



MIXED-USE OPPORTUNITY

4501-4503 HARFORD ROAD | BALTIMORE, MARYLAND 21214

RETAIL/MULTI-FAMILY

WAREHOUSE

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 8,336 SF Retail and Industrial building with four (4) multi-family units on 2nd and 3rd floors
- High visibility location in the Hamilton neighborhood of Baltimore facing heavily trafficked Harford Road (19,523 cars per day)
- On-site parking, warehouse and outside storage
- Situated adjacent to Safeway grocery
- Easy access to Baltimore City and Baltimore Co.
- Minutes from Morgan State University and MedStar Good Samaritan Hospital

BUILDING SIZE: 8,336 SF ±

LOT SIZE: .23 ACRES ±

YEAR BUILT: 1920

STORIES: 3 (+ BASEMENT)

TRAFFIC COUNT: 19,523 AADT (HARFORD RD)

ZONING: C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

SALE PRICE: \$850,000



GOOGLE STREET VIEW



AERIAL / PARCEL OUTLINE



SAFeway



LOCAL BIRDSEYE



UNITED STATES POSTAL SERVICE

ZUKE'S COFFEE



147

SITE



E COLD SPRING LN

GRINDON AVE

HARFORD RD

19,523 AADT

OVERLAND AVE

WEAVER AVE



TRADE AREA



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



18,541

101,511

227,955

DAYTIME POPULATION



15,066

75,971

183,900

AVERAGE HOUSEHOLD INCOME



\$98,246

\$78,002

\$85,067

NUMBER OF HOUSEHOLDS



6,860

41,600

93,086

MEDIAN AGE

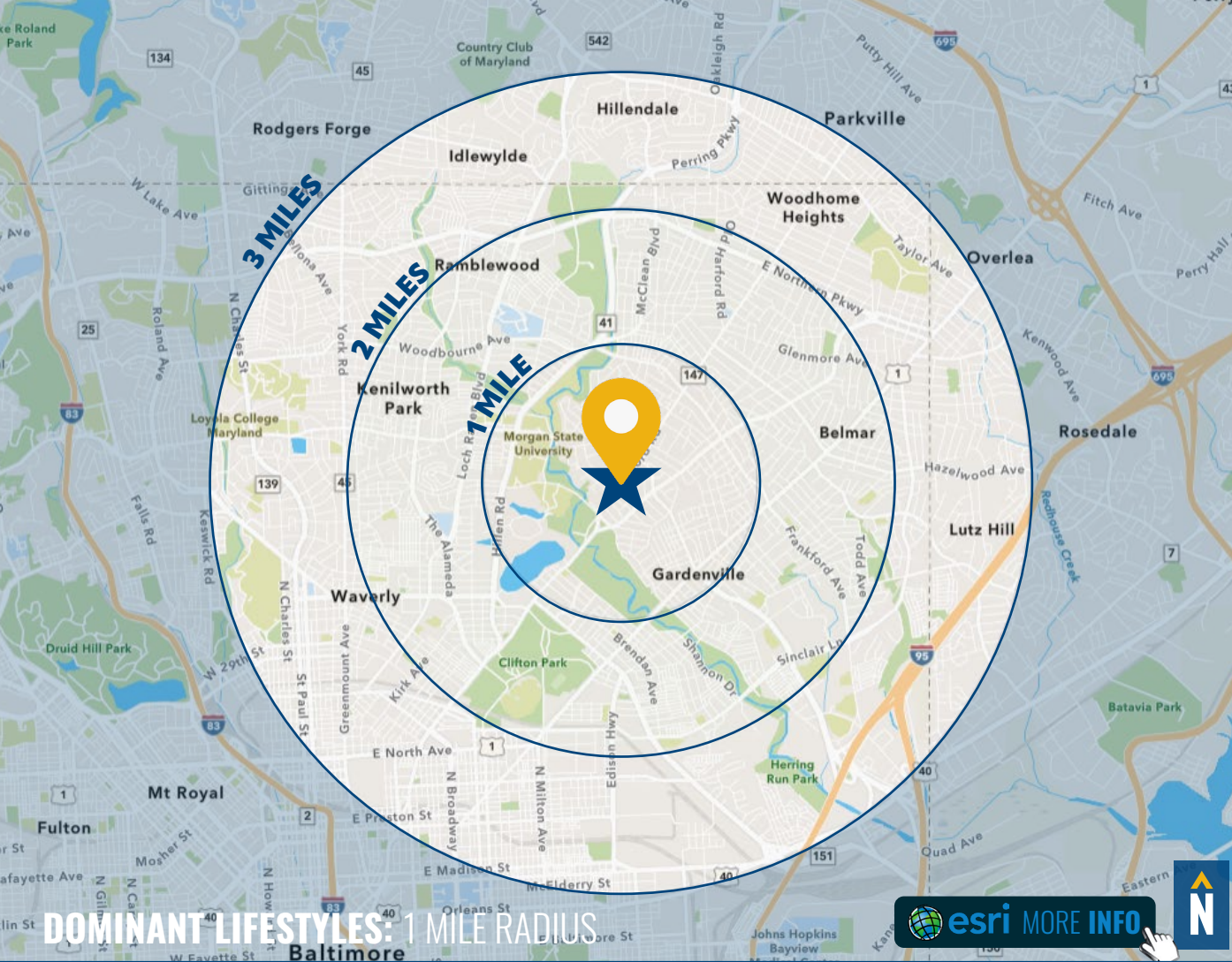


38.6

38.5

36.7

[FULL DEMOS REPORT](#)



DOMINANT LIFESTYLES: 1 MILE RADIUS

39%
PARKS AND REC

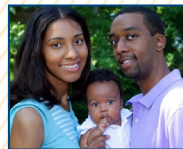


Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**

Median Household Income: **\$60,000**

25%
FAMILY FOUNDATIONS



Family and faith are the cornerstones of life in these communities. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

Median Age: **39.6**

Median Household Income: **\$43,100**

15%
CITY LIGHTS



This densely populated market is the epitome of equality. They work hard and budget well to support their urban lifestyles. They are price savvy consumers, but will pay for quality brands that they trust.

Median Age: **39.3**

Median Household Income: **\$69,200**

FOR MORE INFO **CONTACT:**



MIKE RUOCCO

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.4868

MRUOCCO@mackenziecommercial.com



PATRICK J. SMITH

REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

2328 W. Joppa Road, Suite 200

Lutherville, MD 21093

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.