,800



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