

FOR LEASE

THE MARYLANDER

3501 ST. PAUL STREET
BALTIMORE, MARYLAND 21218



Mike Ruocco | Senior Vice President & Principal
☎ 443.798.9338 ✉ mruocco@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

Matthew Mueller | Senior Vice President
☎ 410.494.6658 ✉ mmueller@mackenziecommercial.com
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FOR LEASE

Baltimore City, Maryland

RETAIL/OFFICE/MEDICAL SUITE

THE MARYLANDER | 3501 ST. PAUL STREET | BALTIMORE, MARYLAND 21218

AVAILABLE

5,061 sf Total

» 1st Floor: 3,985 sf

» Lower Level: 1,076 sf

ZONING

R-10 (High-Density Residential District)

TRAFFIC COUNT

11,762 AADT (St. Paul St)

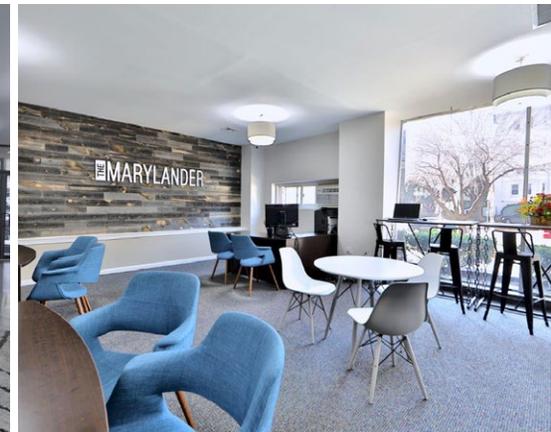
11,840 AADT (E. University Pkwy)

RENTAL RATE

\$20.00 psf, Modified Gross

HIGHLIGHTS

- ▶ Retail/office/medical suite available at "The Marylander," an 11-story, 500+ unit apartment complex in Northeast Baltimore
- ▶ Adjacent to Johns Hopkins University Homewood Campus
- ▶ Located at the signalized, high traffic intersection of St. Paul St and E. University Pkwy
- ▶ Catty corner from MedStar Union Memorial Hospital



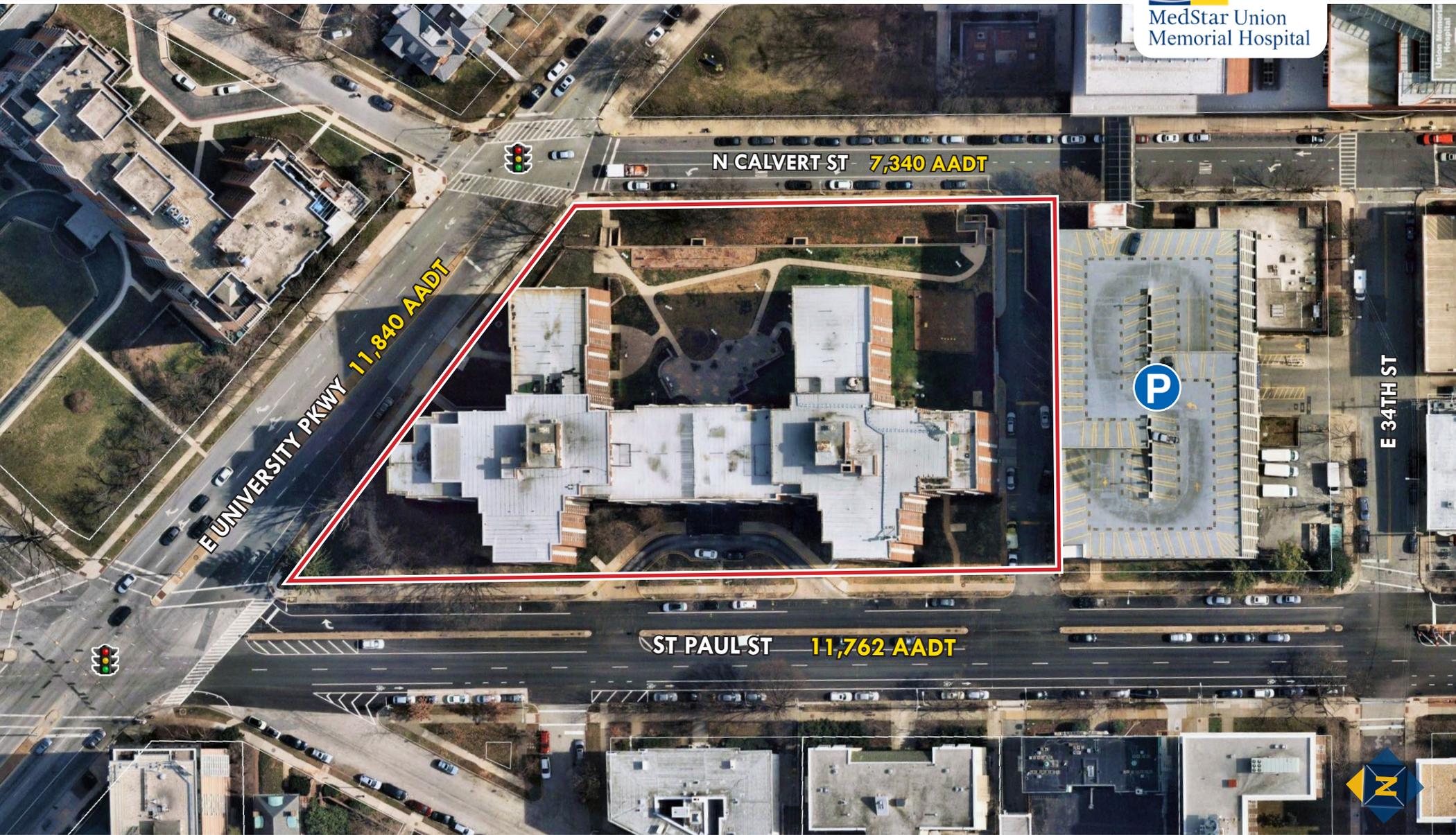
FOR LEASE



Baltimore City, Maryland

AERIAL

THE MARYLANDER | 3501 ST. PAUL STREET | BALTIMORE, MARYLAND 21218



N CALVERT ST 7,340 AADT

E UNIVERSITY PKWY 11,840 AADT

ST PAUL ST 11,762 AADT

E 34TH ST



 **MACKENZIE**
COMMERCIAL REAL ESTATE SERVICES, LLC

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COURTYARD ENTRY

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SUITE

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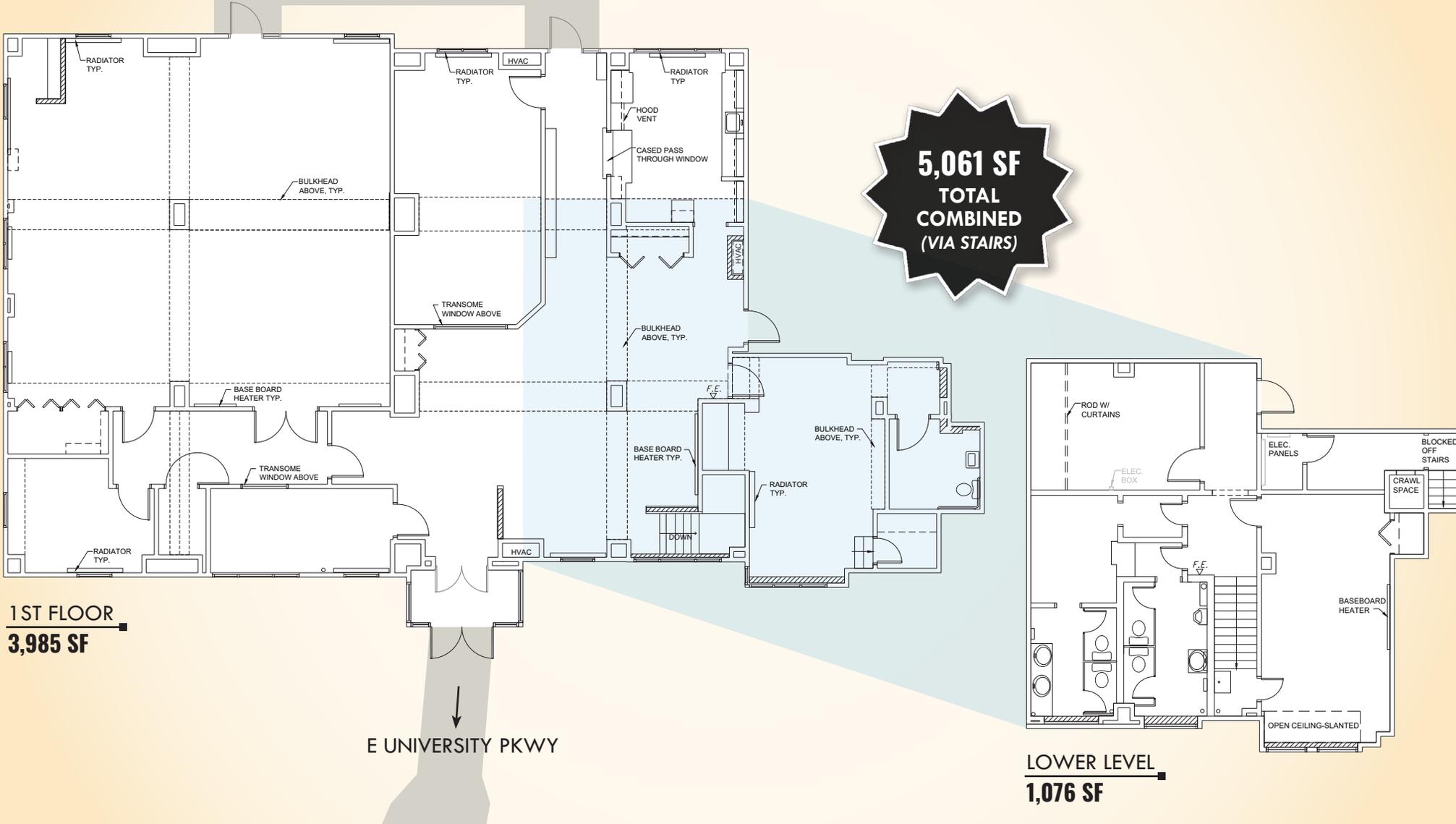
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Baltimore City, Maryland

FLOOR PLAN

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COURTYARD



FOR LEASE

Baltimore City, Maryland

BIRDSEYE

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DOWNTOWN BALTIMORE

ub UNIVERSITY OF BALTIMORE

MICA MARYLAND INSTITUTE OF COLLEGE OF ART



SAFeway

DRUID LAKE



JOHNS HOPKINS UNIVERSITY

CVS pharmacy Bird hand

honeygrove Race Pace

POIBELLY COLD STONE & pizza STARBUCKS SUBWAY

homeslice insomnia cookies BARNES & NOBLE

MedStar Union Memorial Hospital

Tanaka's

SITE

N CALVERT ST

N CHARLES ST

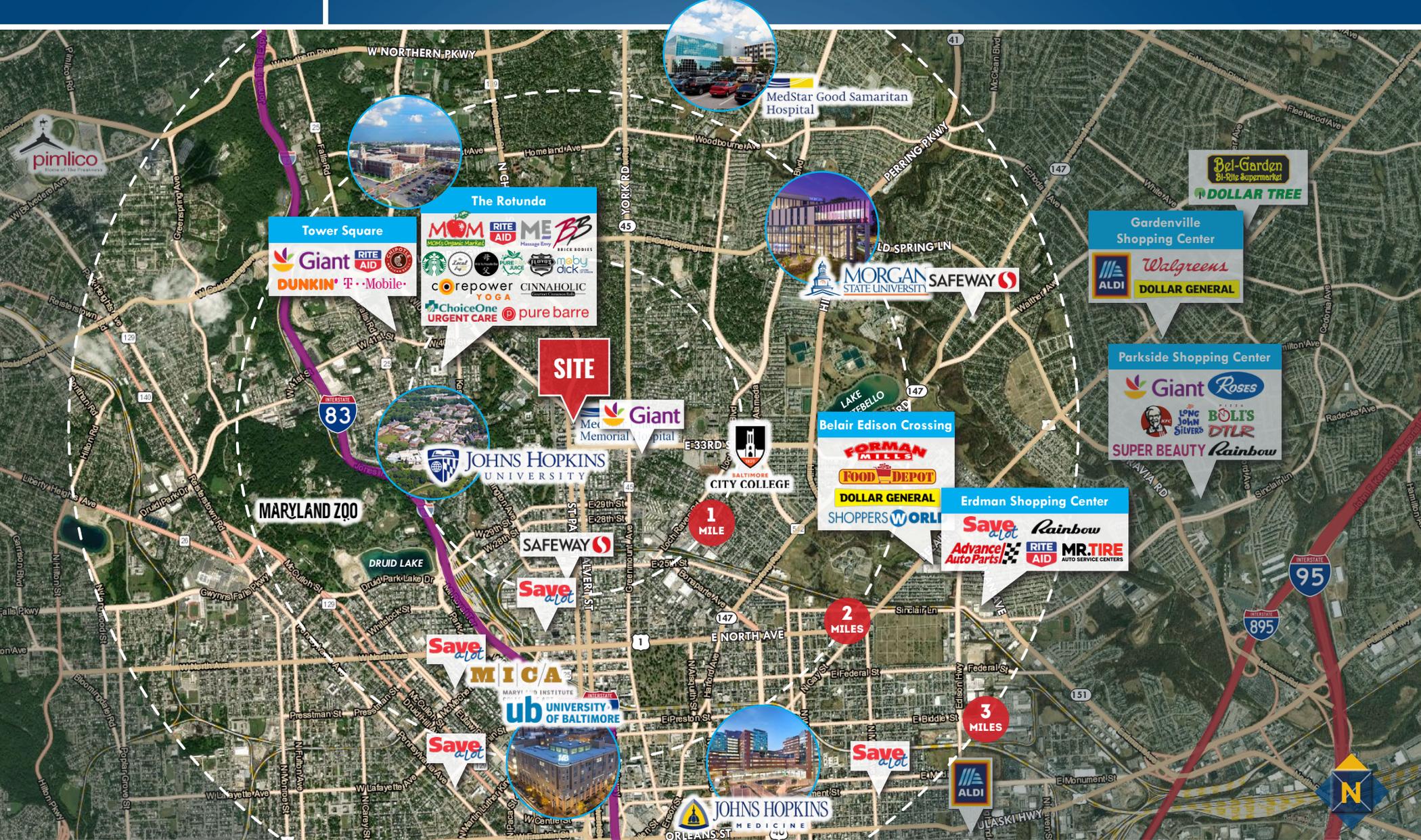
E UNIVERSITY PKWY

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TRADE AREA

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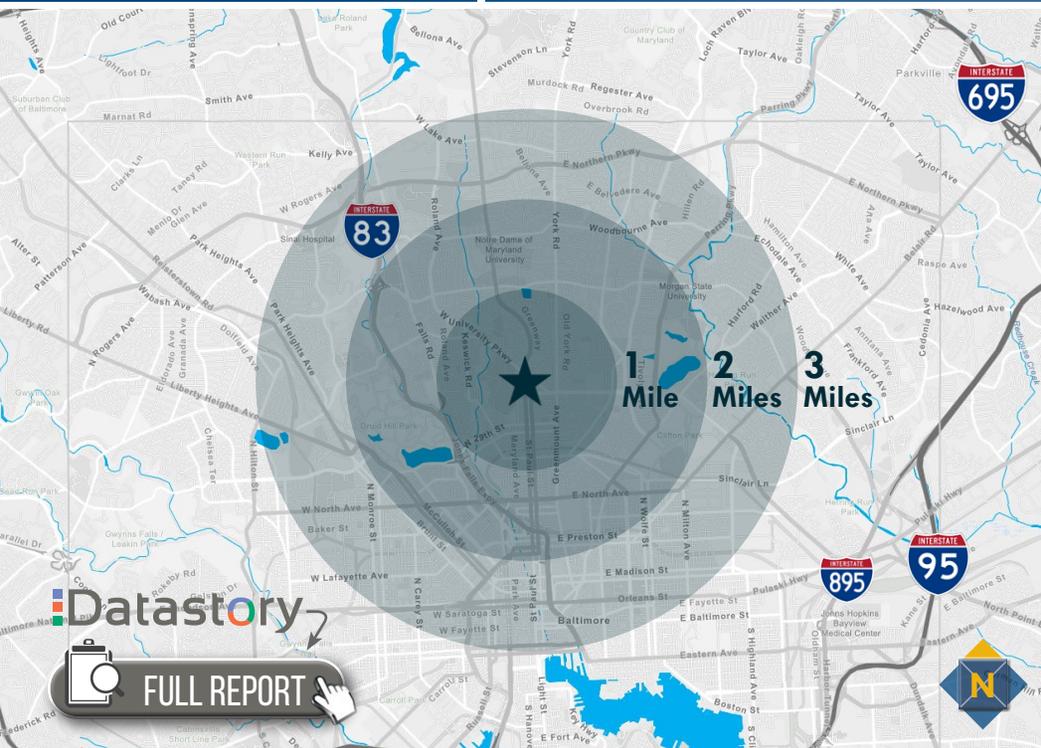


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LOCATION / DEMOGRAPHICS (2020)

THE MARYLANDER | 3501 ST. PAUL STREET | BALTIMORE, MARYLAND 21218



RESIDENTIAL POPULATION

41,026
1 MILE
122,403
2 MILES
274,153
3 MILES

NUMBER OF HOUSEHOLDS

18,503
1 MILE
50,636
2 MILES
110,032
3 MILES

AVERAGE HH SIZE

2.02
1 MILE
2.20
2 MILES
2.29
3 MILES

MEDIAN AGE

34.5
1 MILE
35.3
2 MILES
35.7
3 MILES

AVERAGE HH INCOME

\$87,067
1 MILE
\$82,960
2 MILES
\$74,422
3 MILES

EDUCATION (COLLEGE+)

73.2%
1 MILE
64.3%
2 MILES
57.2%
3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

89.0%
1 MILE
87.2%
2 MILES
86.0%
3 MILES

DAYTIME POPULATION

42,696
1 MILE
122,047
2 MILES
313,999
3 MILES

20%
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

LEARN MORE

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

LEARN MORE

10%
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

LEARN MORE

8%
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

CONTACT



MIKE RUOCCO
SENIOR VICE PRESIDENT & PRINCIPAL
443.798.9338
MRUOCCO@MACKENZIECOMMERCIAL.COM



MATTHEW MUELLER
SENIOR VICE PRESIDENT
410.494.6658
MMUELLER@MACKENZIECOMMERCIAL.COM

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