

SALE/LEASE

Baltimore City, Maryland

THE AVENUE

W. 36TH ST.

IDEAL

THEATRE

The
**IDEAL
THEATRE**

903-905 W. 36TH ST.
BALTIMORE, MD 21211

 **MACKENZIE**
RETAIL

Tim Harrington | *Vice President*

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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

John Harrington | *Senior Vice President & Principal*

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SALE/LEASE

 Baltimore City, Maryland

THE IDEAL THEATRE

903-905 W. 36TH STREET | BALTIMORE, MARYLAND 21211

AVAILABLE

- ▶ 5,000 sf ± open theatre space
- ▶ 2,000 sf ± 2nd floor loft space

ZONING

C-1 (Neighborhood Business District)

IDEAL USE

Entertainment Venue / Restaurant

CAPACITY

400 occupants ±

SALE PRICE / RENTAL RATE

\$1,400,000 / \$120,000/yr., NNN

HIGHLIGHTS

- ▶ Historic/iconic “Ideal Theatre” built in 1920
- ▶ Column-free main floor for standing or seated shows
- ▶ 2,000 sf ± 2nd floor loft space; great for administration offices
- ▶ Excellent location on “The Avenue,” a popular nightlife corridor in Baltimore’s Hampden neighborhood



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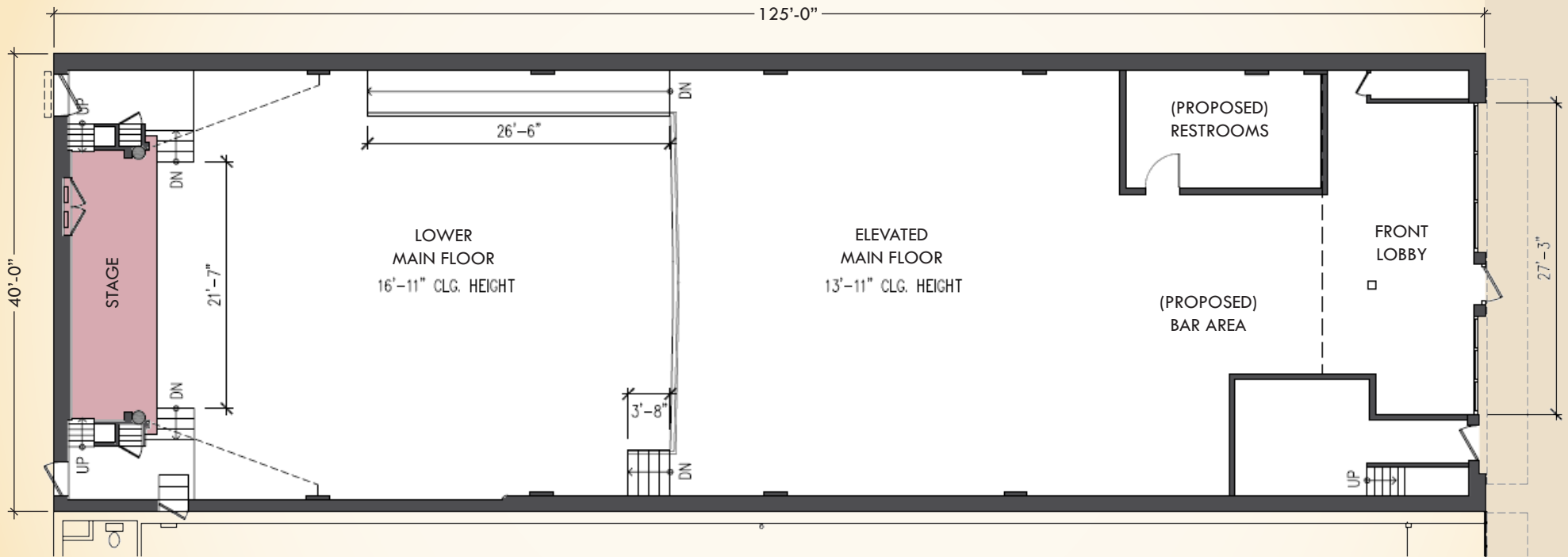
SALE/LEASE



Baltimore City, Maryland

FLOOR PLAN

THE IDEAL THEATRE | 903-905 W. 36TH STREET | BALTIMORE, MARYLAND 21211



W 36TH ST



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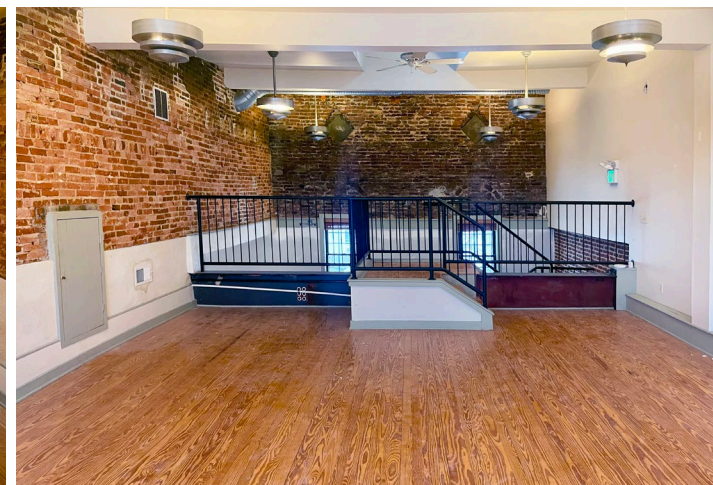
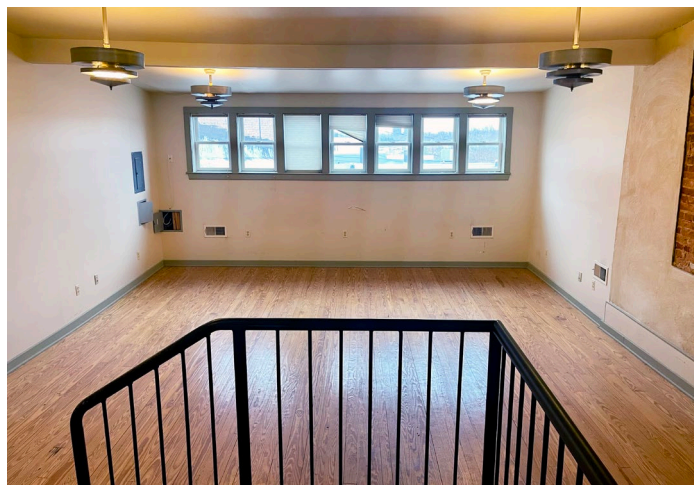
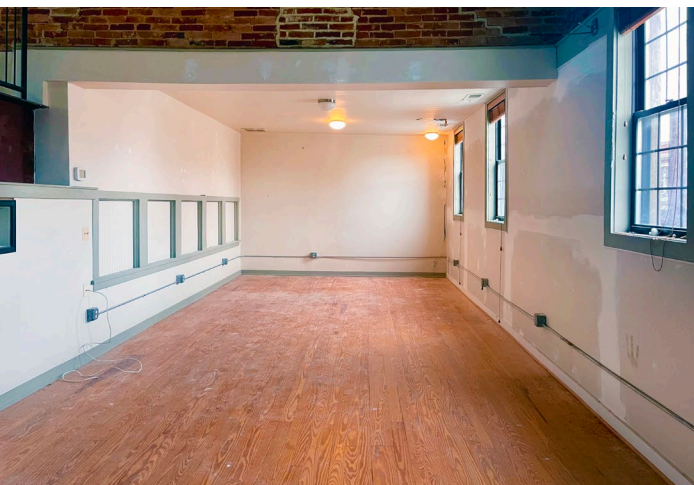
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INTERIOR PHOTOS: EXISTING CONDITION

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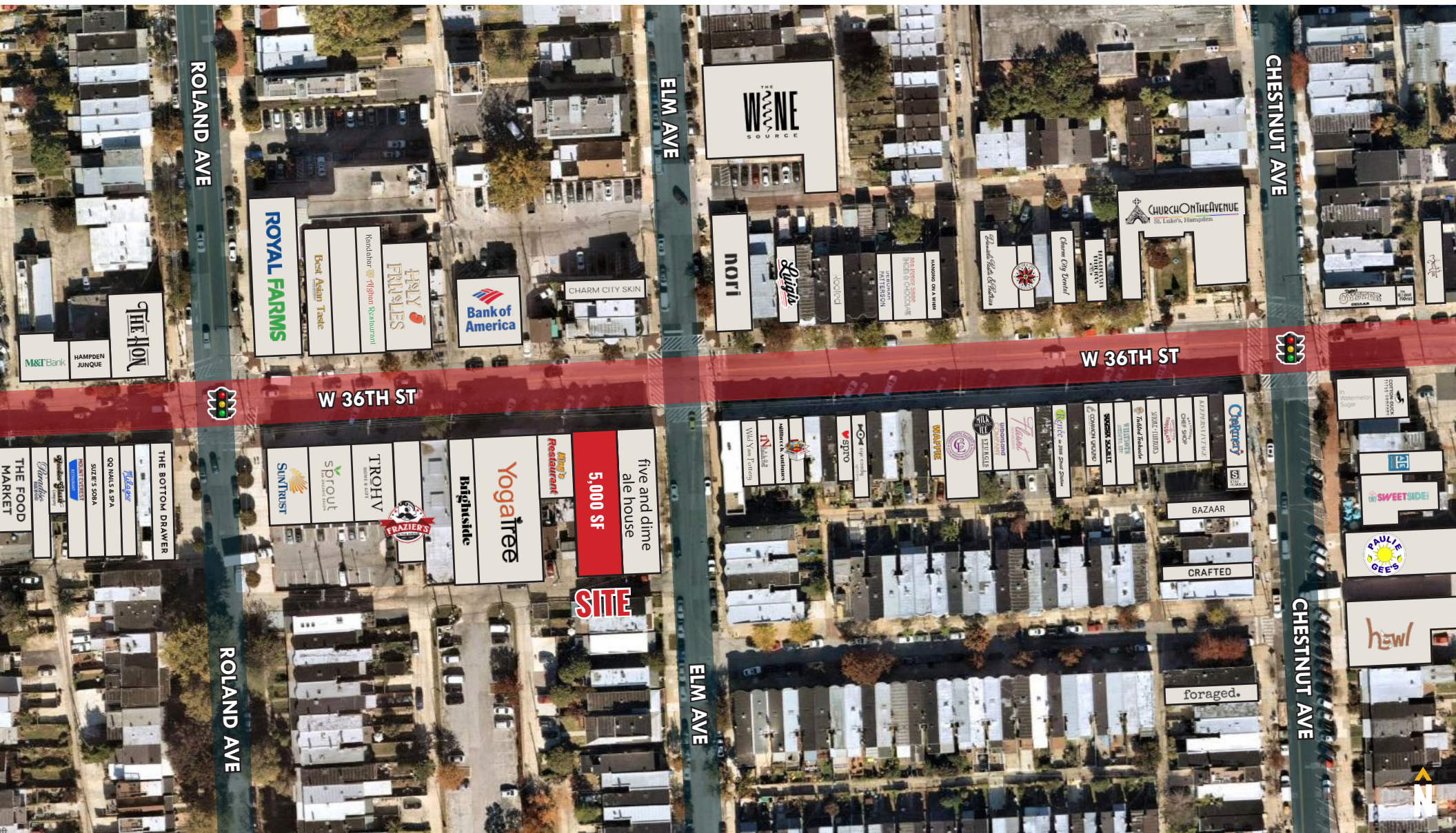
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LOCAL AERIAL: "THE AVENUE"

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SALE/LEASE

Baltimore City, Maryland

LOCAL TRADE AREA

914 W. 36TH STREET | BALTIMORE, MARYLAND 21211



Tower Square

- Giant
- Walgreens
- DUNKIN' DONUTS
- Mobile

The Rotunda

- MOM'S Organic Market
- WAREHOUSE CINEMAS
- Starbucks
- Zest
- MOD
- BB
- ME moby
- dick
- pure barre
- corepower
- YOGA
- ChoiceOne
- URGENT CARE

- 13.5% INTEREST
- NO FEES
- nori
- PAUL DEB
- 5:10
- FRAZIER'S
- GOLDEN WEST CAFE
- OVERSEER
- CRAFTED
- SUNTRUST
- ROYAL FARMS
- COMMON GROUND
- WINE
- WILLY'S POT
- TRU VINE
- OLD BANK
- Luigi's
- THE HON
- foraged. THE FOOD MARKET
- Bank of America
- M&T Bank
- cloud clothing
- TROHV
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- sprout
- WAFFIE
- spro

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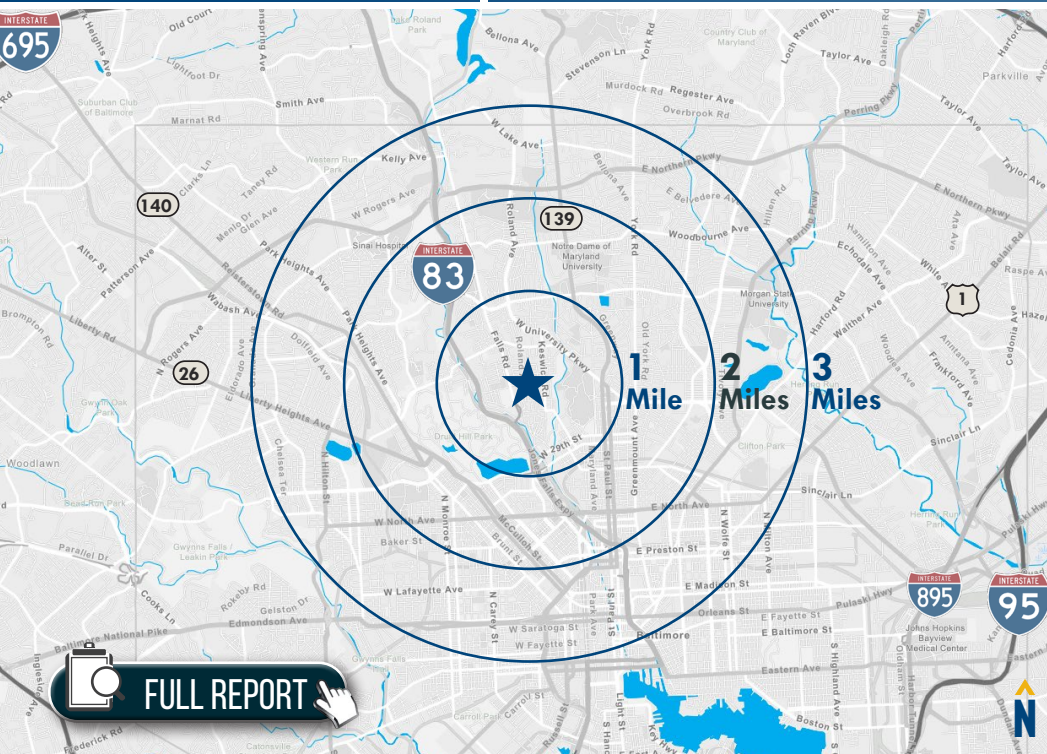


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LOCATION / DEMOGRAPHICS (2021)

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RESIDENTIAL POPULATION 29,504 1 MILE 116,836 2 MILES 263,156 3 MILES	NUMBER OF HOUSEHOLDS 13,630 1 MILE 48,677 2 MILES 105,004 3 MILES	AVERAGE HH SIZE 1.90 1 MILE 2.20 2 MILES 2.29 3 MILES	MEDIAN AGE 34.4 1 MILE 36.2 2 MILES 36.7 3 MILES
AVERAGE HH INCOME \$99,948 1 MILE \$80,603 2 MILES \$73,551 3 MILES	EDUCATION (COLLEGE+) 80.2% 1 MILE 62.4% 2 MILES 55.7% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 95.2% 1 MILE 91.0% 2 MILES 89.7% 3 MILES	DAYTIME POPULATION 33,277 1 MILE 119,731 2 MILES 284,168 3 MILES

38%
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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16%
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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12%
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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