



3211 GREENMOUNT AVE

BALTIMORE, MD 21218

AVAILABLE



SNACKS • SODA • CANDY
GROCERY & DOLLAR MART
GREENMOUNT AVE.

WEAVE B

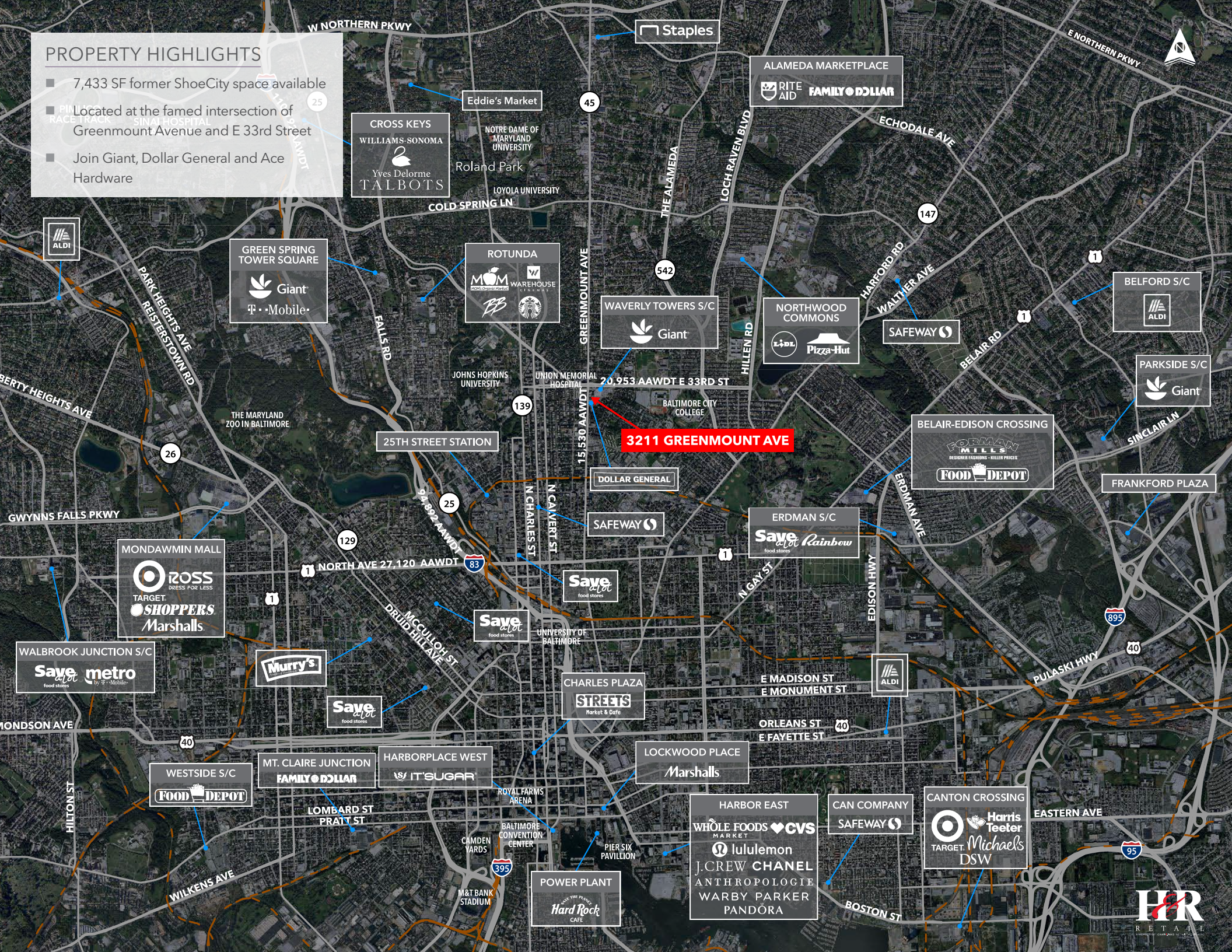
\$60 SEW-INS

7,433 SF Space Available



PROPERTY HIGHLIGHTS

- 7,433 SF former ShoeCity space available
- Located at the famed intersection of Greenmount Avenue and E 33rd Street
- Join Giant, Dollar General and Ace Hardware



ALDI

GREEN SPRING TOWER SQUARE
Giant
T-Mobile

CROSS KEYS
WILLIAMS-SONOMA
Yves Delorme
TALBOTS

ROTUNDA
MOM WAREHOUSE
Starbucks

WAVERLY TOWERS S/C
Giant

NORTHWOOD COMMONS
LIDL
Pizza-Hut

SAFEWAY

BELFORD S/C
ALDI

PARKSIDE S/C
Giant

25TH STREET STATION

3211 GREENMOUNT AVE

DOLLAR GENERAL

SAFEWAY

ERDMAN S/C
Saye a lot Rainbow
food stores

BELAIR-EDISON CROSSING
FORMAN MILLS
FOOD DEPOT

FRANKFORD PLAZA

MONDAWMIN MALL
ROSS
TARGET
SHOPPERS
Marshalls

WALBROOK JUNCTION S/C
Saye metro
food stores

Murry's

Saye a lot
food stores

Saye a lot
food stores

Saye a lot
food stores

CHARLES PLAZA
STREETS
Market & Cafe

ALDI

WESTSIDE S/C
FOOD DEPOT

MT. CLAIRE JUNCTION
FAMILY DOLLAR

HARBORPLACE WEST
IT'SUGAR

LOCKWOOD PLACE
Marshalls

WILKENS AVE

LOMBARD ST
PRATT ST

ROYAL FARMS ARENA
BALTIMORE CONVENTION CENTER

POWER PLANT
Hard Rock
CAFE

HARBOR EAST
WHOLE FOODS MARKET
CVS
lululemon
J.CREW
CHANEL
ANTHROPOLOGIE
WARBY PARKER
PANDORA

CAN COMPANY
SAFEWAY

CANTON CROSSING
TARGET
Harris Teeter
Michaels
DSW



E 33RD ST



GORSUCH AVE

Mr. Nifty Cleaners

Friendly Fried Chicken

#1 Nails

Raven Grocery

7,433 SF

Nest Pest Control

Beauty Lane

Tobacco Outlet

OLD YORK RD



E 32ND ST

DOLLAR GENERAL



BREINWOOD AVE



boostmobile
We Fix It All

metro

Atpac

Blackstone
Menswear

Kitty's Lounge

Magic
Mens Wear

Green's
Carryout

Rush Glass



MERRIMAN LN

Pete's Grille

Réd Emma's

Melba's Place

15,530 AAWDT

GREENMOUNT AVE



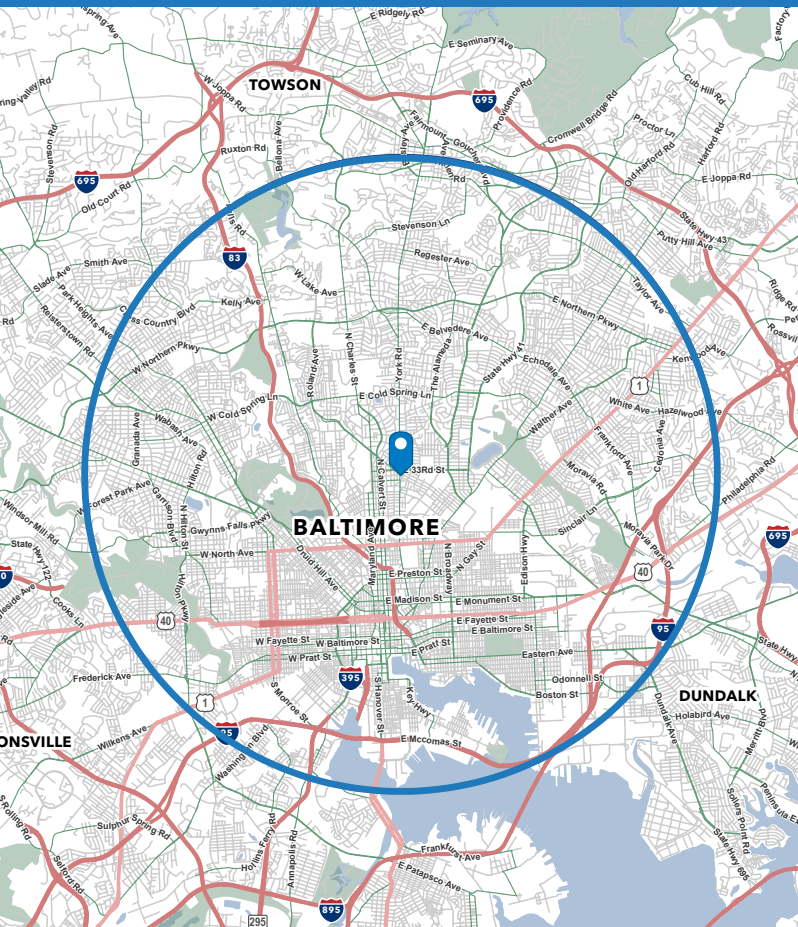




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2024)

3211 Greenmount Ave
5 mile ring



KEY FACTS

565,135

Population

36.3

Median Age

244,706

Households

EDUCATION



23%
High School Diploma



21%
Bachelor's Degree



20%
Graduate/Professional Degree

INCOME



\$62,314

Median Household Income

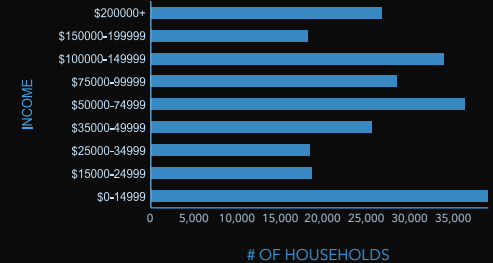


\$43,340

Per Capita Income

\$99,614

AVERAGE HH INCOME (\$)



BUSINESS



27,086
Total Businesses



652,997
Daytime Population



1,803
Food Srv & Drinking Places

TAPESTRY SEGMENTS



12A Family Foundations
30,467 (12.5%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable; little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.



12D Modest Income Homes
29,543 (12.1%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 73), public transportation is available, and Medicaid can assist families in need.

- Income is less than half of the US median income.
- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.



3B Metro Renters
29,886 (12.2%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.



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