

FOR LEASE
823 W 36th St
Baltimore, MD 21211



HAMPDEN

LIST PRICE:
\$2500/MO NNN

SPACE AVAILABLE:
1,100 SF OF RETAIL SPACE

ZONING: **C-1**

HIGHLIGHTS

- ▶ **Prime Hampden Location:** Positioned directly on The Avenue (W 36th Street) — one of Baltimore's most dynamic, walkable retail corridors.
- ▶ **High Foot Traffic:** Surrounded by destination restaurants, coffee shops, art galleries, and locally loved boutiques.
- ▶ **Excellent Visibility:** Wide storefront with prominent signage opportunities and large display windows.
- ▶ **Flexible Retail Layout:** Open floor plan with high ceilings; adaptable for food service, soft goods, or service retail.
- ▶ **Proximity to Major Hubs:** Minutes from Johns Hopkins University, downtown Baltimore, I-83, and MedStar Union Memorial Hospital.
- ▶ **Historic & Trendy Vibe:** Set within one of Baltimore's most beloved shopping and dining districts with a distinctive, eclectic character.



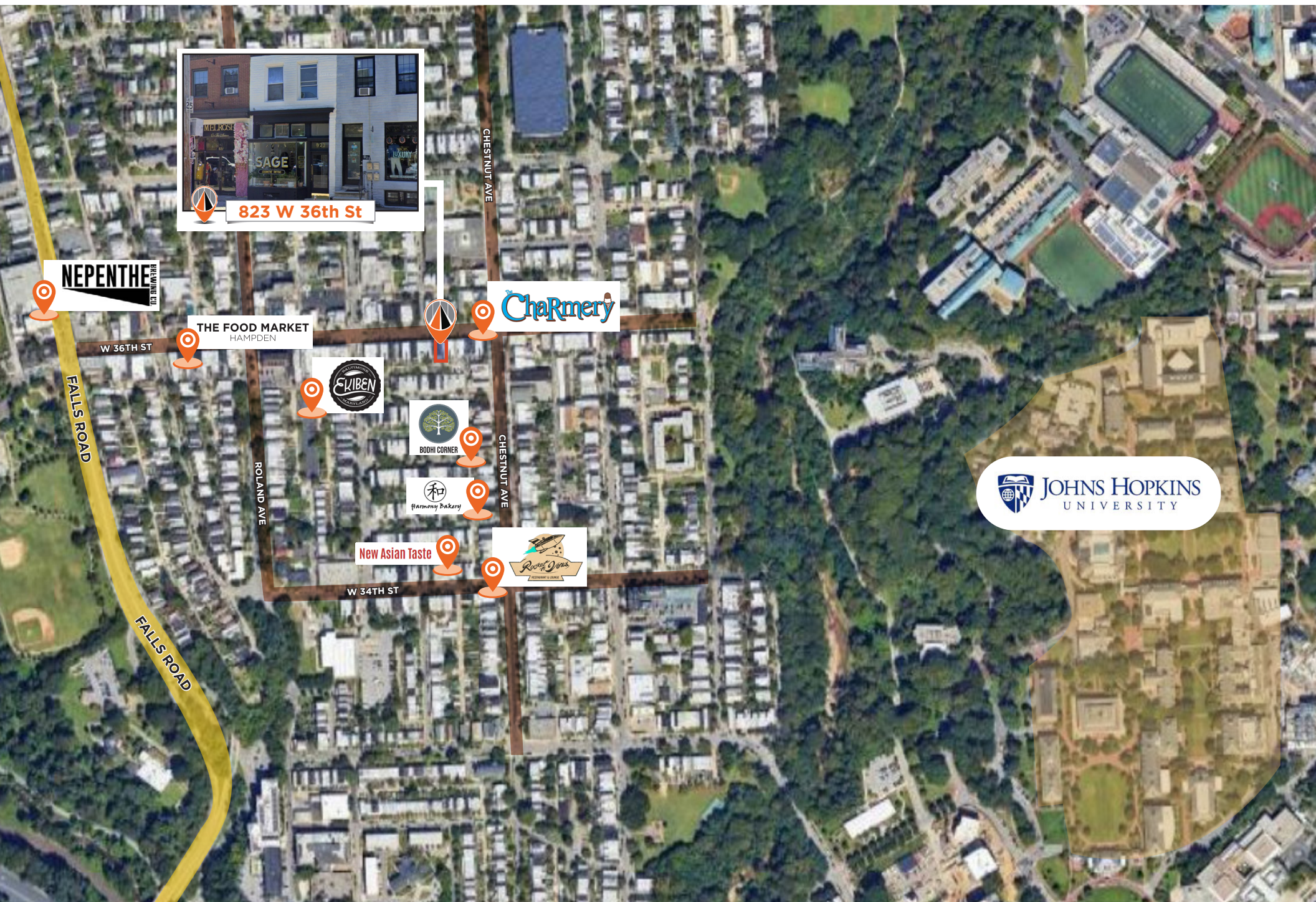
LOCATION REVIEW



PHOTOS



AERIAL MAP



NEPENTHE
BREWING CO.

THE FOOD MARKET
HAMPDEN

Charmery



New Asian Taste



JOHNS HOPKINS
UNIVERSITY

RETAIL MAP



AREA MAP

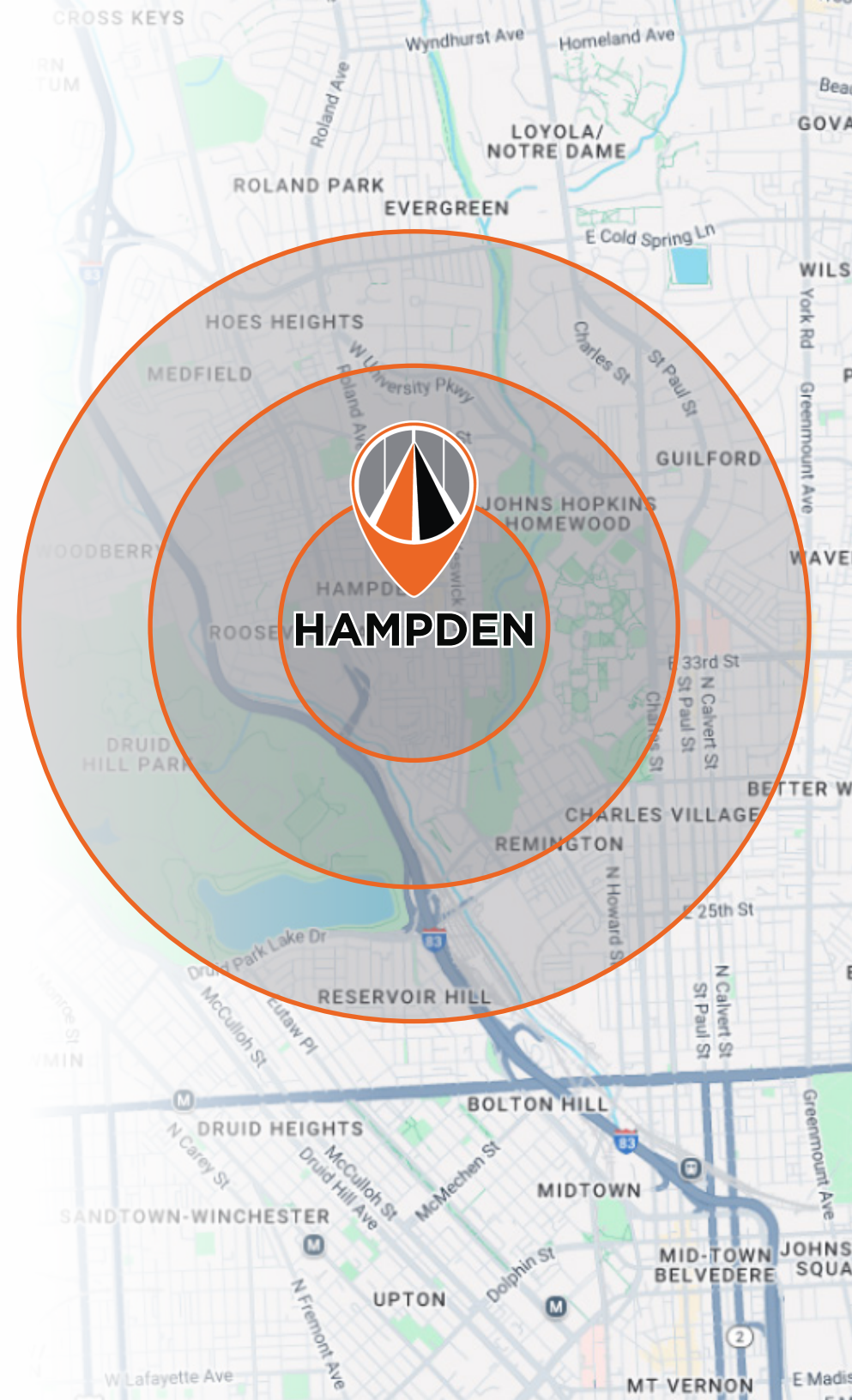
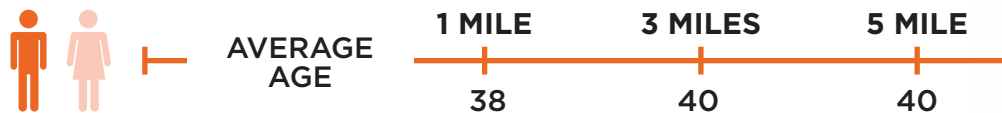
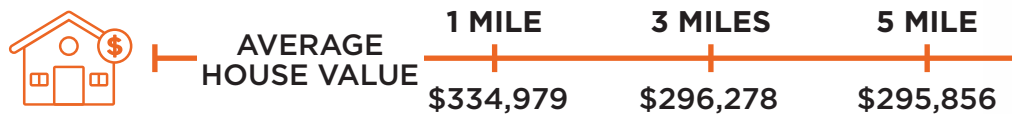


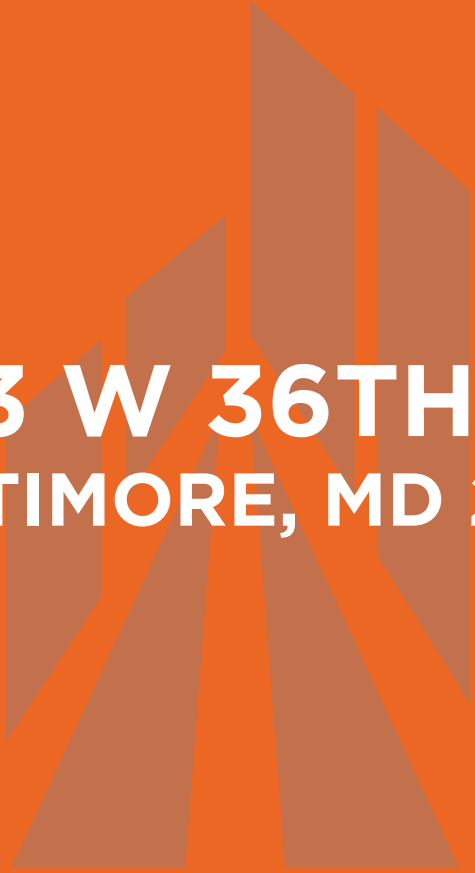
W 36TH ST

W 36TH ST

DEMOGRAPHICS | 823 W 36TH ST

HOUSEHOLDS & INCOME





**823 W 36TH ST
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