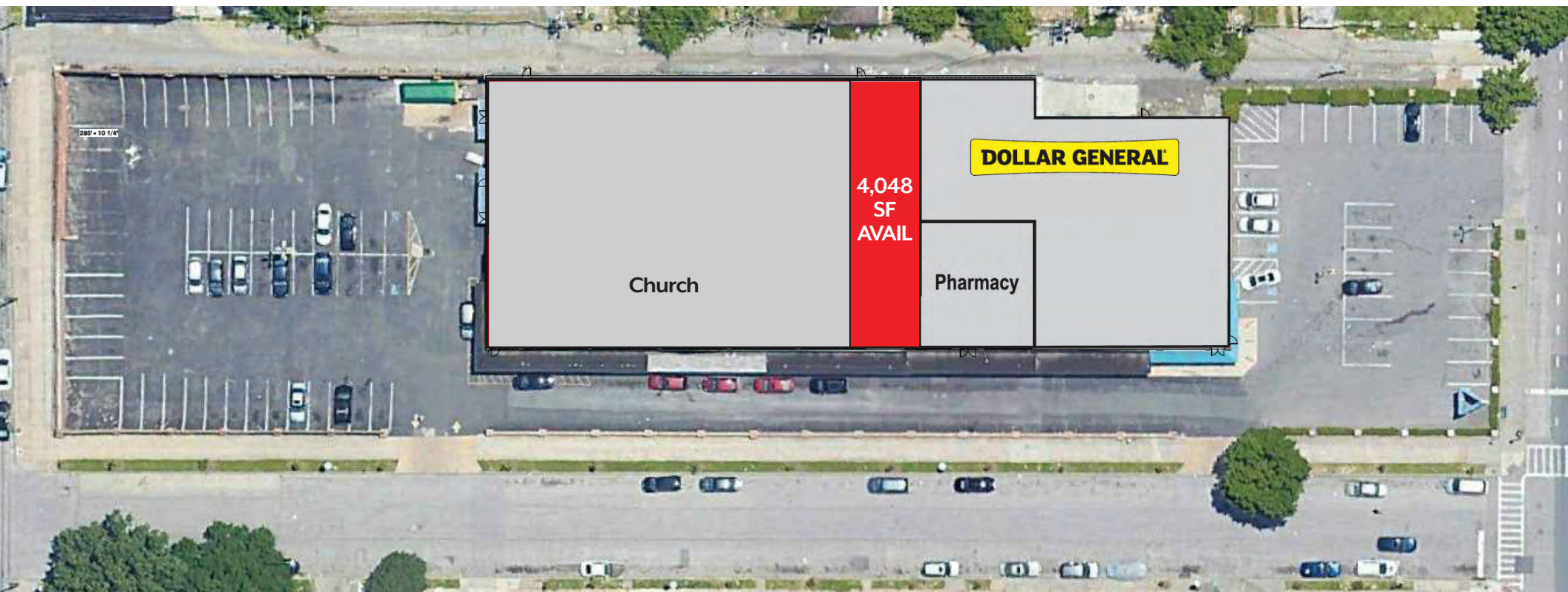


COLLINS AVENUE SHOPPING CENTER

FOR LEASE 4020 FREDERICK AVE., BALTIMORE, MD 21229

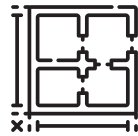


HIGH DENSITY NEIGHBORHOOD

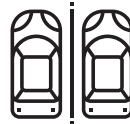


COLLINS AVENUE SHOPPING CENTER

Baltimore City major economic drivers: National and Social Security Administrations, the Baltimore Port national leader in automobile and break-bulk cargo, Under Armour, Harley-Davidson, FedEx, Exelon, Amazon, 24 colleges including Johns Hopkins University and Hospital. Major development 3,100-acre international trade and transportation hub Tradeport Atlantic, \$150 million renovation of CFG Bank Arena entertainment venue renovation, historic Penn Station revitalization with 1 million square feet of new space, Harbor Point waterfront community, Lexington Market, Pimlico Racetrack, and \$1 Billion slated reimagining of Baltimore's iconic Harborplace.



**28,841 SF
GLA**



**100 SPACES
(4/1000 OF GLA)
PARKING**



**DENSE
URBAN
LOCATION**



**ANCHORED
BY DOLLAR
GENERAL**



**HIGHLY
VISIBLE
SIGNAGE**



**EASY
INGRESS/
EGRESS**

1

Baltimore is vibrant and diverse, offering an abundance of things to do and see. Residents enjoy easy access to the Inner Harbor waterfront, museums, parks, restaurants, and nightlife.

2

Offering plenty of outdoor activities to partake in including biking along the trails that run through the surrounding neighborhoods.

3

The 21229 zip code is in east Maryland, along the Chesapeake Bay, 40 miles northeast of Washington, D.C., and 60 miles south of Wilmington, Delaware.

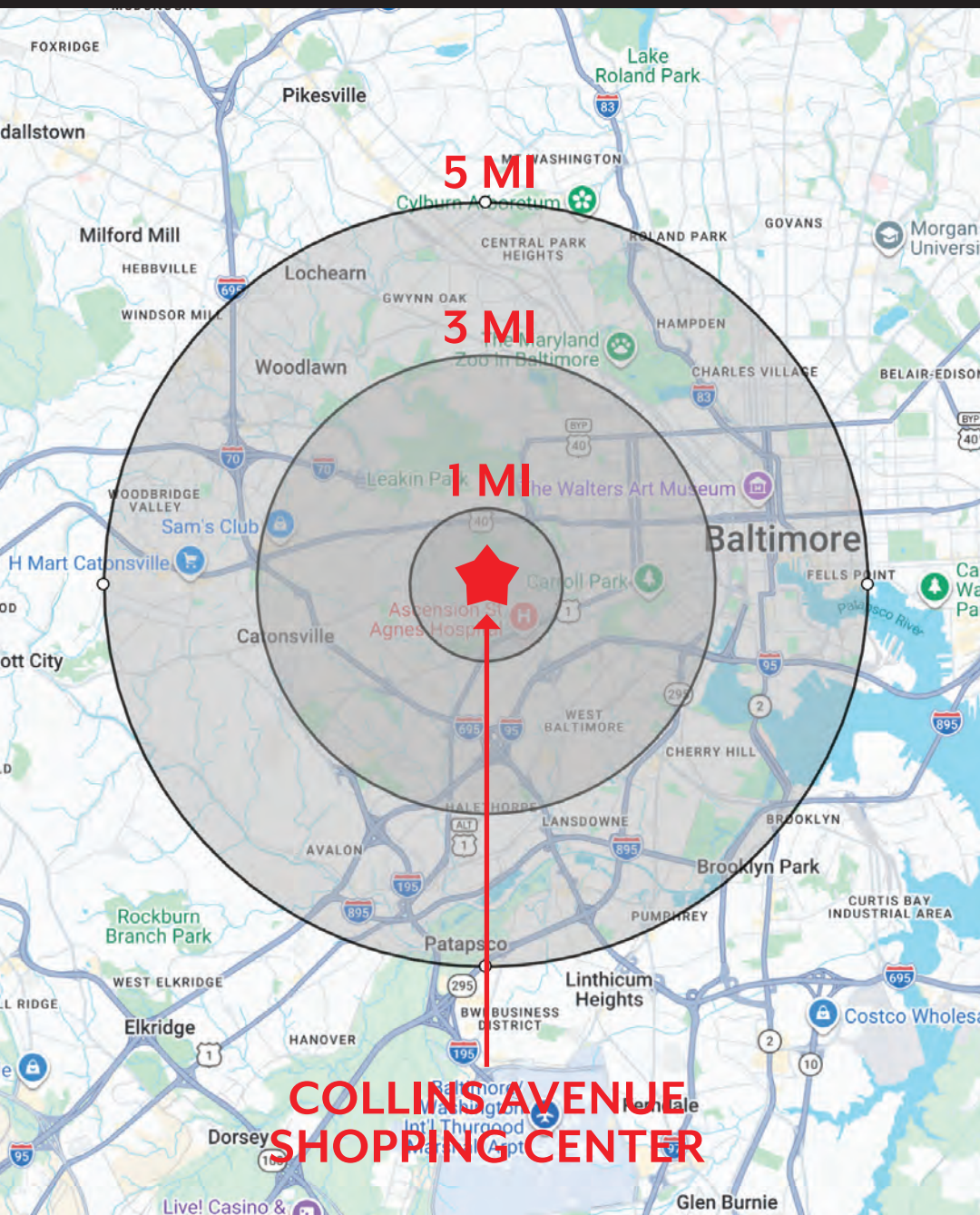
4

The economy of Baltimore is diverse and strong, with sectors like healthcare, education, finance, technology, and manufacturing leading the way. Prestigious institutions such as Johns Hopkins University and the University of Maryland are based here.

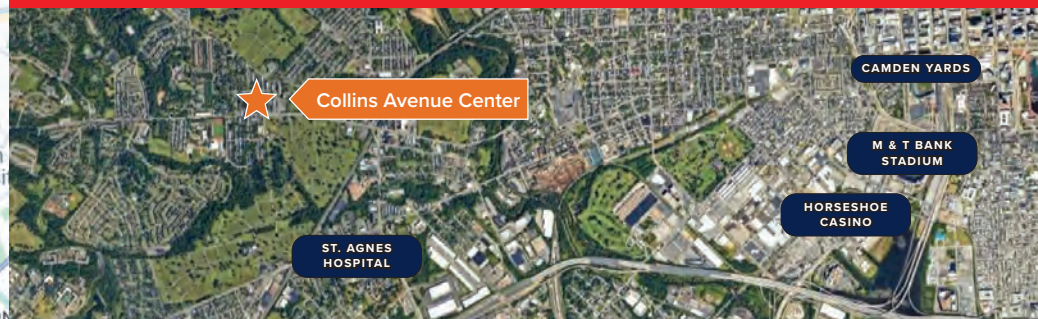
MARKET HIGHLIGHTS

TRADE AREA

Built in 1966 and renovated in 2022. Recent capital improvements total \$1.9M: new roof and HVAC (see above), parking lot, pylon sign, new plumbing, electric, BGE manifold, lighting, sprinklers, interior ceilings, raised floor 4".



DEMOGRAPHICS



1 MI: 21,431
3 MI: 170,725
5 MI: 434,414

TOTAL POPULATION



38
MEDIAN AGE



187,696
HOUSEHOLDS WITHIN 5 MILES

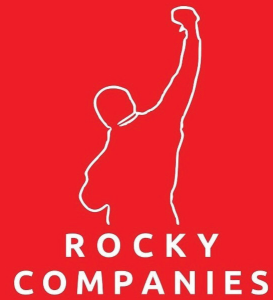


3 MI: \$74,097
5 MI: \$91,830
AVG. HOUSEHOLD INCOME

COLLINS AVENUE SHOPPING CENTER AERIAL VIEW



COLLINS AVENUE SHOPPING CENTER



JOIN THESE OTHER NEARBY RETAILERS



RETAIL FOR LEASE:

- 4,048 SF AVAILABLE FOR LEASE
- \$18/SF
- TRIPLE NETS: \$3.50

CONTACT

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