

**REAL
ESTATE AND
BUSINESS
FOR SALE!**



PREMIUM BOTTLESHOP, WINE, AND LIQUOR STORE

3601 Elm Avenue

BALTIMORE, MARYLAND 21211

OPPORTUNITY OVERVIEW

HIGHLIGHTS:

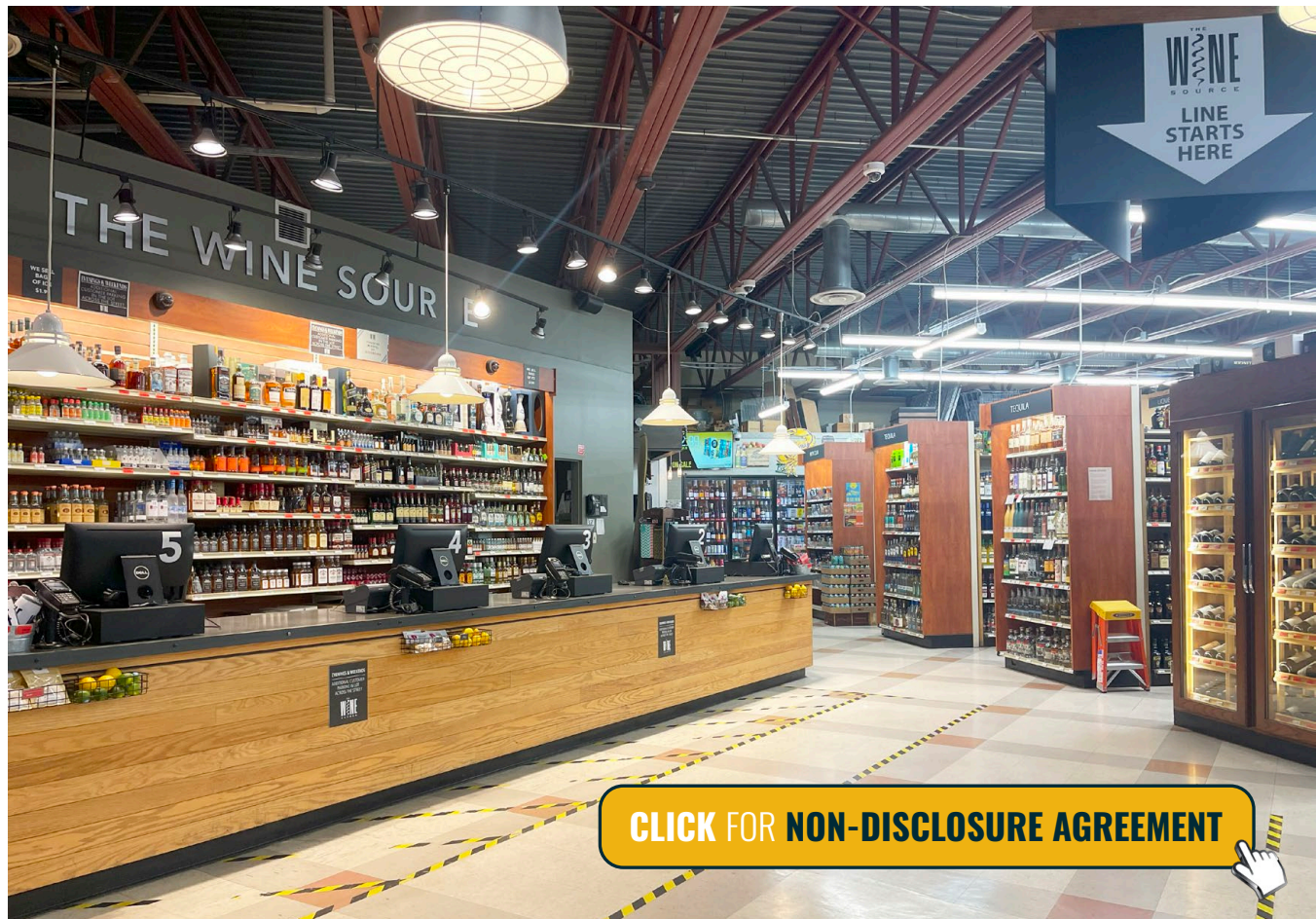
- “The Wine Source” Business & Real Estate for Sale
- Freestanding retail building with dedicated surface parking lot(s)
- Located only steps from the bustling Hampden retail and restaurant corridor “The Avenue”
- Eight (8) surface parking spaces at the building entry; plus, an additional surface lot with ten (10) dedicated parking spaces (3618-3620 Elm Ave)
- Opportunity to purchase the business and real estate of one of the highest-performing beer, wine, and spirits store in the Baltimore area
- Tavern “D” Liquor License allows for alcohol sales 7-Days/week (other area stores are not permitted to sell alcohol on Sunday)
- Store includes on-site curated deli, draft system for on-site tastings and off-site growlers



Voted “Best Liquor Store/Spirits Shop”
by Baltimore Magazine Reader’s Poll (2023)



GOOGLE STREET VIEW



TOTAL BLDG. SF: 9,640 SF ±

3601 ELM AVE: .285 ACRES ±

3618-3620 ELM AVE: .133 ACRES ±

PARKING: 18 DEDICATED

ZONING: C-1 (NEIGHBORHOOD BUSINESS DIST.)

CLICK FOR NON-DISCLOSURE AGREEMENT

AERIAL / PROPERTY OUTLINE

The Wine Source is known for its comprehensive curated selection, expert staff, and friendly neighborhood feel. Founded in 1990 as the Rotunda Wine & Spirits, The Wine Source relocated to its current location in 2001. For over 30 years The Wine Source has been Baltimore's premier destination for fine wine, beer, spirits, and specialty foods.

3618-3620 Elm Avenue has been **APPROVED** for demolition and is to be converted into a 10-car dedicated parking lot.



ELM AVE

HOLY FRIGLES



DEBORAH PATTERSON

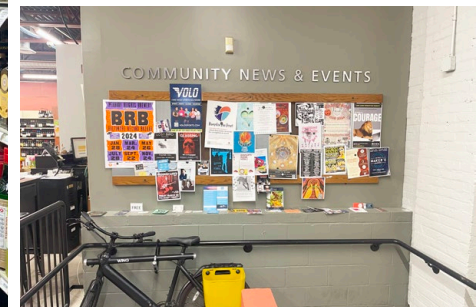
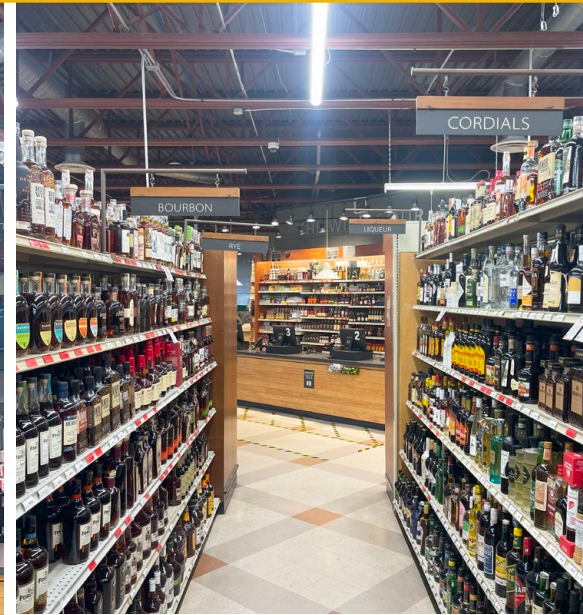


W 36TH ST

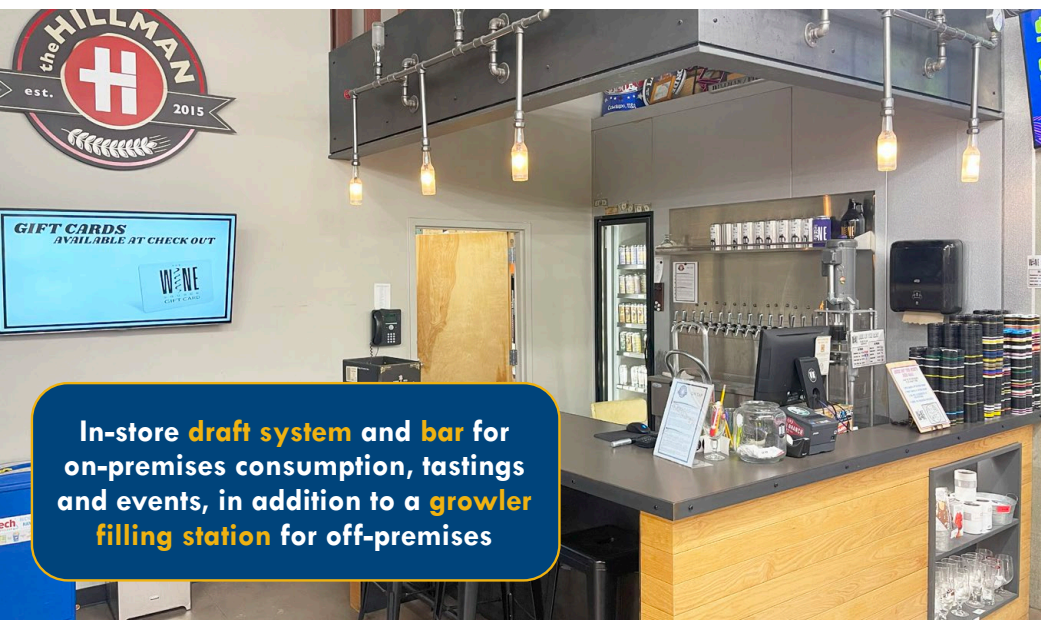


INTERIOR PHOTOS

4,812 SF ± of sales floor area, including a draft-tap system and bar area for on-premises consumption and a carry-out growler filling station

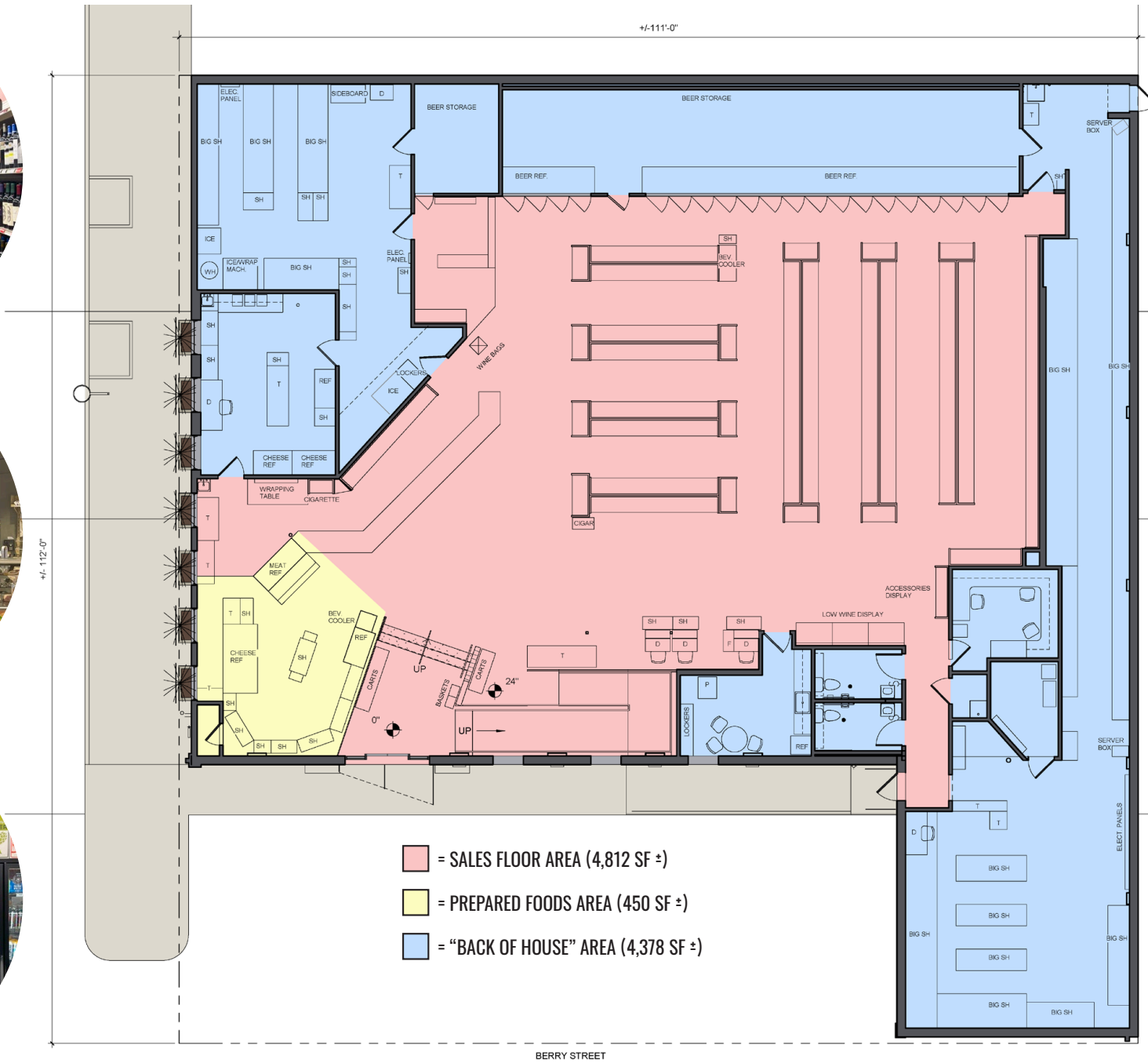


450 SF ± prepared foods section ("mini-market"), offering premium cheeses, cured meats, fresh breads and packaged goods



In-store draft system and bar for on-premises consumption, tastings and events, in addition to a growler filling station for off-premises

FLOOR PLAN: EXISTING CONDITIONS



LOCAL HAMPDEN NEIGHBORHOOD



SITE

"The Avenue"

In Watermelon Sugar



LOCAL HAMPDEN NEIGHBORHOOD

ROTUNDA BALTIMORE, MD
MOM'S Organic Market
WAREHOUSE CINEMAS
Starbucks
ChoiceOne URGENT CARE
Moby Dick
PURE BARRE
repower YOGA
c.orepower

JOHNS HOPKINS UNIVERSITY
AT KESWICK

ROTUNDA BALTIMORE, MD
ICON
RESIDENCES AT THE ROTUNDA
379 UNITS

SITE

JOHNS HOPKINS UNIVERSITY

NEPENTHE

W 37TH ST

HICKORY AVE

ROLAND AVE

BLUEBIRD

W 36TH ST

FALLS RD
25

"The Avenue"

PLY FRISLES

ROYAL FARMS

M&T Bank

OLD BANK BARBERS

SOUVLAKI

GOLDEN WEST CAFE

mono's super noodle

Luigi's

OSYRIS CEBAR

In Watermelon Sugar

PAULIE GEE'S

hew!

TIA'S ITALIAN ICE

AVENUE

FRAZIER'S

TRUIST

ASH+OAK

THE FOOD MARKET

Grano



1 MILE POP.:
28,979



MARKET AERIAL



1 MILE POP.:
28,979



Tower Square

- Giant
- Walgreens
- DUNKIN' T
- Mobile

The Rotunda

- MOM'S Organic Market
- WAREHOUSE CINEMAS
- Starbucks
- Local Fry
- PURE JUICE
- MOD
- BB
- ME moby dick
- pure barre
- choiceOne
- YOGA
- URGENT CARE

NOTRE DAME OF MARYLAND UNIVERSITY

"The Avenue"

- LIBEN
- PAULIE GEE'S
- super noodle
- AVENUE sprout
- CATALOG COFFEE
- Luisia's Plant
- the art house
- TRUE VINE
- THE FOOD MARKET
- M&T Bank
- THE URBAN OYSTER
- ROYAL FARMS
- hewl
- OLD BANK
- cloud clothing
- WILLYSOTS

SITE

JOHNS HOPKINS UNIVERSITY

HOMWOOD

MARYLAND ZOO



DEMOGRAPHICS

2023

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



28,979

110,877

240,426

DAYTIME POPULATION



30,930

110,873

274,432

AVERAGE HOUSEHOLD INCOME



\$115,510

\$93,655

\$84,476

NUMBER OF HOUSEHOLDS



13,936

49,813

105,822

MEDIAN AGE

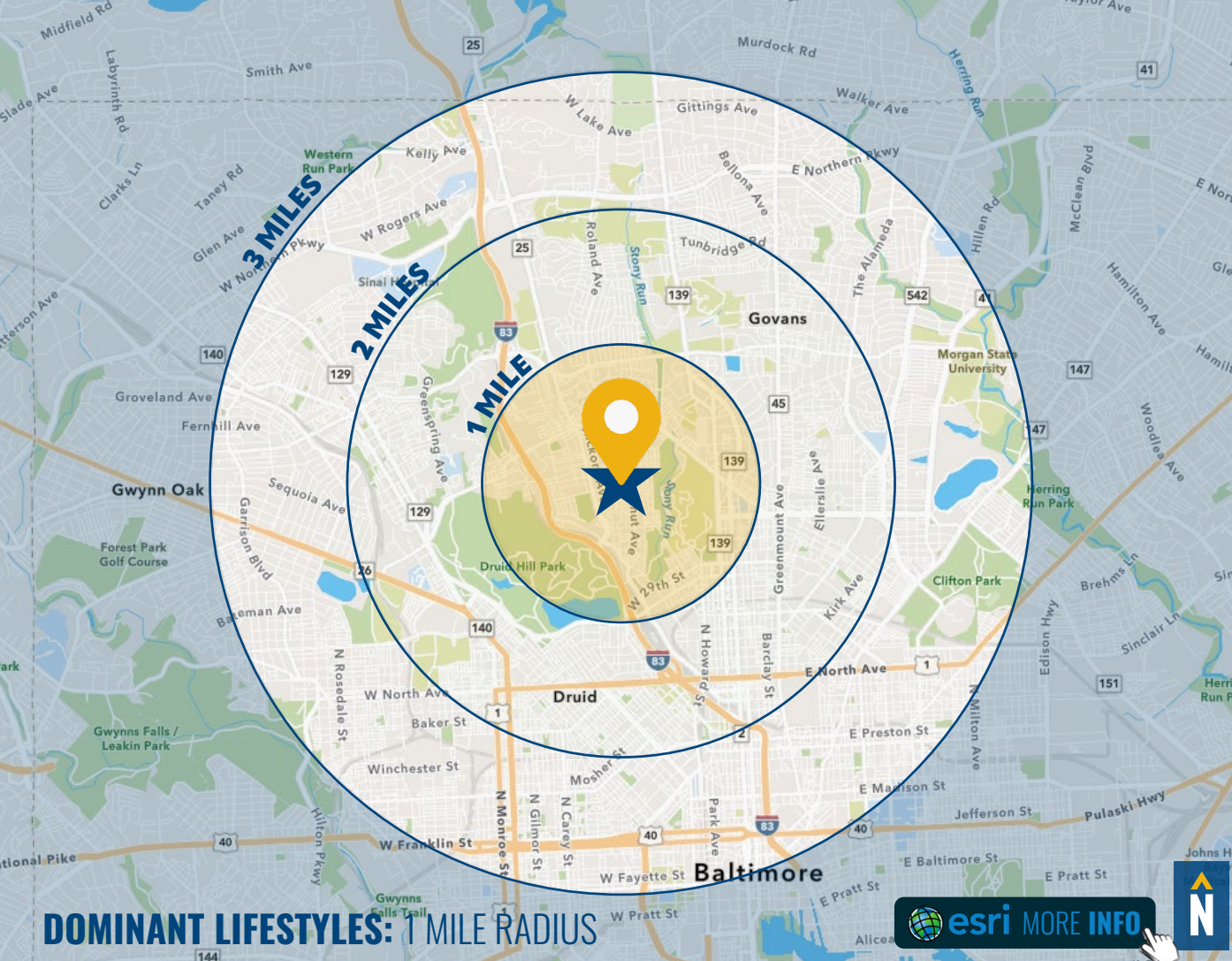


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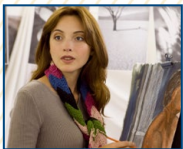
36.2

37.0

[FULL DEMOS REPORT](#)



38%
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**

17%
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**

11%
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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