



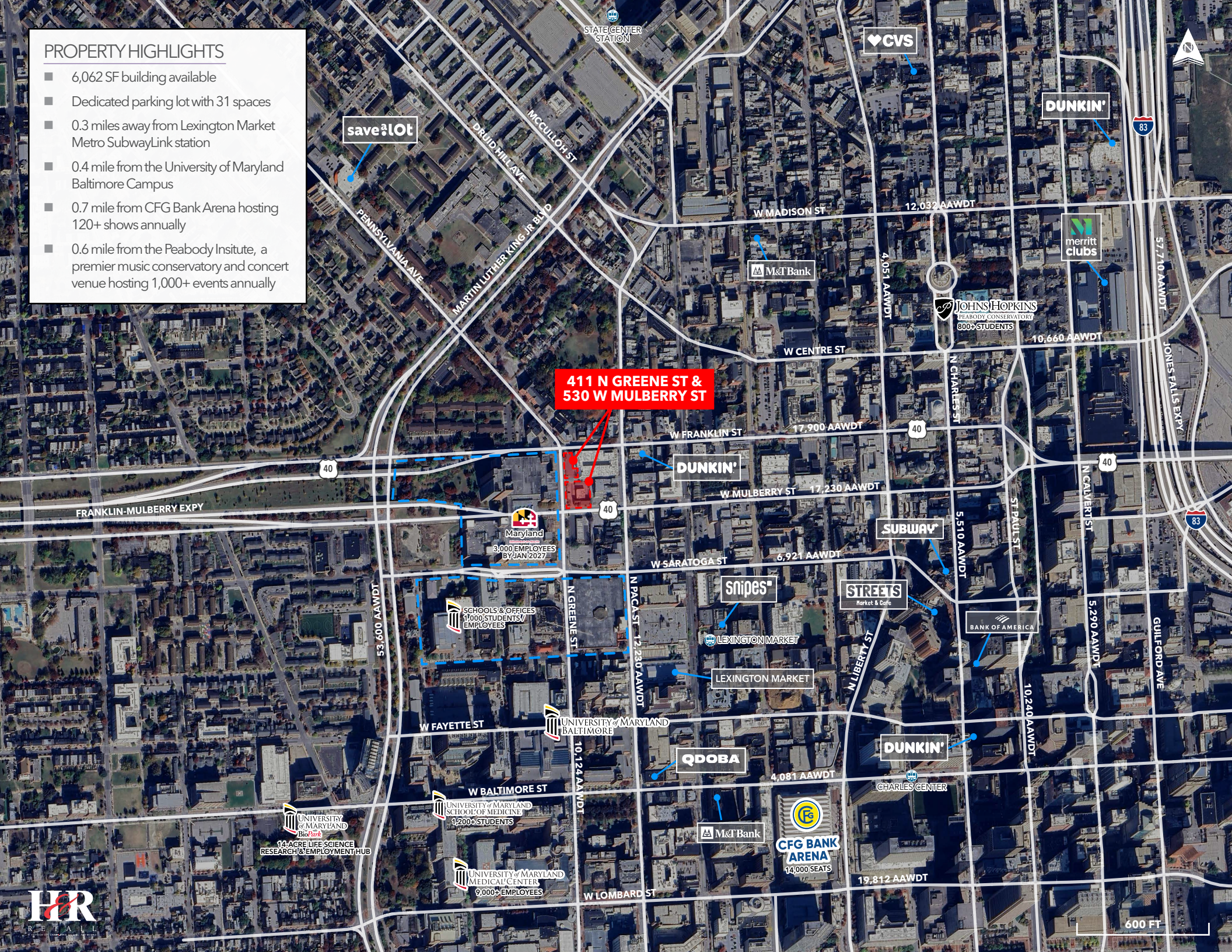
6,062 SF BUILDING AVAILABLE FOR LEASE OR SALE

411 N GREENE ST & 530 W MULBERRY ST, BALTIMORE, MD 21201



PROPERTY HIGHLIGHTS

- 6,062 SF building available
- Dedicated parking lot with 31 spaces
- 0.3 miles away from Lexington Market Metro SubwayLink station
- 0.4 mile from the University of Maryland Baltimore Campus
- 0.7 mile from CFG Bank Arena hosting 120+ shows annually
- 0.6 mile from the Peabody Institute, a premier music conservatory and concert venue hosting 1,000+ events annually



600 FT



W FRANKLIN ST 40 17,900 AAWDT



N GREENE ST

N PACAST

DUNKIN'

The Garden Rooftop

PIERCE ST

Trinacria Baltimore

12,230 AAWDT

Dear Globe Coffee

10,124 AAWDT

DIAMOND ST

6,062 SF AVAILABLE

W MULBERRY ST 40 17,230 AAWDT



EXXON

M MEDITATION



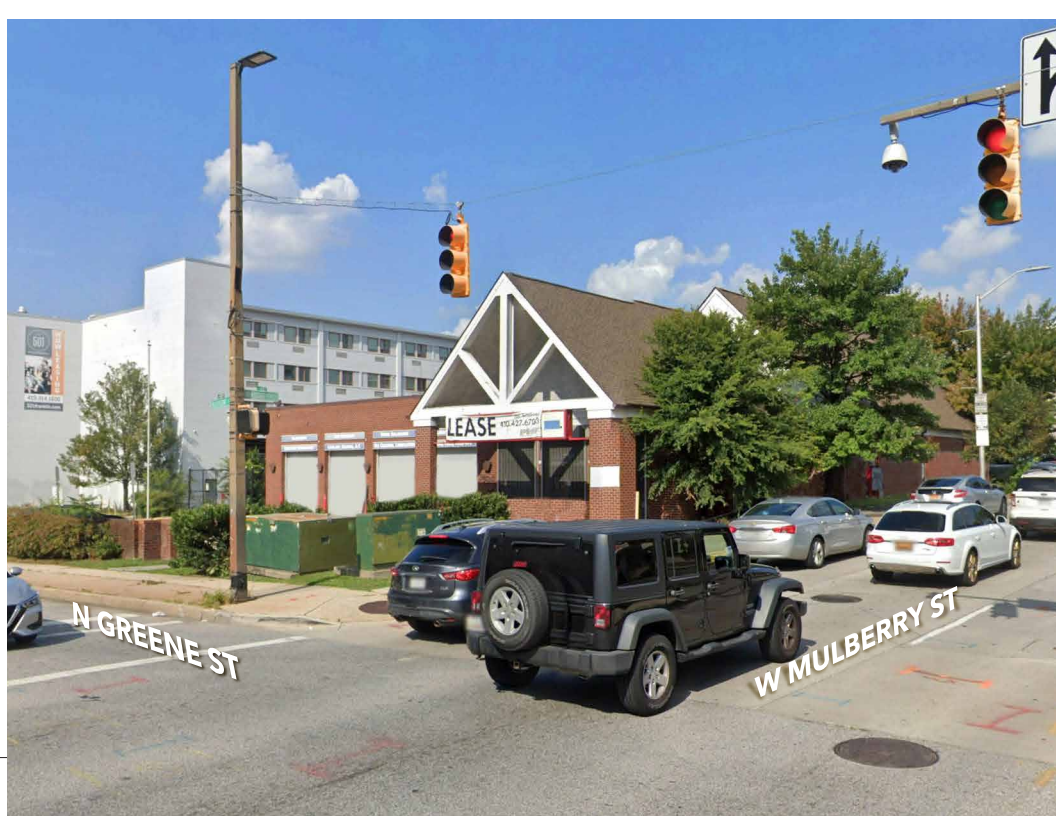
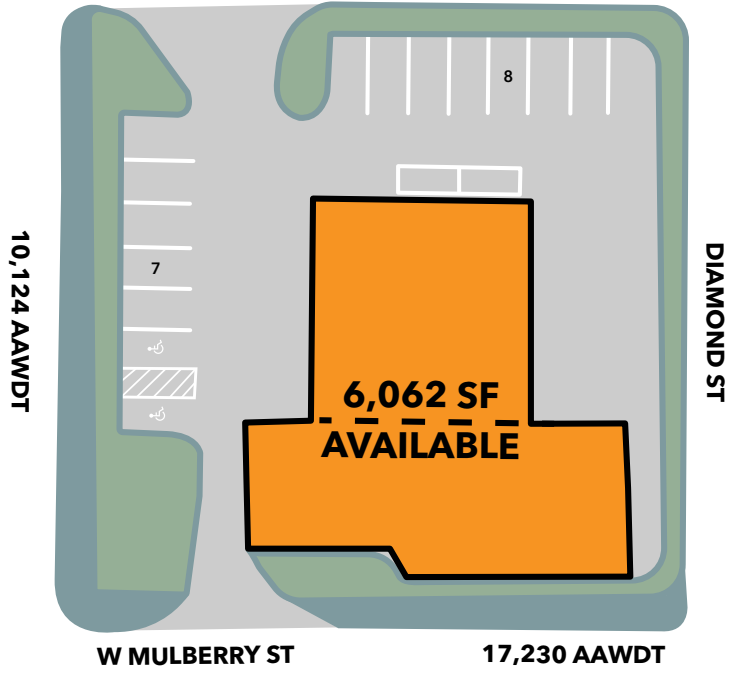
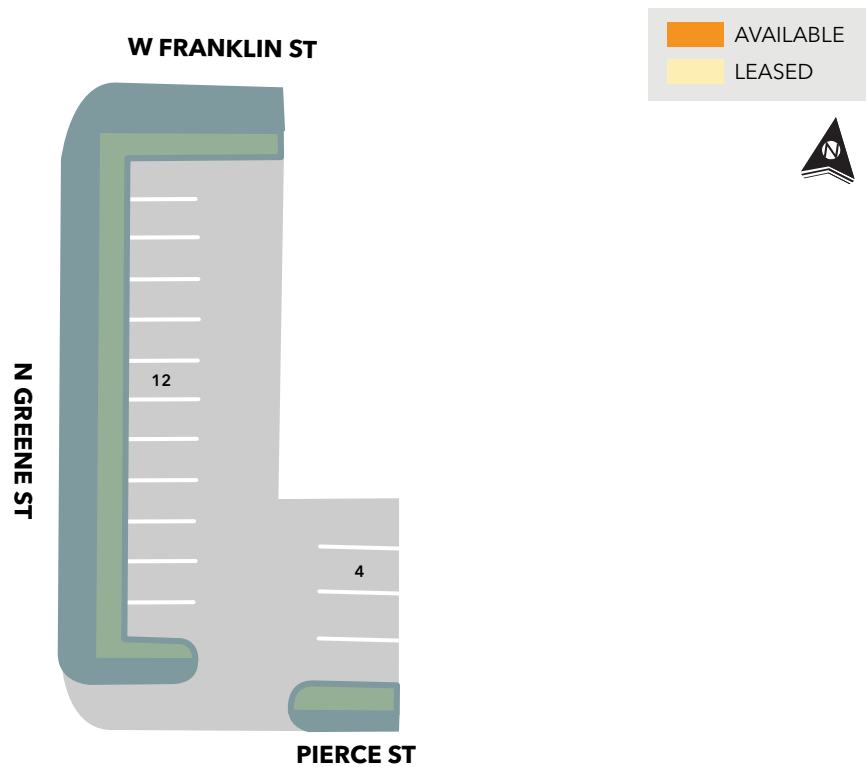
Maryland

DEPARTMENT OF HEALTH

3,000 EMPLOYEES BY JAN 2027



80 FEET

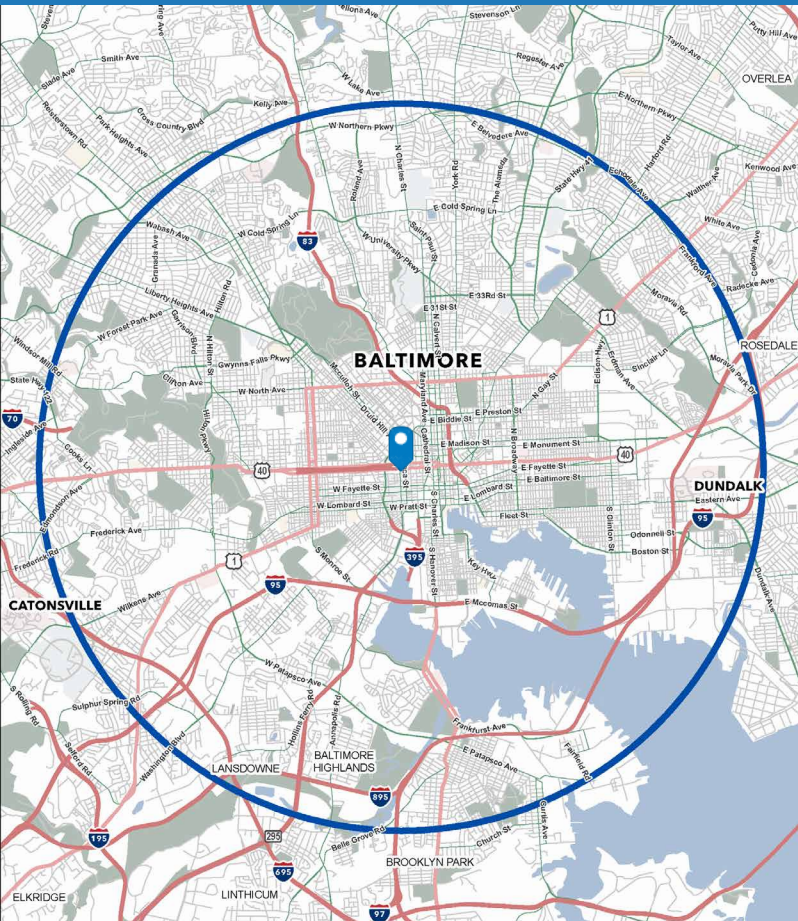




Baltimore, MD

DEMOGRAPHIC PROFILE (2025)

411 N Greene St & 530 W Mulberry St
Ring of 5 miles



KEY FACTS

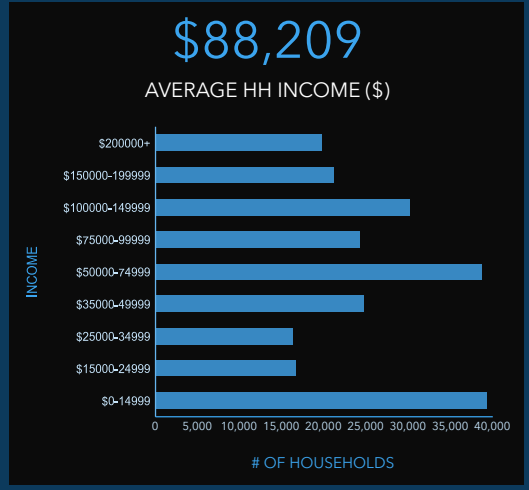
517,513 Population	36.2 Median Age	231,180 Households
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EDUCATION

25% High School Diploma	18% Bachelor's Degree	18% Graduate/Professional Degree
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INCOME

\$61,599 Median Household Income
\$39,465 Per Capita Income



BUSINESS

22,769 Total Businesses	624,747 Daytime Population	1,716 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

C4 Family Foundation
30.9K (13.4%) 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.

D4 Metro Renters
29.1K (12.6%) 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.

E1 Modest Income Homes
25.8K (11.2%) 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.



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