



2213 E. MONUMENT STREET

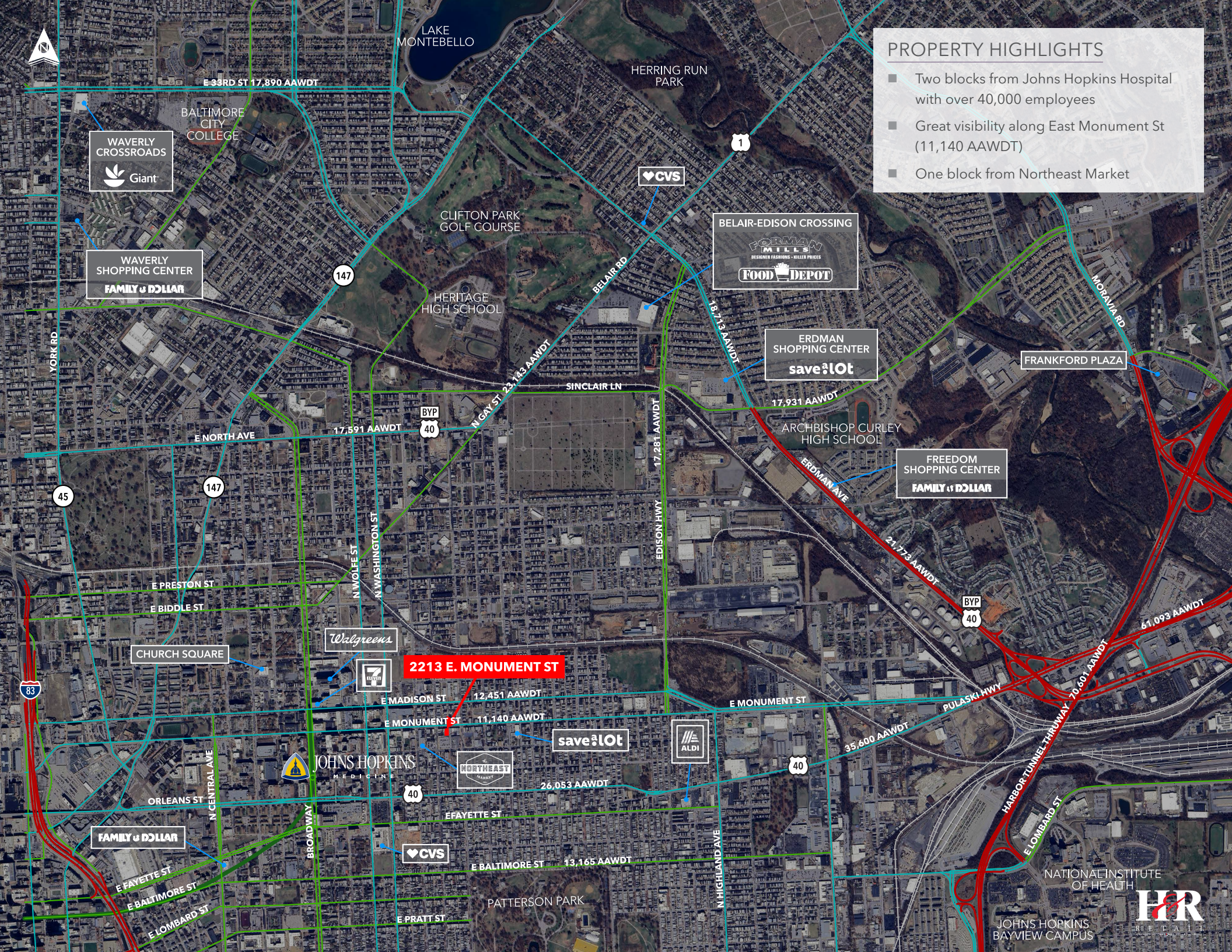
BALTIMORE, MD 21205

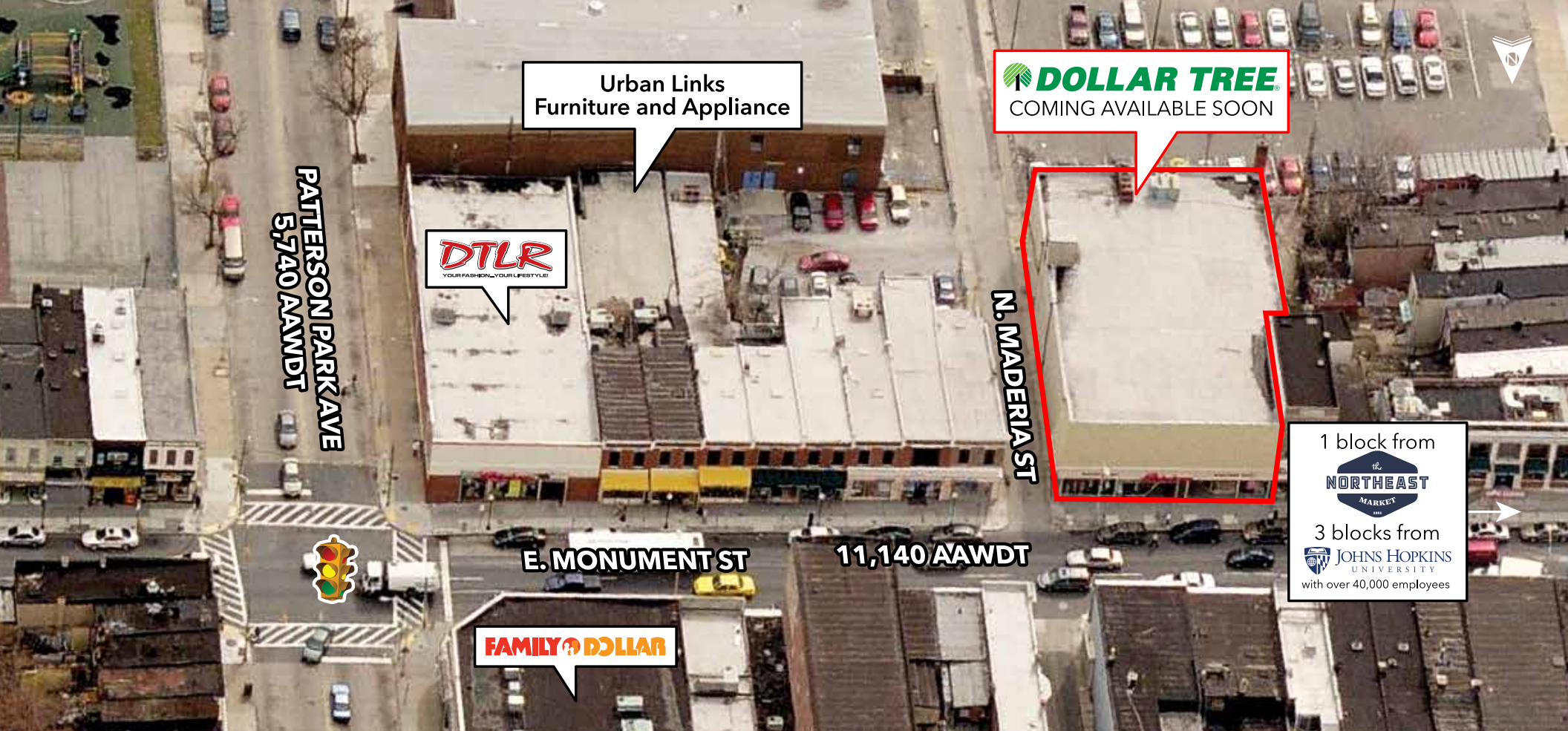


8,468 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Two blocks from Johns Hopkins Hospital with over 40,000 employees
- Great visibility along East Monument St (11,140 AAWDT)
- One block from Northeast Market






Available


Not a part

N. COLLINGTON ST

Alpha Gold Pawn	Convenience Cleaners	 DOLLAR TREE COMING AVAILABLE 8,400 SF
Tax		
Hair		
Tax		


E. MONUMENT ST

N. MADERIA ST


R & M Bargain Store 3,400 SF	Urban Links Furniture and Appliance 5,796 SF	 DTLR DISCOUNT TIRE & LUBE 6,500 SF
Beauty Supply 2,000 SF		

11,140 AAWDT

N. COLLINGTON ST

America's Cash Express
Good Fortune
 boost MOBILE
Sassy
Kiddie Town
Rainbow Beauty Mart
Beauty Max

N. MADERIA ST

Andy's Nails 1,000 SF
Tracfone
Beauty World Inc.
 FAMILY DOLLAR 8,800 SF

5,740 AAWDT

PATTERSON PARK AVE

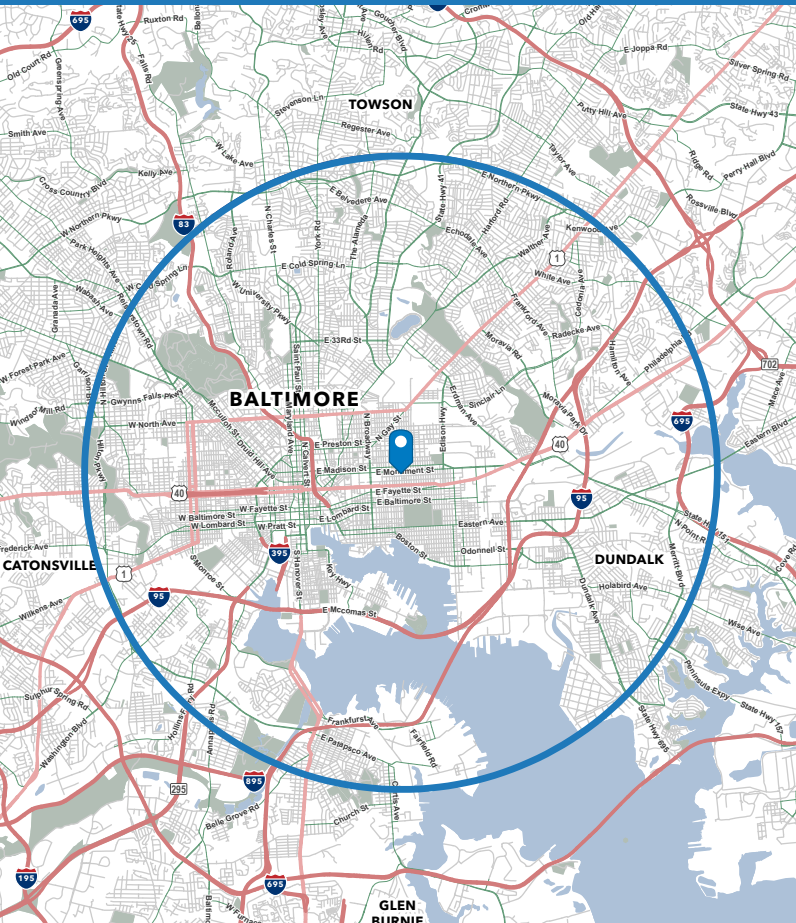




BALTIMORE, MD

DEMOGRAPHIC PROFILE (2025)

2213 E Monument Street
5 mile ring



KEY FACTS

504,392

Population

36.1

Median Age

223,524

Households



25.1%

High School Diploma



18.3%

Bachelor's Degree



18%

Graduate/Professional Degree

BUSINESS



22,850

Total Businesses



591,968

Daytime Population



2,039

Food Srv & Drinking Places

INCOME



\$63,313

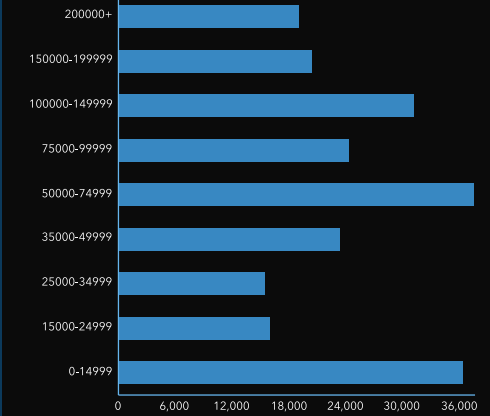
Median Household Income



\$39,745

Per Capita Income

HOUSEHOLD INCOME (\$)



TAPESTRY SEGMENTS



D4 Metro Renters

29,100 (13.0%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.
- They frequently travel both domestically and internationally.



C4 Family Foundations

28,400 (12.7%) of households

Residents in this segment reside largely in suburbs in the South, and many commute to another county for work. Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. Adult children living with their parents are not uncommon; there is a higher rate of multigenerational households. There are more female than male householders. Many residents have some college education, though high school completion rates are lower than the national average. Most households earn middle-tier incomes and employment is largely in government, health care, and retail sectors. Social security and other forms of public assistance are key sources of support. Residents typically own homes built before 1990, with most valued under \$200,000.

- These residents tend to shop at discount stores.
- Residents frequently visit nail salons and purchase hair care products for home use.
- Households tend to have multiple TVs and subscribe to premium channels. They opt for newspapers over digital media, and many maintain a landline at home.
- Religion often influences various aspects of these residents' lives, including listening to gospel and faith-centered music genres.



E1 Modest Income Homes

3,385 (17.1%) of households

These neighborhoods are situated throughout the Midwest and South, with most residents living in and around urban centers and in the suburbs. Many households consist of married couples without children or single-parent, female-headed households. A substantial number are single individuals living alone, and a significant portion of the population is under 18. Household income is distributed across low and middle tiers, with most households earning under \$50,000 annually. Many working-age residents are employed in food preparation, health-care support, building maintenance, production, or transportation and material moving occupations. A significant number of homes were built before 1970, and there is a notable percentage of unoccupied properties. Most properties are valued under \$100,000.

- Residents tend to shop at discount supermarkets and stores.
- Dining out is often at fast food restaurants, and convenience stores are popular for quick purchases.
- They watch TV using cable or streaming services, follow professional basketball games, and read magazines for news and entertainment.
- Residents use their cell phones for accessing news and entertainment as well as connecting with family and friends and using digital payment services.



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