



# 2ND FLOOR SPACE AVAILABLE

7444 HOLABIRD AVENUE | BALTIMORE, MARYLAND 21222

FOR  
LEASE



GOOGLE STREET VIEW



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 1,200 SF 2nd floor office space available (walkup, *not* elevator served)
- 2,124 SF 2nd floor office/retail space available (walkup, *not* elevator served)
- Located in Holabird East Shopping Center at the intersection of Holabird Avenue and Holaview Road (7-Eleven, Cosmos Arena Pharmacy)
- Close proximity to Merritt Boulevard, Dundalk's primary retail/commercial corridor
- Easy access to major highways I-695, I-95 and I-895, as well as Downtown Baltimore

### AVAILABLE:

1,200 SF ± (SUITE E)  
2,124 SF ± (SUITE F-I)

### BUILDING SIZE:

12,019 SF ±

### PARKING:

15 SURFACE SPACES

### ZONING:

BL (BUSINESS LOCAL)

### RENTAL RATE:

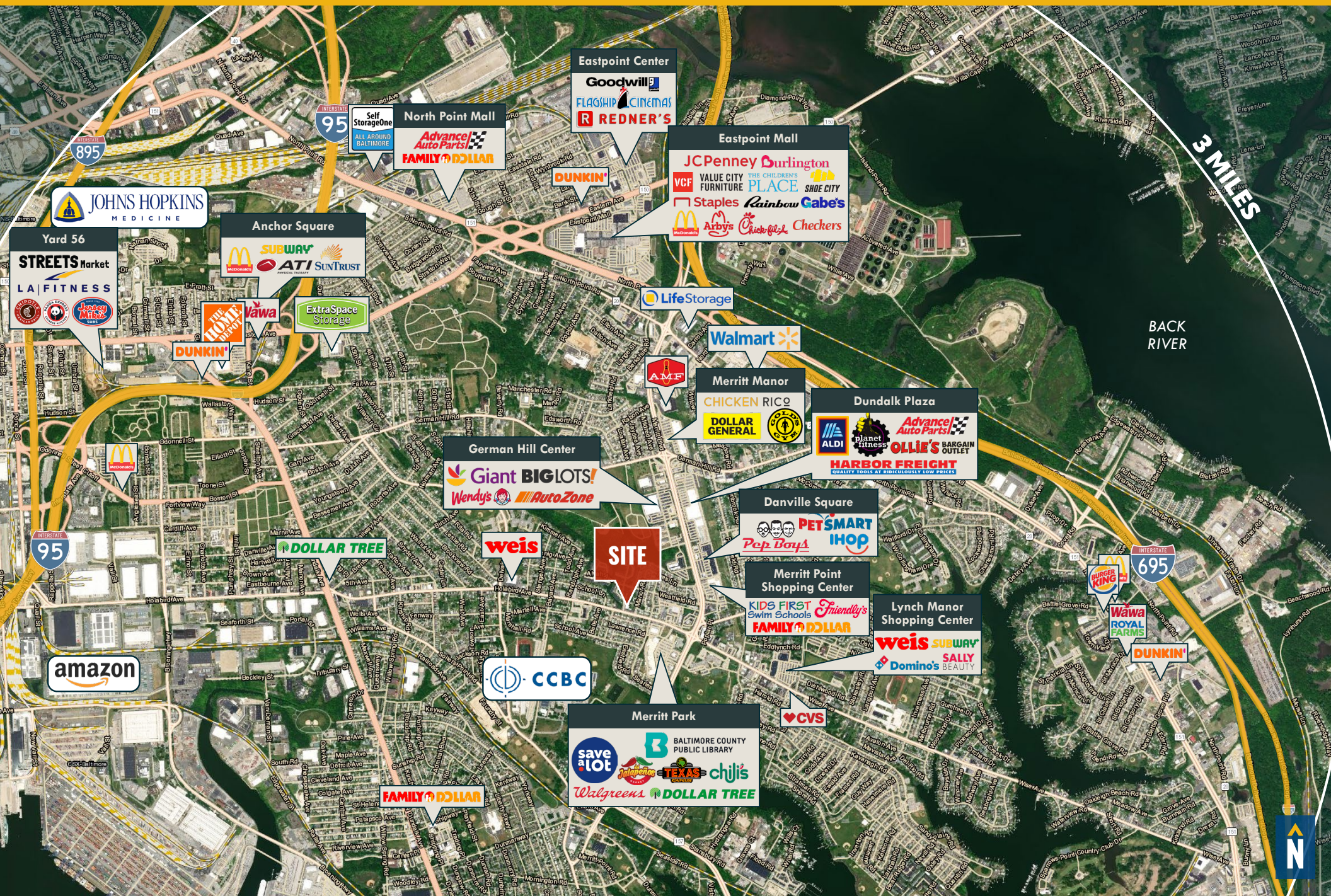
SUITE E: **\$1,700/MO.** + UTILITIES  
SUITE F-I: **\$2,500/MO.** + UTILITIES



# LOCAL BIRDSEYE



# DUNDALK TRADE AREA



# DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

## RESIDENTIAL POPULATION



21,332

87,695

XXX

## DAYTIME POPULATION



18,815

87,979

254,096

## AVERAGE HOUSEHOLD INCOME



\$81,496

\$78,255

\$93,574

## NUMBER OF HOUSEHOLDS



7,953

32,471

103,014

## MEDIAN AGE

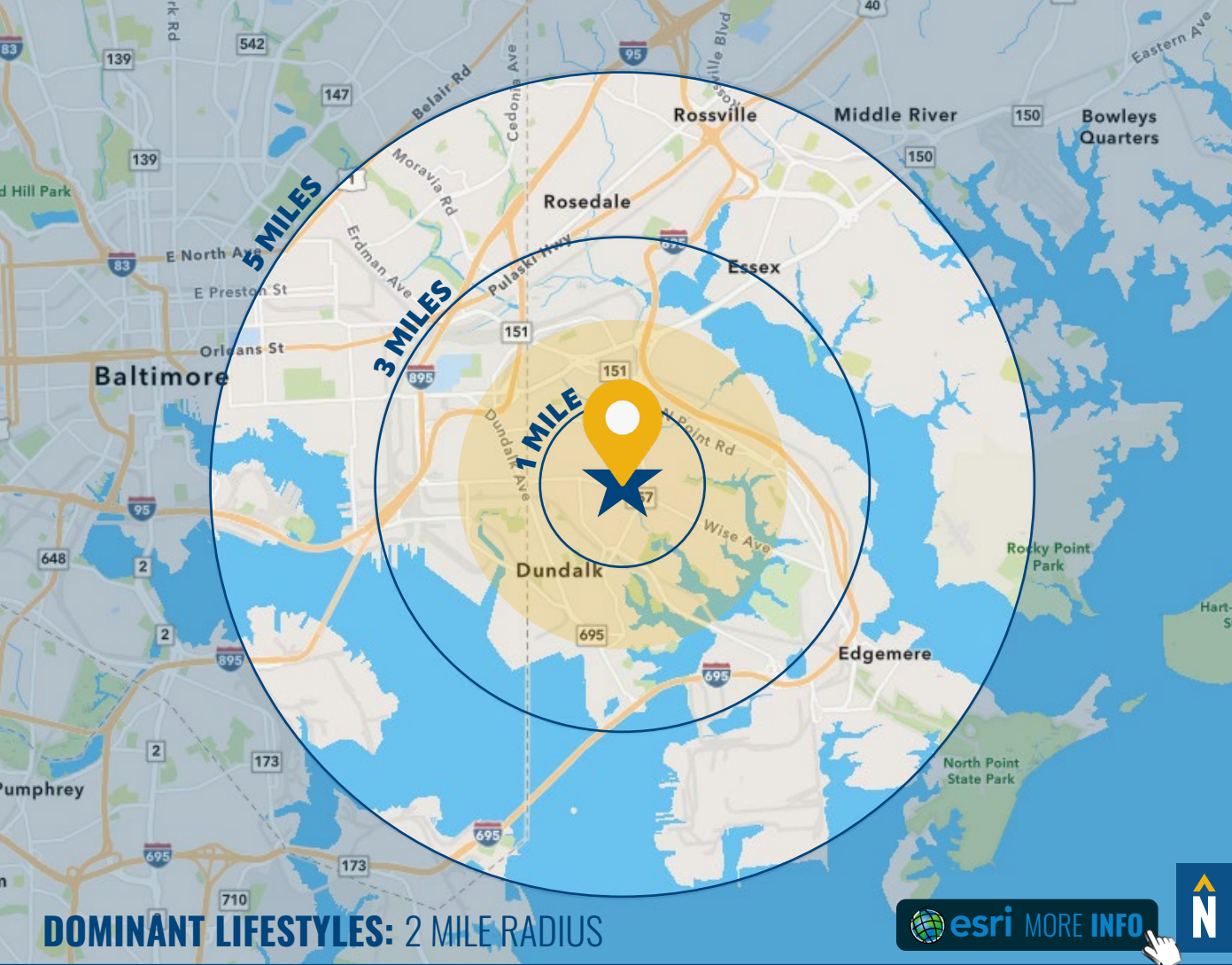


41.4

39.5

37.6

FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 2 MILE RADIUS

**40%**  
PARKS  
AND REC



Many of these families are two-income married couples approaching retirement age. They are comfortable in their jobs and their homes and budget wisely, but do not plan on retiring anytime soon or moving.

Median Age: **40.9**

Median Household Income: **\$60,000**

**39%**  
FRONT  
PORCHES



Friends and family are central to this segment and help to influence household buying decisions. This diverse group of residents enjoy their automobiles and like cars that are fun to drive.

Median Age: **34.9**

Median Household Income: **\$43,700**

**4%**  
SOCIAL  
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: **45.6**

Median Household Income: **\$17,900**

# FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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