



Ben Frederick Realty, Inc.

- 600 Sq. Ft. 3,170 Sq. Ft.
- Full, usable basements
- Free Parking
- Next to Belvedere Square and across From World Famous Historic Senator Movie Theatre

**Lease Choice
Retail Stores**



7 words about this Property:
Diversity, High Income, Dense Population, Neighborhood Convenience.

Located Here If:

- You want the prestige of being across from the Historic Senator Theatre, which draws over 200,000 patrons per year, next to Belvedere Square, a popular, hip shopping area.
- You appreciate reasonable rental rates,
- You need high vehicle traffic & good visibility.

Forget it if:
You need a grocery-anchored center.

Address: 5845 – 5857 York Rd
 Baltimore City, Maryland 21212

Taxes/Ins/CAM: \$3.30 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 provides 14 spaces.

Topography: This lot is basically level with a slight grade downward towards the north.

Curb Cuts: The stores front on the public sidewalk with metered parking along York Rd. These stores are on the “going home” side of the street with restricted street parking from 4-6 p.m. There is one curb cut into the rear parking lot.

Traffic Counts: 24,175 on York Rd.
 9,975 on Belvedere Ave.
 49,905 on Northern Parkway

Building: 12,500 Sq. Ft. strip of store fronts. Masonry exterior walls. Wood joisted floor structure with wood sub-floors. Carpet and tile is typical floor covering. All units have bathrooms (not all are handicap compliant) and full basements with high (8-11’) ceilings. Modified Bitumium Roof.

Rental: \$19 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.



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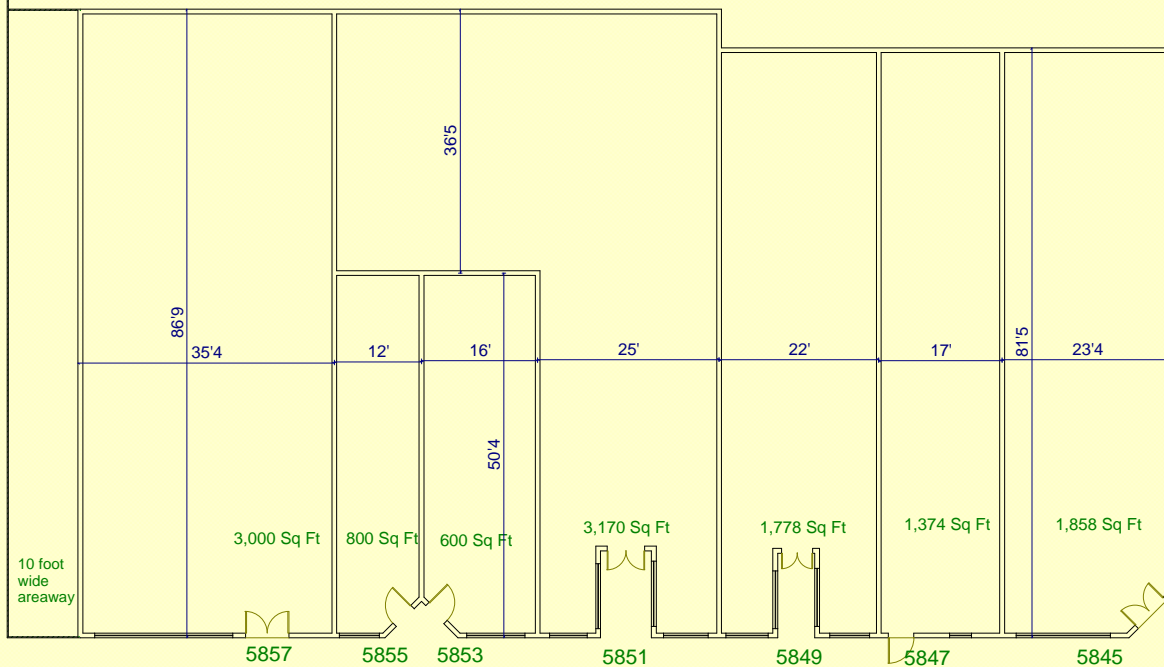
Choice Stores For Lease



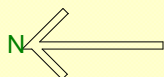
Summary	1 mile	3 mile	5 mile
Population	25,662	182,975	543,253
Households	9,857	74,551	211,779
Average HH Income	89,980	80,135	65,262
White Collar	70%	70%	62%
Some College +	57%	54%	41%

Full Demographic Report available at www.BenFrederick.com

Space Availability & Pricing					
Address	Occupant	Size	Rent Monthly		CAMTl
5845	Perry Intl Food	1,840			
5847	Irish Sea Pub	1,374			
5849	Pizza Villa	1,778			
5851	Upward Way	3,170			
5853	Yoga Studio	600			
5855	Nail Salon	800			
5857	Saigon Café	3,000	\$ 15.00	\$3,750	\$825



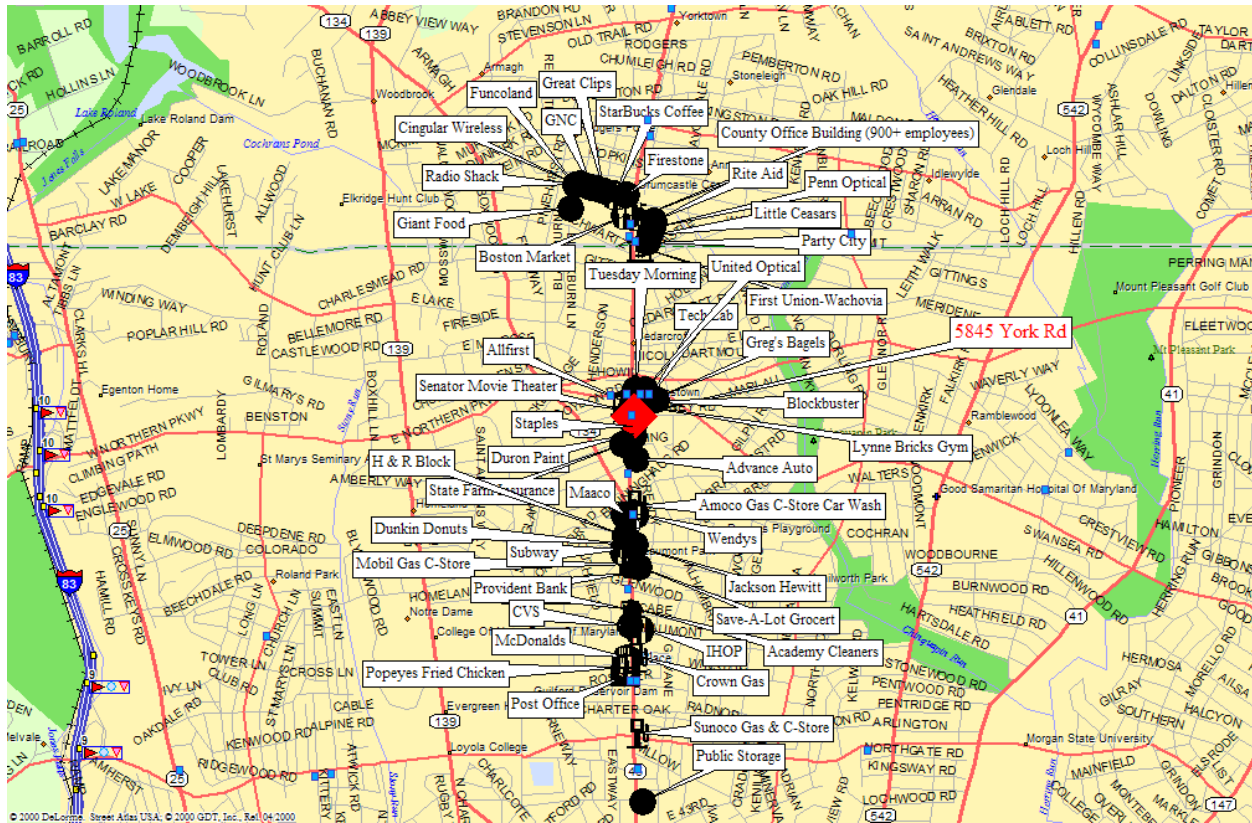
York Road, Baltimore Maryland 21212



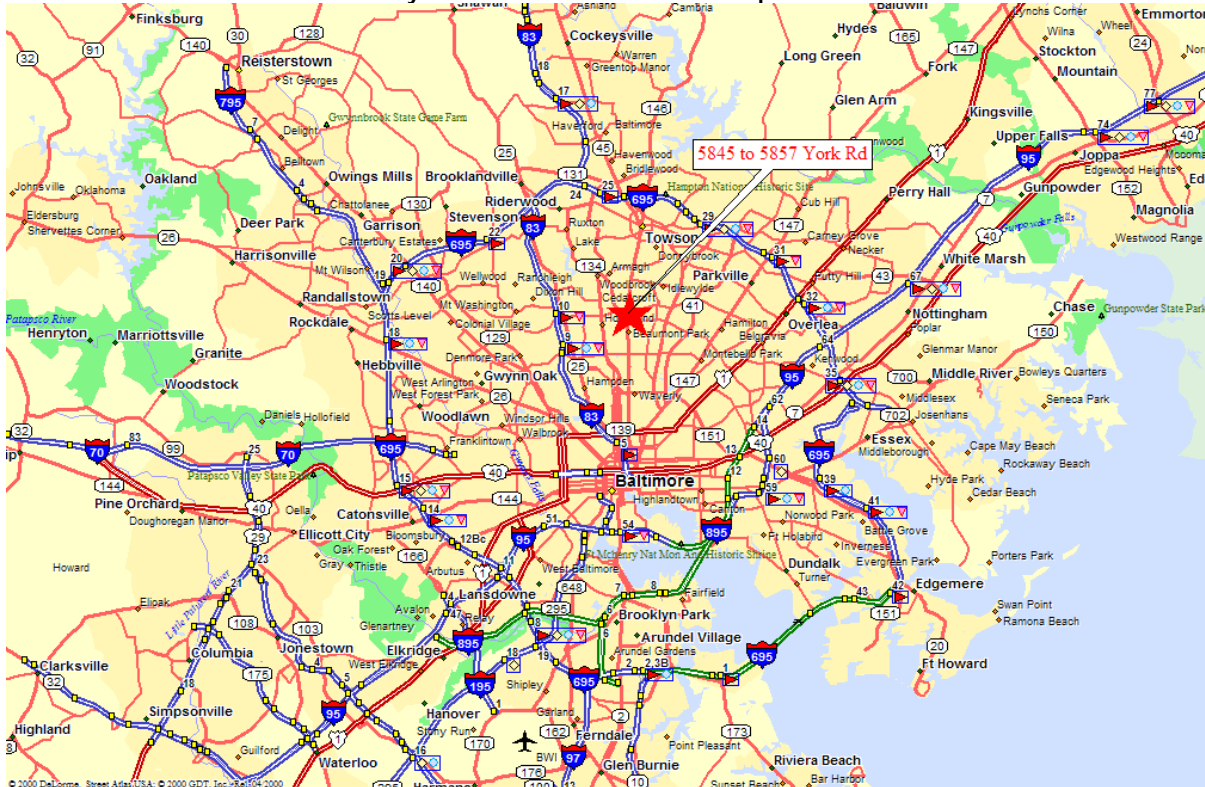
For Leasing Information, Contact:
 Ben Frederick III, CCIM
 410-435-5040; fax 410-435-5041;
 Ben@BenFrederick.com

Neighborhood Map:

Join Giant Food, Rite Aid, Starbucks, Radio Shack, Party City, Blockbuster, Staples, Advance Auto, Subway, Dunkin Donuts, AutoZone, CVS, IHOP, Popeye's, and McDonalds, and Public Storage Along York Road, with some of the strongest demographics in all of Baltimore



Regional Map Centrally Located in the Baltimore Metropolitan Area





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