

# FOR LEASE

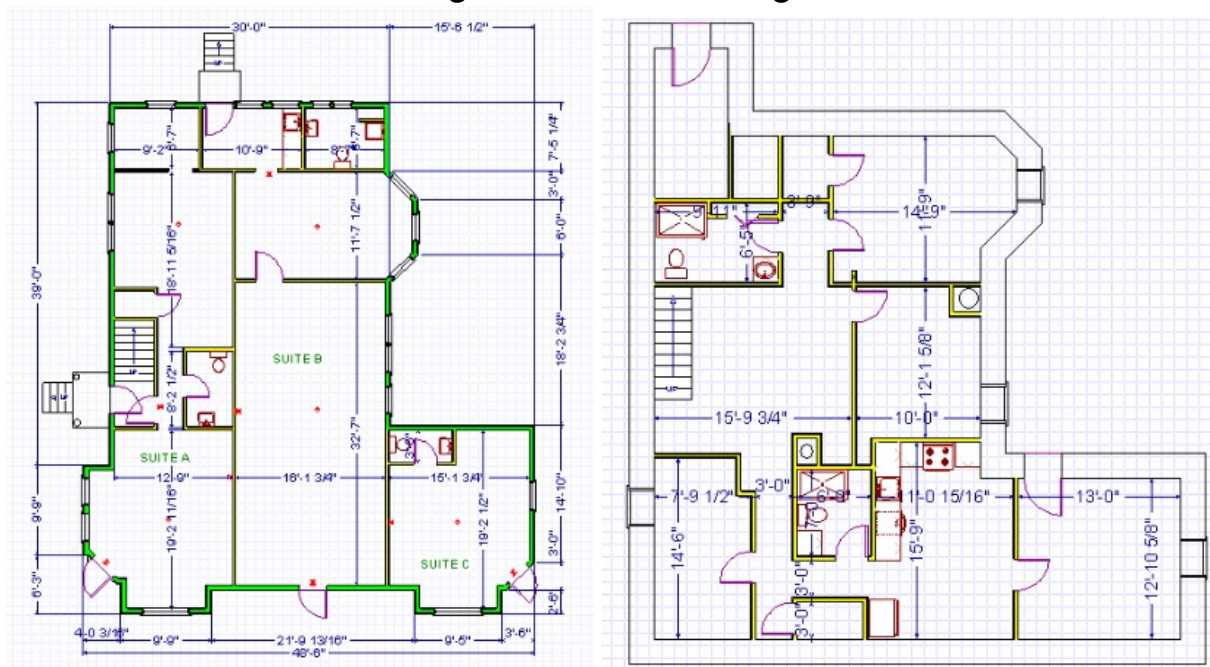
4101 WILKENS AVE.; BALTIMORE, MD.



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# SPACE SUMMARY

The only remaining space is the rear section of Suite A. Space is one large open room approximately 200 SF and a smaller rear room approximately 100 SF. The powder room would be shared with the occupant of the front room of Suite A. Suite B is occupied and will be housing a retail tenant selling furniture, bedding, video games and more. Suite C is occupied by a diabetic supply store. The adjacent accessory building is a small convenience store and deli. There's talk of a vendor selling seafood (crabs, etc.) in the parking area between the two buildings. Bottom line? There will be tons of activity and plenty of opportunity for a small business to be highly successful. A great fit would be a barber shop; hair salon; nail salon; any small retail store; jewelry store; beauty salon; professional offices (legal, accounting; real estate); restaurant and many, many more. NOTE: Property also for sale and therefore a rent with option to purchase would be considered with the right offer and the right tenant.



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# PROPERTY SUMMARY

This property is zoned BL in Baltimore County right on the city line just one mile inside the beltway and close to St. Agnes hospital. The property has been totally renovated with all new roofing, framing, HVAC, plumbing, electric, floor covering; trim; doors; paint; windows; insulation and more. There is one space remaining on the main level and that's the rear of Suite A. The entire basement is available for lease as office space (in shell condition and built out as two residential apts with full bathroom, kitchen and living room in each). You can rent just the rear section of Suite A for \$1,500/month. If the space is split the powder room would be shared. The basement space is negotiable and dependent upon the use. The front of Suite A is occupied by a clothing retailer. Suite B is occupied and will be housing a retail tenant selling furniture, bedding, video games and more. Suite C is occupied by a diabetic supply store. The adjacent accessory building is a small convenience store and deli. There's talk of a vendor selling seafood (crabs, etc.) in the parking area between the two buildings. Bottom line? There will be tons of activity and plenty of opportunity for a small business to be highly successful. A great fit would be a barber shop; hair salon; nail salon; any small retail store; jewelry store; beauty salon; professional offices (legal, accounting; real estate); restaurant and many, many more. NOTE: Property also for sale and therefore a rent with option to purchase would be considered with the right offer and the right tenant. NOTE: This property and the adjacent accessory structure are also for sale.



**Left Elevation**



**Front and Right Side Elevation**

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Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>28,280</b>	<b>3,031</b>	<b>9</b>	<b>223,669</b>	<b>23,639</b>	<b>9</b>	<b>591,904</b>	<b>70,684</b>	<b>8</b>
Trade Transportation & Uti...	3,875	393	10	23,353	2,436	10	72,574	7,365	10
Information	460	43	11	5,449	419	13	17,002	1,153	15
Financial Activities	975	213	5	14,615	2,422	6	41,868	6,858	6
Professional & Business S...	3,500	439	8	36,024	3,797	9	93,393	10,463	9
Education & Health Services	13,865	1,382	10	64,628	9,630	7	195,024	31,861	6
Leisure & Hospitality	2,087	176	12	24,651	1,723	14	65,221	4,632	14
Other Services	2,818	363	8	16,147	2,775	6	41,114	7,550	5
Public Administration	700	22	32	38,802	437	89	65,708	802	82
<b>Goods-Producing Industries</b>	<b>3,778</b>	<b>326</b>	<b>12</b>	<b>16,033</b>	<b>1,482</b>	<b>11</b>	<b>57,989</b>	<b>4,436</b>	<b>13</b>
Natural Resources & Mining	37	5	7	168	27	6	348	84	4
Construction	2,376	220	11	8,659	1,024	8	24,886	3,045	8
Manufacturing	1,365	101	14	7,206	431	17	32,755	1,307	25
<b>Total Daytime Employment</b>	<b>32,058</b>	<b>3,357</b>	<b>10</b>	<b>239,702</b>	<b>25,121</b>	<b>10</b>	<b>649,893</b>	<b>75,120</b>	<b>9</b>

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## Consumer Spending By Industry

2025 2030

Radius	2 miles			5 miles			10 miles		
Expand All	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita
Apparel	\$37,994,...	\$1,572	\$603	\$234,967...	\$1,523	\$634	\$796,013,...	\$1,654	\$660
Entertainment, Hobbies & P...	\$102,788,...	\$4,252	\$1,632	\$632,065...	\$4,096	\$1,706	\$2,175,94...	\$4,521	\$1,804
Food & Alcohol	\$180,710,...	\$7,476	\$2,870	\$1,110,46...	\$7,197	\$2,998	\$3,831,4...	\$7,961	\$3,177
Household	\$106,519,...	\$4,407	\$1,692	\$653,322...	\$4,234	\$1,764	\$2,375,7...	\$4,936	\$1,970
Transportation & Maintena...	\$154,158,...	\$6,377	\$2,448	\$954,869...	\$6,188	\$2,578	\$3,422,0...	\$7,110	\$2,838
Health Care	\$30,731,7...	\$1,271	\$488	\$179,672,...	\$1,164	\$485	\$643,048...	\$1,336	\$533
Education & Daycare	\$36,503,...	\$1,510	\$580	\$237,776,...	\$1,541	\$642	\$913,415,...	\$1,898	\$757
<b>Total Specified Consumer ...</b>	<b>\$649,406...</b>	<b>\$26,865</b>	<b>\$10,313</b>	<b>\$4,003,1...</b>	<b>\$25,943</b>	<b>\$10,806</b>	<b>\$14,157,7...</b>	<b>\$29,415</b>	<b>\$11,739</b>

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**COMMERCIAL AND RESIDENTIAL REAL ESTATE  
BUSINESS BROKERING**

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