



Ben Frederick Realty, Inc.

**For Lease
Choice Retail Store**



- 1,500 sq. ft.
- Security Grates
- Free Parking in rear
- Busy Waverly Shopping District
- Near Giant Food, Rite Aid

Address: 3010 – 3016 Greenmount Ave
Baltimore City, Maryland 21218

Taxes & Ins: \$2.50 per sq ft

Zoning: B-2 Community Shopping District allows most retail uses (does not permit auto service or drive-thru restaurant.)

Utilities: Each store has its own gas forced air heating system and gas hot water.
Baltimore City provides both water and sewer with a separate meter to each store.

Trash Removal: Baltimore City will pick-up 2 cans of trash twice a week plus recycling. Heavy trash users will have to arrange for their own dumpster.

Parking: Paved macadam lot in the rear of the building.

Topography: Slight slope downward heading south.

Curb Cuts: The stores front on the public sidewalk with metered parking along Greenmount Ave. These stores are on the “going to work” side of the street with restricted street parking from 7-9 a.m. There is one curb cut into the rear parking lot.

Traffic Counts: Southbound: 1,570 avg morning rush hour; 900 avg evening rush hour
Northbound: 720 avg morning rush hour; 1,150 avg evening rush hour
33rd Street: 3,925 morning rush hour (both directions); 4,312 evening rush hour (both directions)

Building: 8,564 Sq. Ft. strip of store fronts. Masonry exterior walls. Concrete slab floor structure. Carpet and tile is typical floor covering. All units have bathrooms (not all are handicap compliant)
Modified Bitumium Roof coated with Aluminum Fiber.

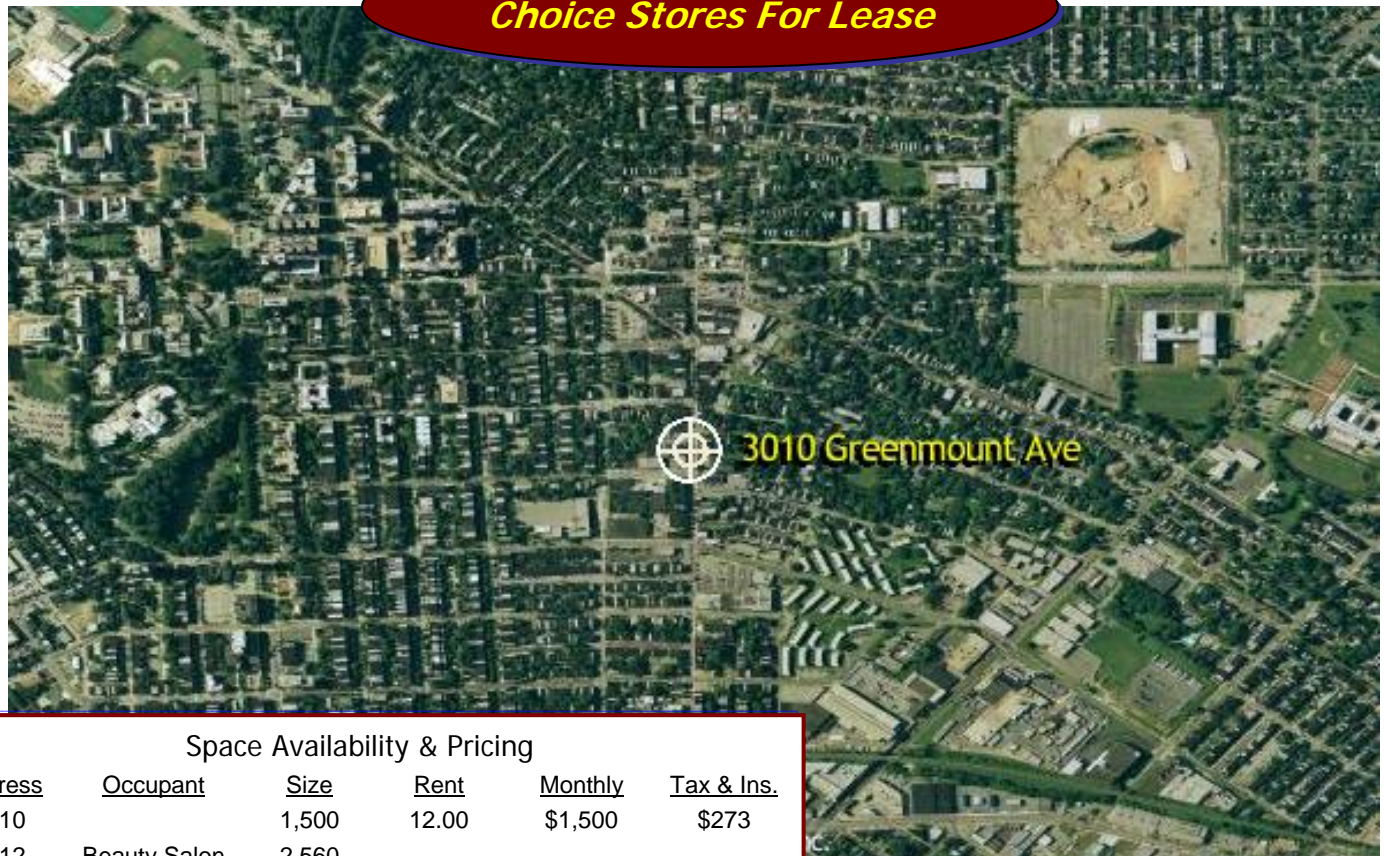
Rental: \$12.00 per sq. ft. Tenant pays pro-rata taxes, insurance, and CAM, all utilities, and interior maintenance.

Contact: **Ben Frederick III, CCIM**
Ben Frederick Realty Inc., Owner’s Exclusive Agent
410-435-5040; fax 410-435-5041; www.BenFrederick.com

This offering is made without regard to the race, religion, color, creed, sex, marital & familial status, and/or handicap. The information contained herein is believed accurate & from reliable sources; however, neither the owner nor Ben Frederick Realty Inc. or any of their agents and/or sub-agents make any warranties or representations with regard to this information, the physical condition of the Property or any of its components, nor the financial performance of the Property. The Purchaser is hereby advised to verify all information to Purchaser’s own satisfaction. This Property and this offering are subject to prior sale and withdrawal at any time as the owner may deem appropriate.



Choice Stores For Lease



Space Availability & Pricing

Address	Occupant	Size	Rent	Monthly	Tax & Ins.
3010		1,500	12.00	\$1,500	\$273
3012	Beauty Salon	2,560			
3014	Pizza	1,778			
3016	Day Care	2,525			

Summary

	1 mile	3 mile
Population	42,603	305,686
Households	17,182	117,338
Average HH Income	44,492	45,291
White Collar	62%	61%
Rental Housing	40%	37%
White	30%	25%
Black	60%	69%
Some College +	65%	62%

Full Demographic Report available at www.BenFrederick.com

