

# SALE/LEASE

Baltimore City, Maryland

# PRIME RETAIL/OFFICE SPACE AVAILABLE

3729-3737 GOUGH STREET | BALTIMORE, MARYLAND 21231

## BUILDING SIZE

8,000 sf

## LOT SIZE

9,900 sf

## ZONING

R8 (Rowhouse Residential District)

## AVAILABLE SPACES

Suite 100: 700 sf - 6,400 sf

Suite 200: 1,600 sf

## RENTAL RATE

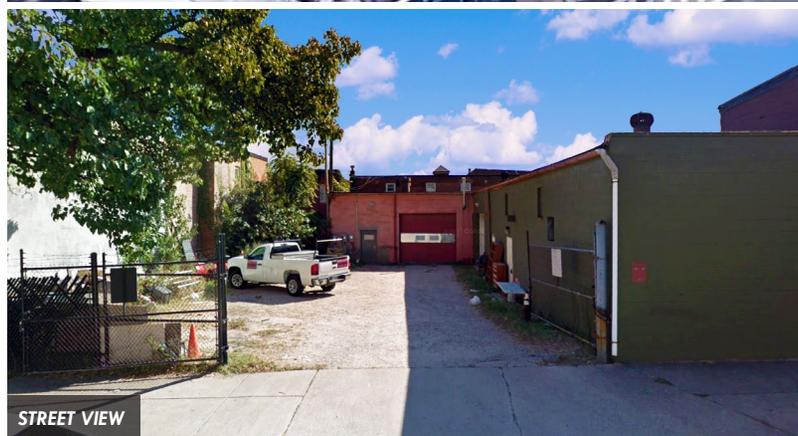
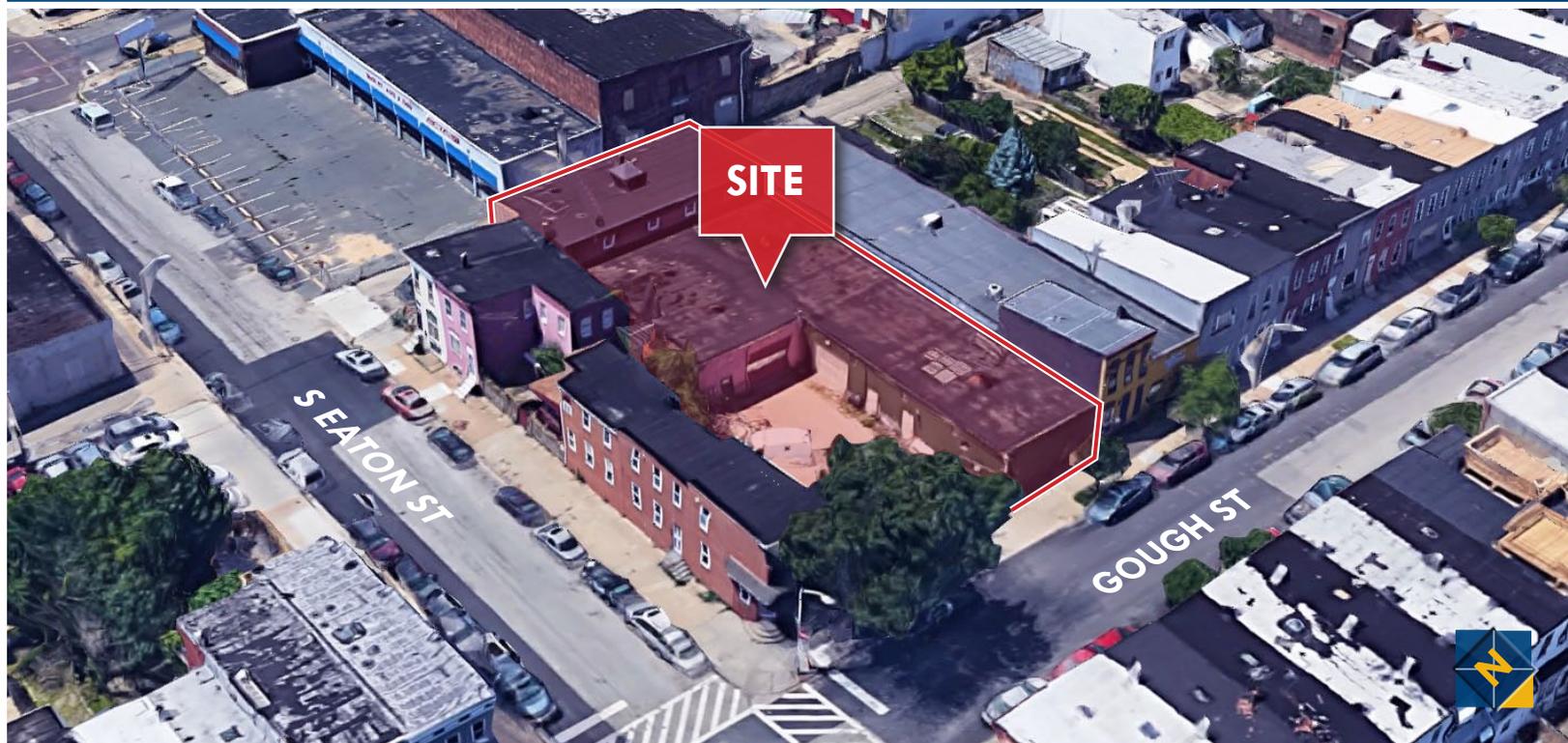
\$17.00/sf, NNN

## SALE PRICE

\$599,000

## HIGHLIGHTS

- ▶ Unique opportunity for small and mid-sized users in desirable Baltimore City location
- ▶ 8,000 sf building with fenced, secured parking on-site
- ▶ 1,600 sf ± residential apartment on 2nd floor
- ▶ Immediately adjacent to Eastern Avenue and blocks from Brewers Hill
- ▶ Owner willing to renovate for multiple use types



STREET VIEW



RENOVATION RENDERING

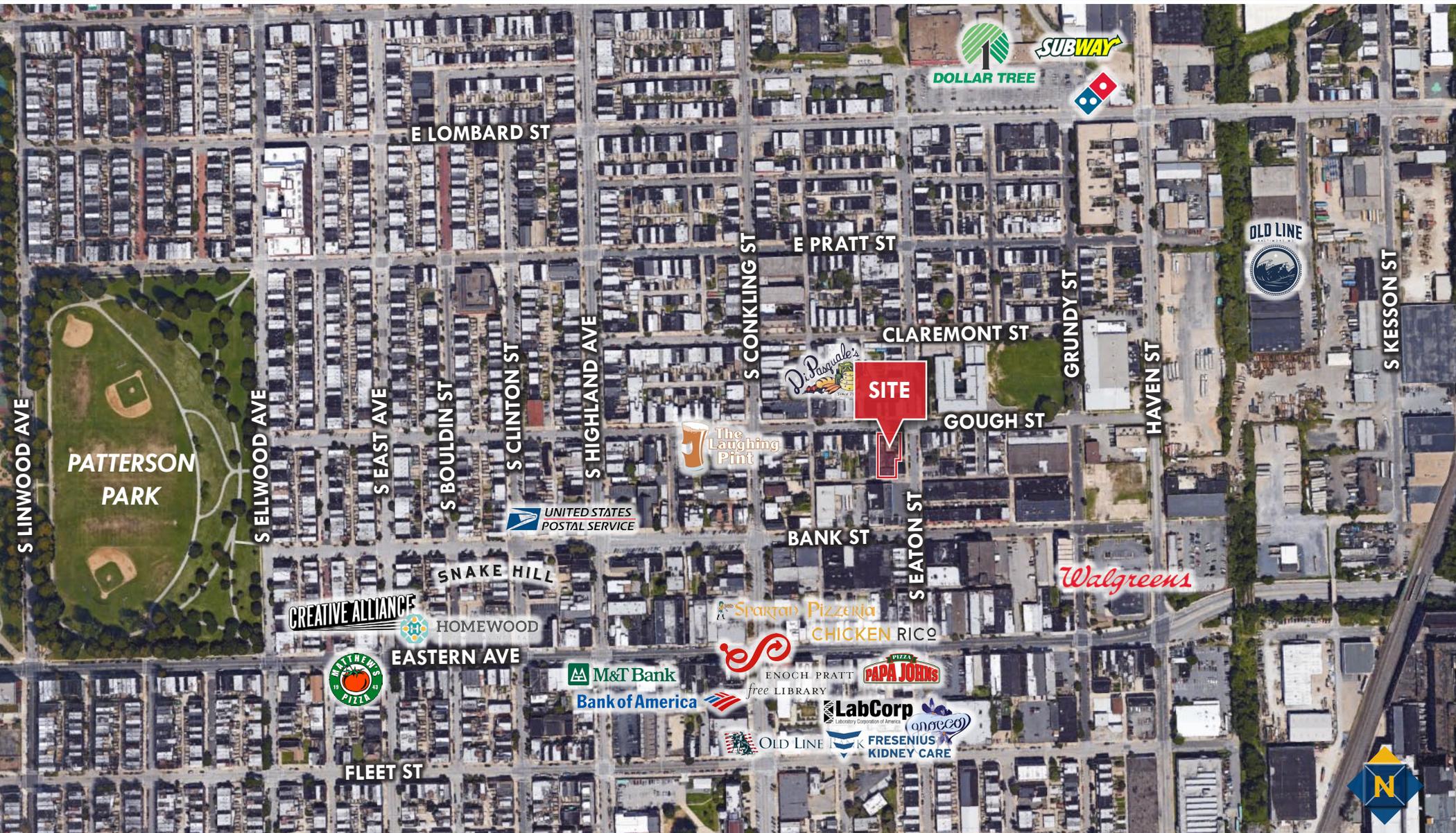


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# LOCATION

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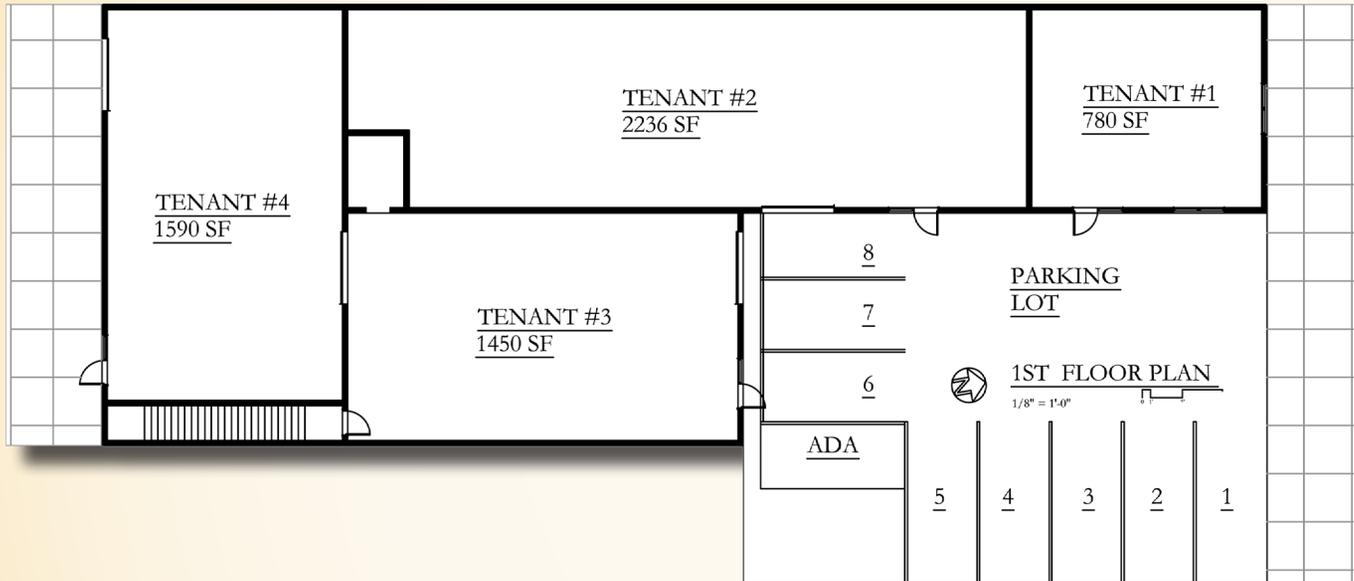


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# CONCEPTUAL FLOOR PLANS

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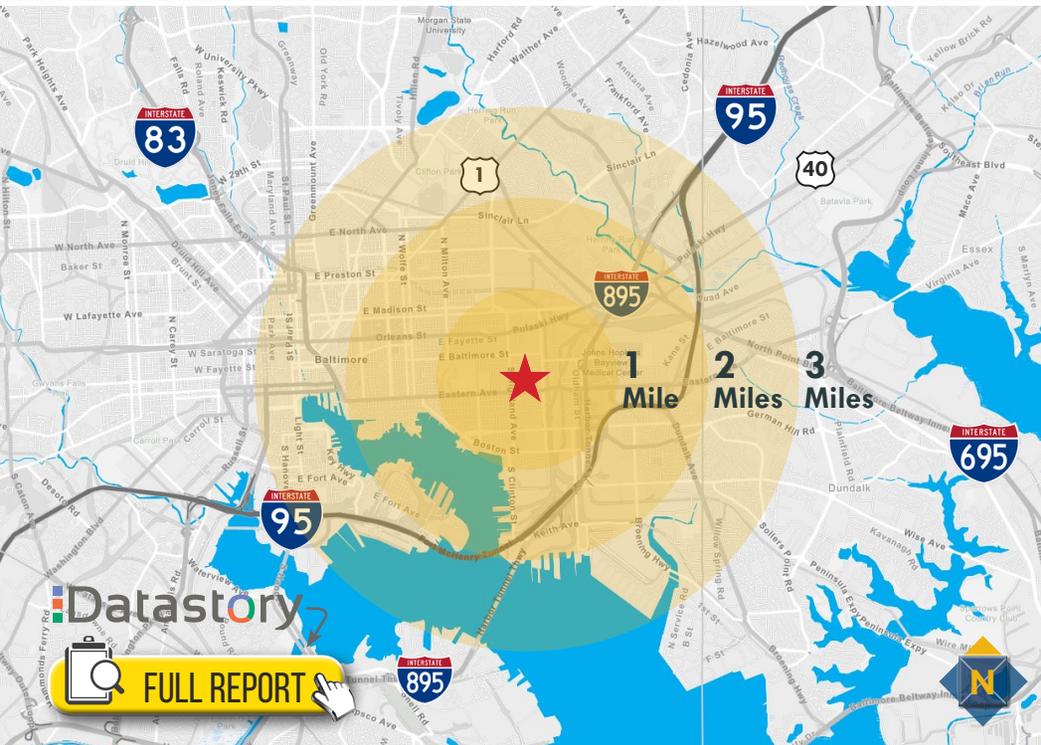


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# LOCATION / DEMOGRAPHICS

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<b>RESIDENTIAL POPULATION</b>	<b>NUMBER OF HOUSEHOLDS</b>	<b>AVERAGE HH SIZE</b>	<b>MEDIAN AGE</b>
38,017 1 MILE	15,228 1 MILE	2.48 1 MILE	33.3 1 MILE
96,073 2 MILES	39,663 2 MILES	2.40 2 MILES	34.3 2 MILES
205,429 3 MILES	84,818 3 MILES	2.31 3 MILES	34.4 3 MILES
<b>AVERAGE HH INCOME</b>	<b>EDUCATION (COLLEGE+)</b>	<b>EMPLOYMENT (AGE 16+ IN LABOR FORCE)</b>	<b>DAYTIME POPULATION</b>
\$82,806 1 MILE	60.6% 1 MILE	94.5% 1 MILE	37,965 1 MILE
\$73,772 2 MILES	56.6% 2 MILES	92.0% 2 MILES	130,042 2 MILES
\$70,754 3 MILES	54.7% 3 MILES	91.9% 3 MILES	295,159 3 MILES

**34%**  
METRO RENTERS  
2 MILES

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.

**1.66**  
AVERAGE HH SIZE

**31.8**  
MEDIAN AGE

**\$52,000**  
MEDIAN HH INCOME

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**13%**  
FRONT PORCHES  
2 MILES

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.

**2.55**  
AVERAGE HH SIZE

**34.2**  
MEDIAN AGE

**\$39,000**  
MEDIAN HH INCOME

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**9%**  
EMERALD CITY  
2 MILES

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.

**2.05**  
AVERAGE HH SIZE

**36.6**  
MEDIAN AGE

**\$52,000**  
MEDIAN HH INCOME

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**7%**  
FRESH AMBITIONS  
2 MILES

These young families, many of whom are immigrants, focus their life and work around their children. Price-conscious consumers, they budget for fashion, not branding. However, parents may spoil their children.

**3.17**  
AVERAGE HH SIZE

**28.6**  
MEDIAN AGE

**\$26,700**  
MEDIAN HH INCOME

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