



2310 W. PATAPSCO AVE

BALTIMORE, MD 21230



JOIN
SUDSVILLE
LAUNDRY

2,000 SF Space Available

PROPERTY HIGHLIGHTS

- 2,000 sf available
- 25,000 cpd
- Join **SUDSVILLE LAUNDRY**



POPULATION



HH INCOME



EMPLOYEES

MILES	POPULATION	HH INCOME	EMPLOYEES
1	17,462	\$56,562	15,626
2	40,862	\$58,158	49,126
3	135,475	\$79,917	155,493

2310 W. PATAPSCO AVE

SUDSVILLE LAUNDRY



HOLLINSWOOD S/C

*L*mart
Advancel
Auto Parts

DOLLAR GENERAL

DOLLAR TREE

LANSDOWNE STATION

Walmart
petco
Office DEPOT

LA FITNESS

Chick-fil-A IHOP



PATAPSCO VILLAGE S/C

FOOD KING

ROSES M&T Bank

RESTAURANT D

SHOE CITY

CHERRY HILL T/C

FAMILY DOLLAR

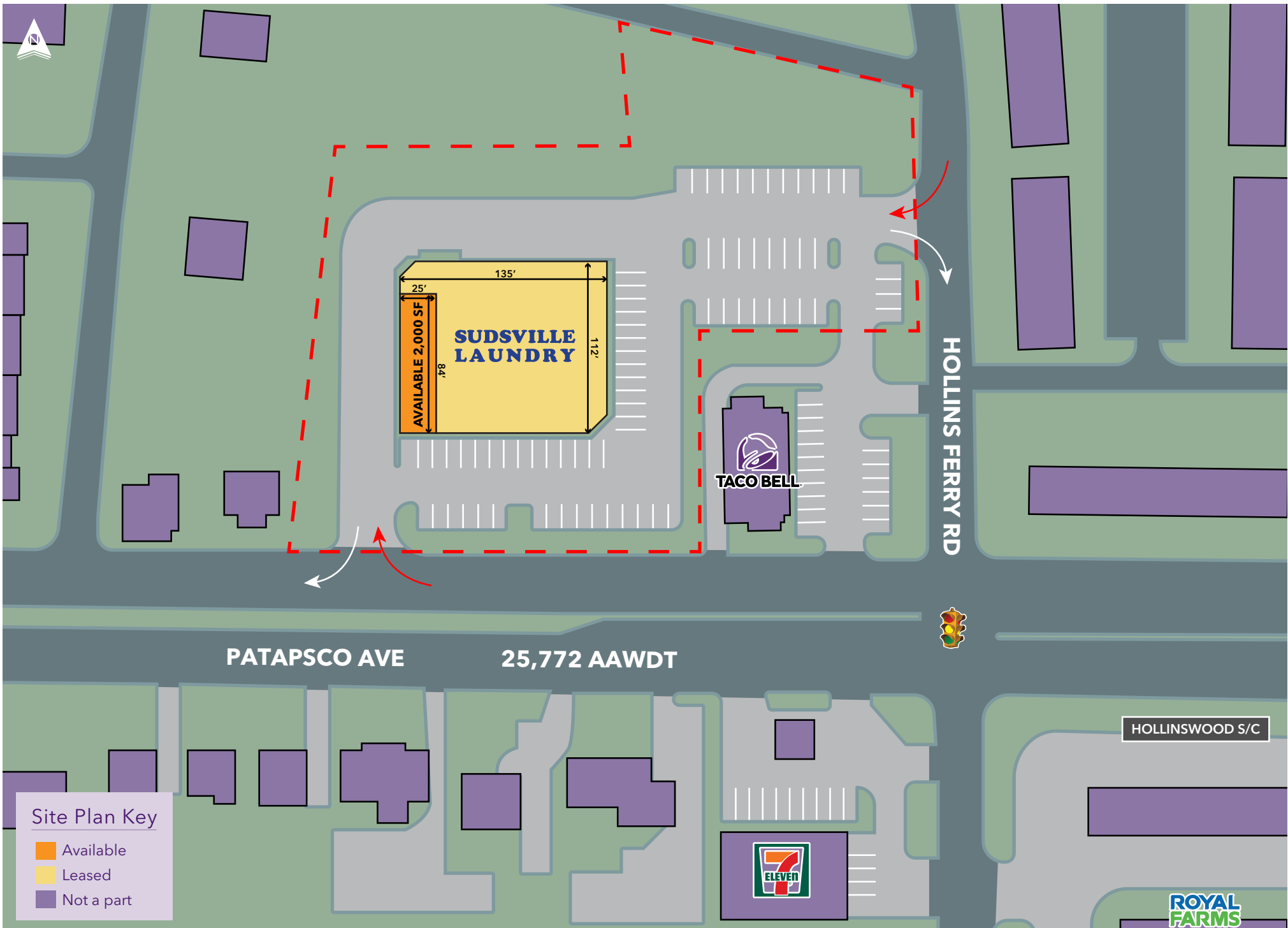
HORSESHOE CASINO

JOHNNY SANCHEZ JACK BINIONS STEAK

TOPGOLF
COMING SOON

PORT COVINGTON





PATAPSCO AVE

25,772 AAWDT

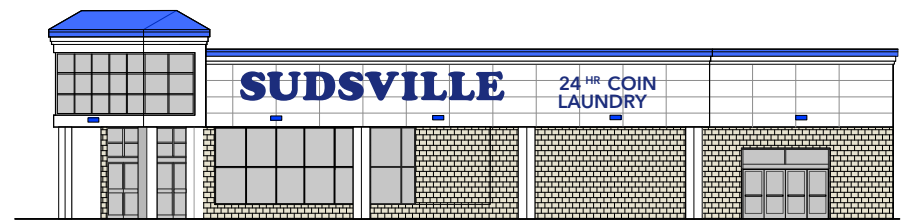
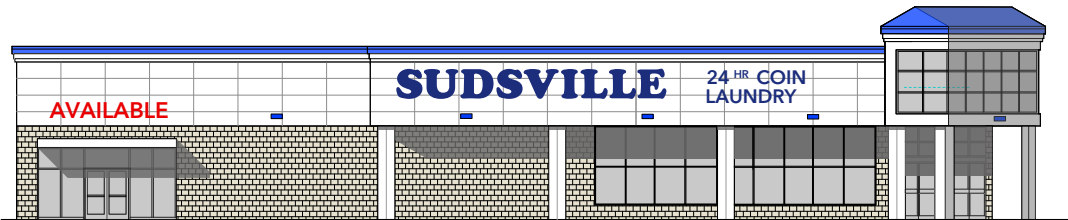
HOLLINS FERRY RD

HOLLINSWOOD S/C

ROYAL FARMS

Site Plan Key

- Available
- Leased
- Not a part

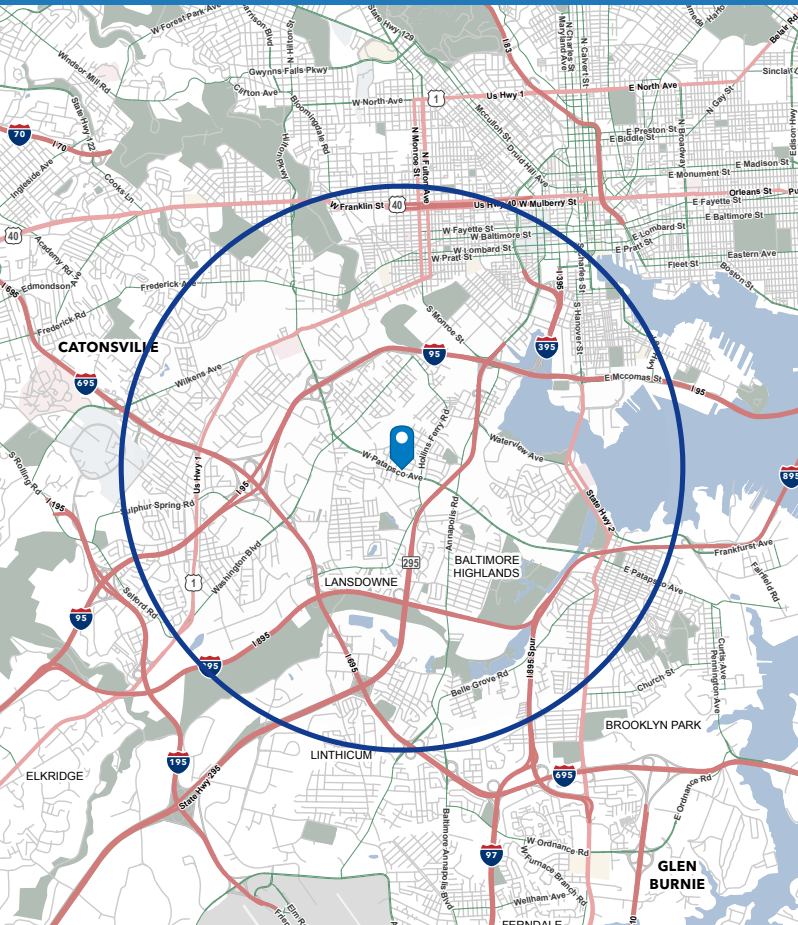




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2021)

2310 W Patapsco Ave
3 mile ring



KEY FACTS

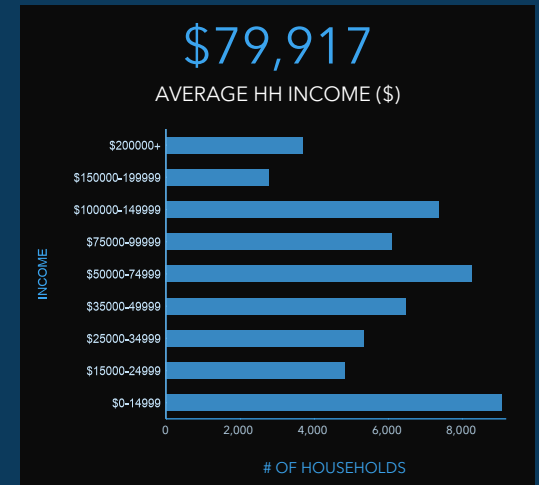
135,475 Population	36.0 Median Age	53,955 Households
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EDUCATION

26% High School Diploma	16% Bachelor's Degree	12% Graduate/Professional Degree
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INCOME

	\$52,695 Median Household Income
	\$31,908 Per Capita Income



BUSINESS

	6,159 Total Businesses
	155,493 Daytime Population
	487 Food Srv & Drinking Places

TAPESTRY SEGMENTS

5C Parks and Rec
8,081 (15%) of households

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

- More than half of the population is college educated.
- Older residents draw Social Security and retirement income.
- The work force is diverse: professionals in health care, retail trade, and education, or skilled workers in manufacturing and construction.

11E City Commons
7,023 (13%) of households

This segment is one of Tapestry's youngest and largest markets, primarily comprised of single-parent and single-person households living within large, metro cities. While more than a third have a college degree or spent some time in college, nearly a third have not finished high school, which has a profound effect on their economic circumstance. However, that has not dampened their aspiration to strive for the best for themselves and their children.

- Although some have college degrees, nearly one in three have not graduated from high school.
- Consumers endeavor to keep up with the latest fashion trends.
- Most families prefer the convenience of fast-food restaurants to cooking at home.

8E Front Porches
5,701 (10.6%) of households

Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. Half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Residents enjoy their automobiles and like cars that are fun to drive. Income and net worth are well below the US average, and many families have taken out loans to make ends meet.

- Price is more important than brand names or style to these consumers.
- With limited incomes, these are not adventurous shoppers.
- They would rather cook a meal at home than dine out.
- They seek adventure and strive to have fun.



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