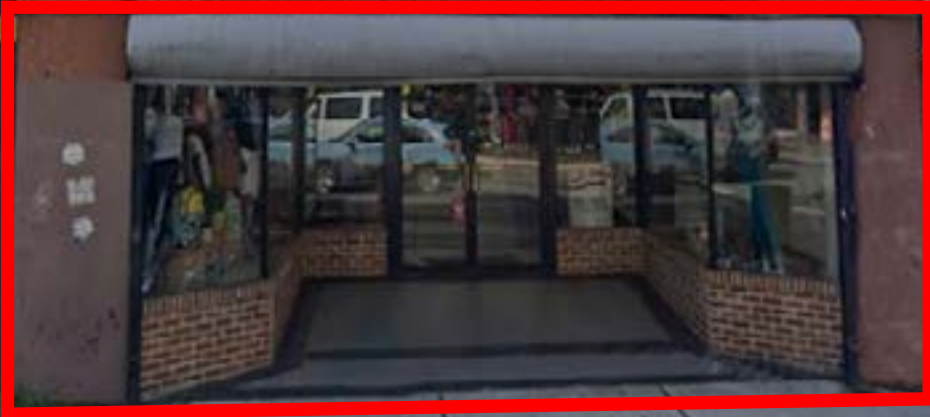




3211 GREENMOUNT AVE

BALTIMORE, MD 21218

AVAILABLE



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

WEAVE

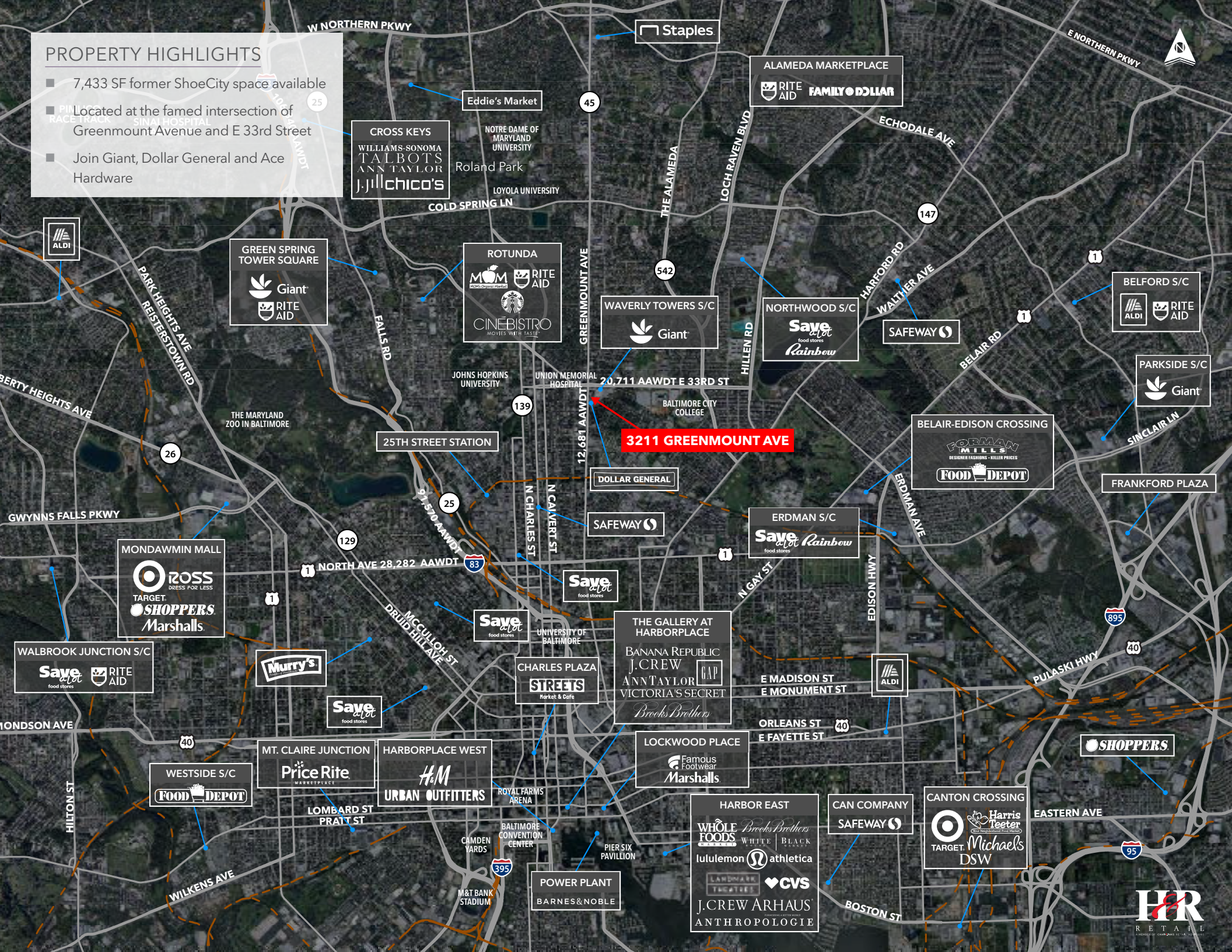
\$60 SEW-INS
OPEN

360°
VIRTUAL TOUR

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



3211 GREENMOUNT AVE



E 33RD ST



GORSUCH AVE

- Mr. Nifty Cleaners
- Friendly Fried Chicken
- #1 Nails
- Raven Grocery
- 7,433 SF**
- Weave Express
- Nest Pest Control
- Beauty Lane
- Tobacco Outlet

OLD YORK RD



E 32ND ST



BRENTWOOD AVE

- boostmobile
- We Fix It All
- SUBWAY
- cricket

- Tom Boy
- metro
- Atpac

Blackstone Menswear

- Kitty's Lounge
- Magic Mens Wear

Green's Carryout

Rush Glass



Dee's & Belle

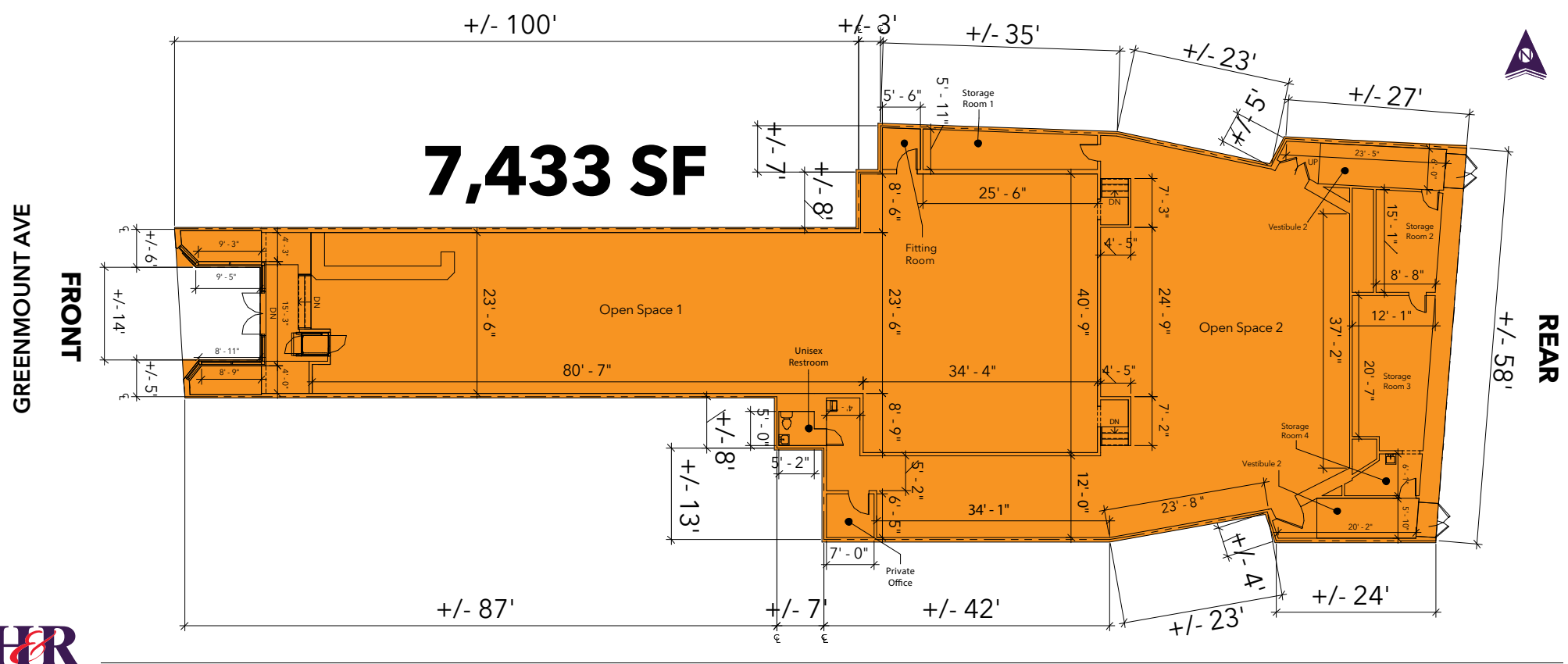
Red Emma's

Melba's Place

12,681 AAWDT

GREENMOUNT AVE





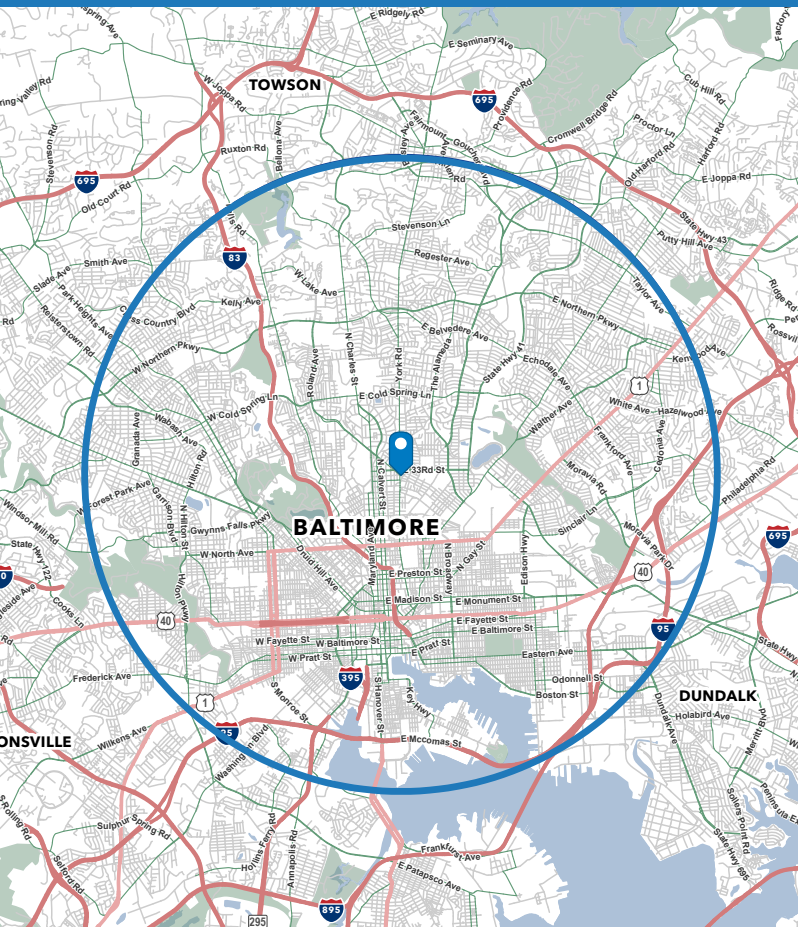




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2022)

3211 Greenmount Ave
5 mile ring



KEY FACTS

573,302

Population

36.4

Median Age

245,146

Households

EDUCATION



24%
High School Diploma



20%
Bachelor's Degree



18%
Graduate/Professional Degree

INCOME



\$57,912

Median Household Income

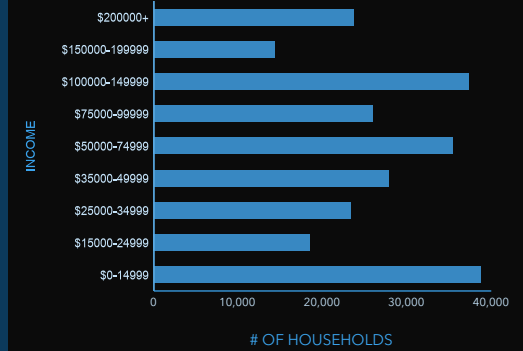


\$41,347

Per Capita Income

\$96,046

AVERAGE HH INCOME (\$)



BUSINESS



25,223
Total Businesses



648,426
Daytime Population



1,883
Food Srv & Drinking Places

TAPESTRY SEGMENTS



12A Family Foundations
30,982 (12.6%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence. Older children, still living at home, working toward financial independence. Older children, still living at home, working toward financial independence. Older children, still living at home, working toward financial independence. Older children, still living at home, working toward financial independence.

- 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
29,769 (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; one in three households are in poverty, dependent on Social Security, public assistance, and Supplemental Security 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
29,219 (11.9%) 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.



Please Contact

Brian Mitchell
240.482.3604
bmitchell@hrretail.com

Geoffrey Mackler
240.482.3616
gmackler@hrretail.com

1 West Pennsylvania Avenue,
Suite 320
Baltimore, Maryland 21204
410.308.0800