



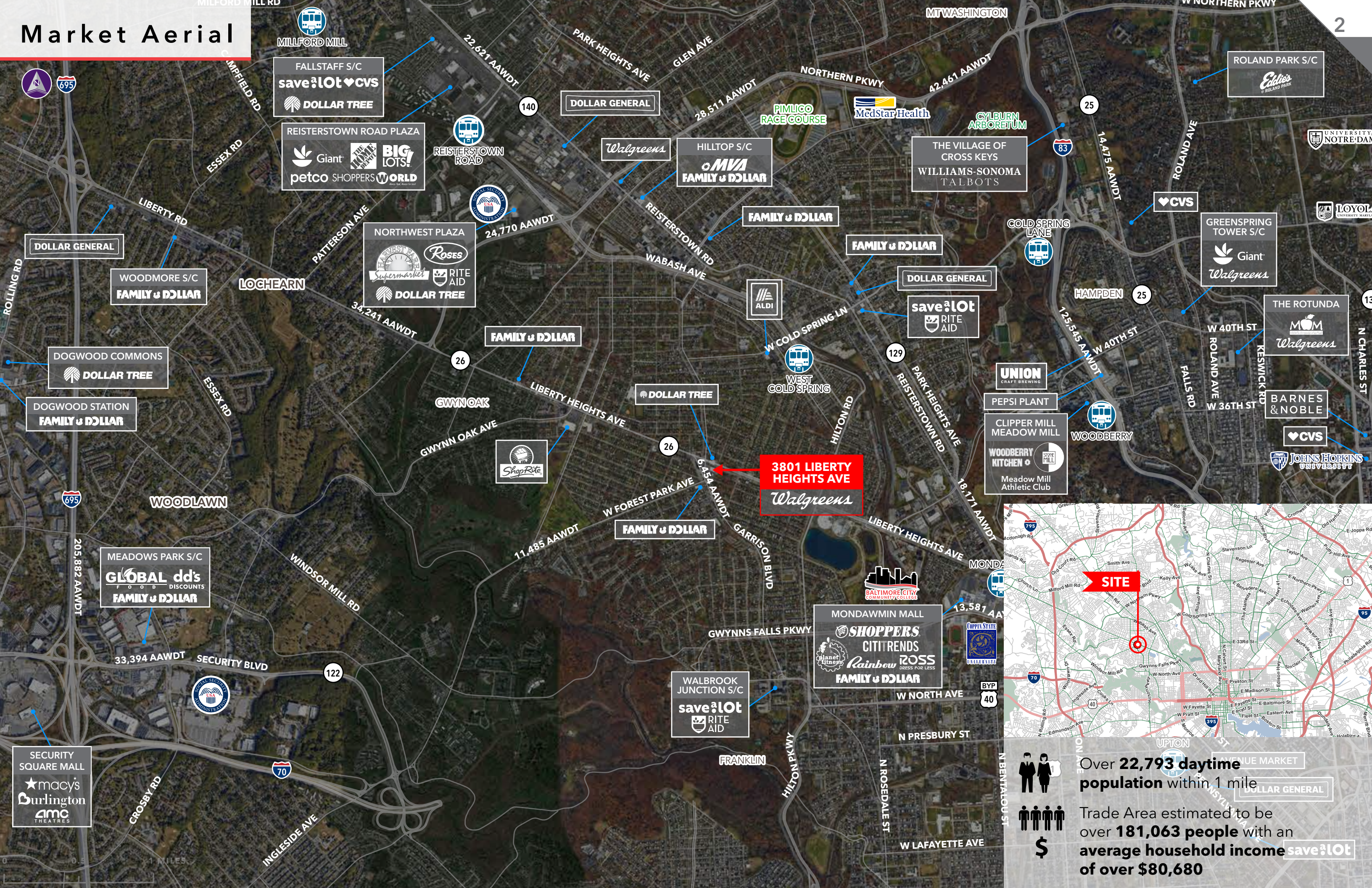
13,905 SF SUBLEASE SPACE AVAILABLE

3801 LIBERTY HEIGHTS AVE, BALTIMORE, MD 21215

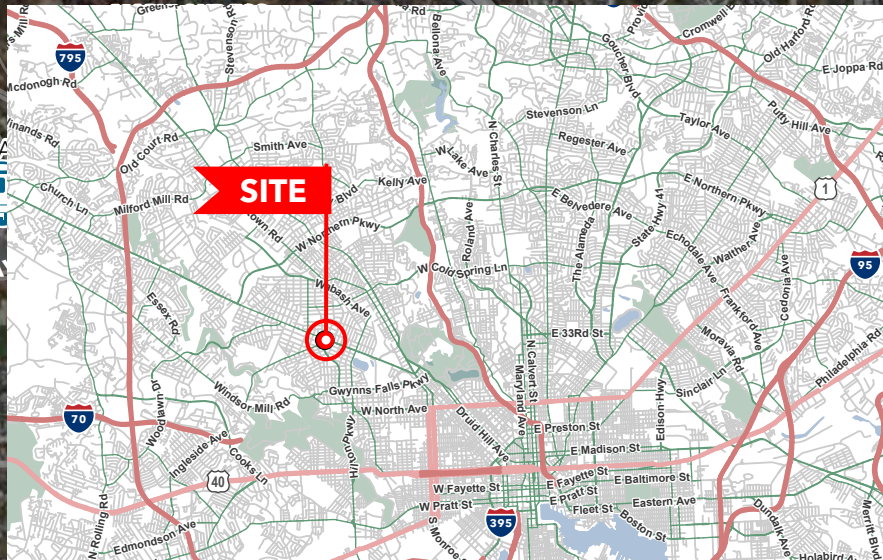


**LEASE
EXPIRES:
12/31/30**

Market Aerial



3801 LIBERTY HEIGHTS AVE
Walgreens

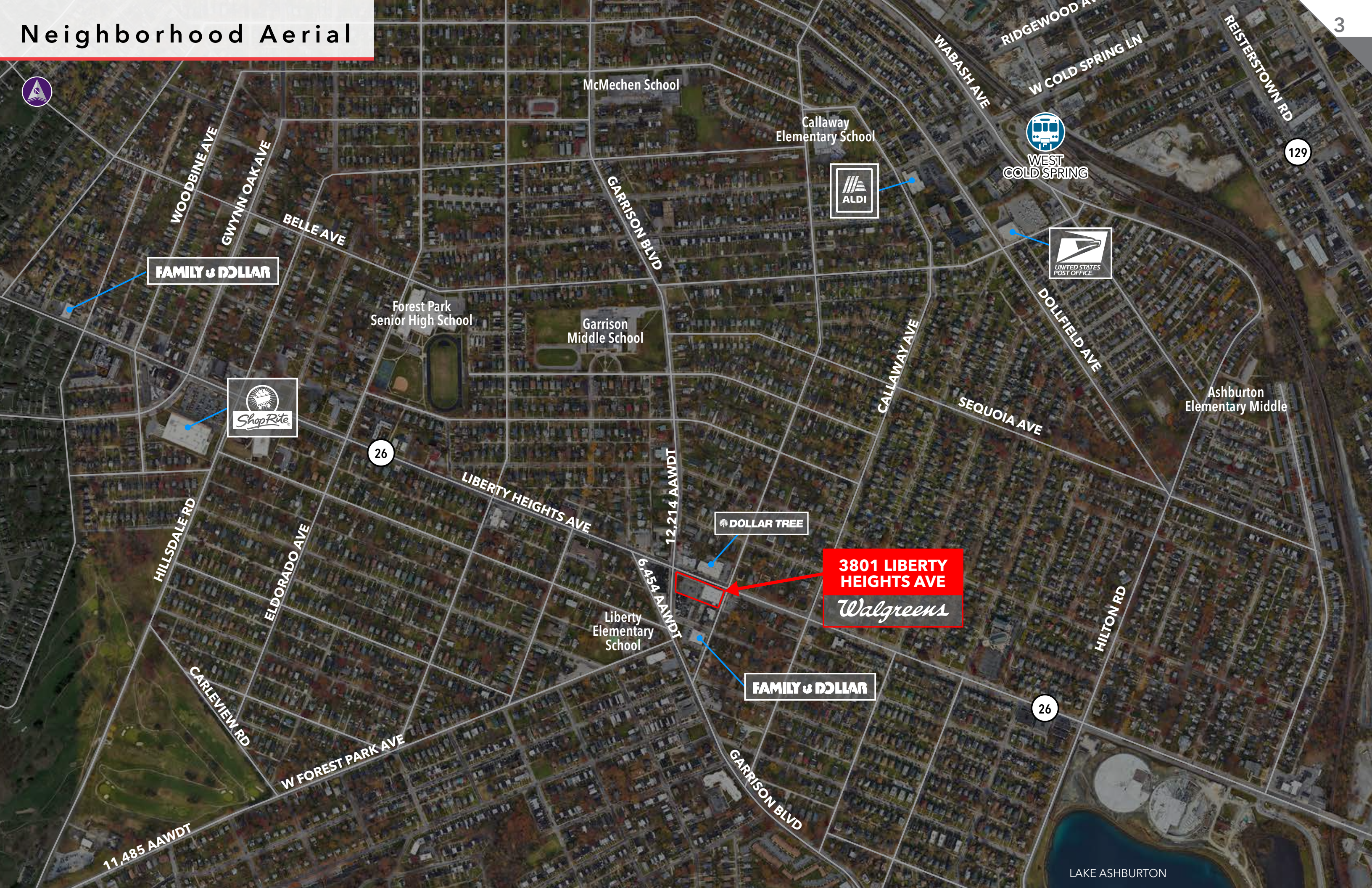


Over **22,793** daytime population within 1 mile
Trade Area estimated to be over **181,063** people with an average household income of over **\$80,680**



Market Aerial

Neighborhood Aerial



FAMILY & DOLLAR



26

DOLLAR TREE

3801 LIBERTY HEIGHTS AVE
Walgreens

FAMILY & DOLLAR

26

11,485 AAWDT

12,214 AAWDT

6,454 AAWDT

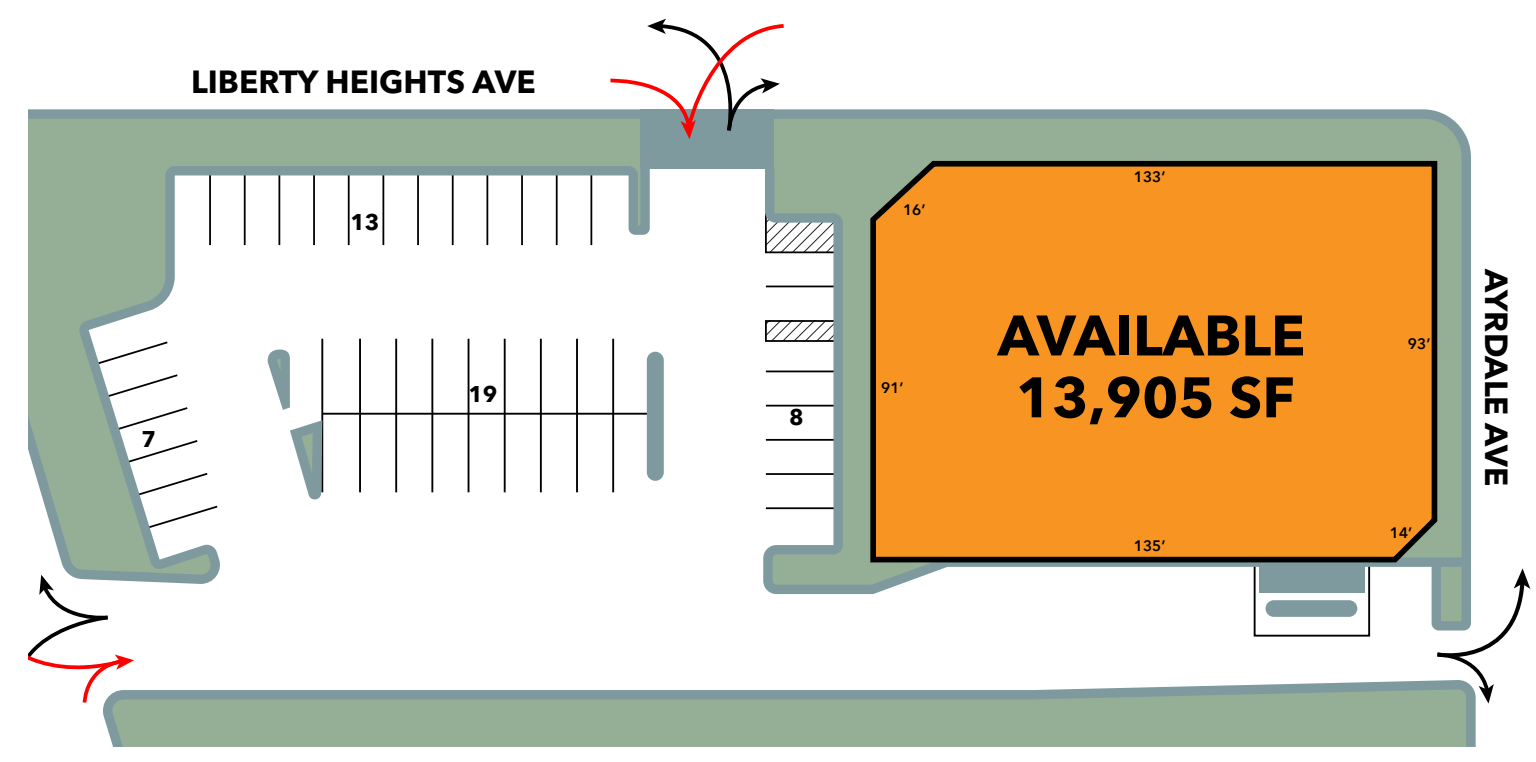
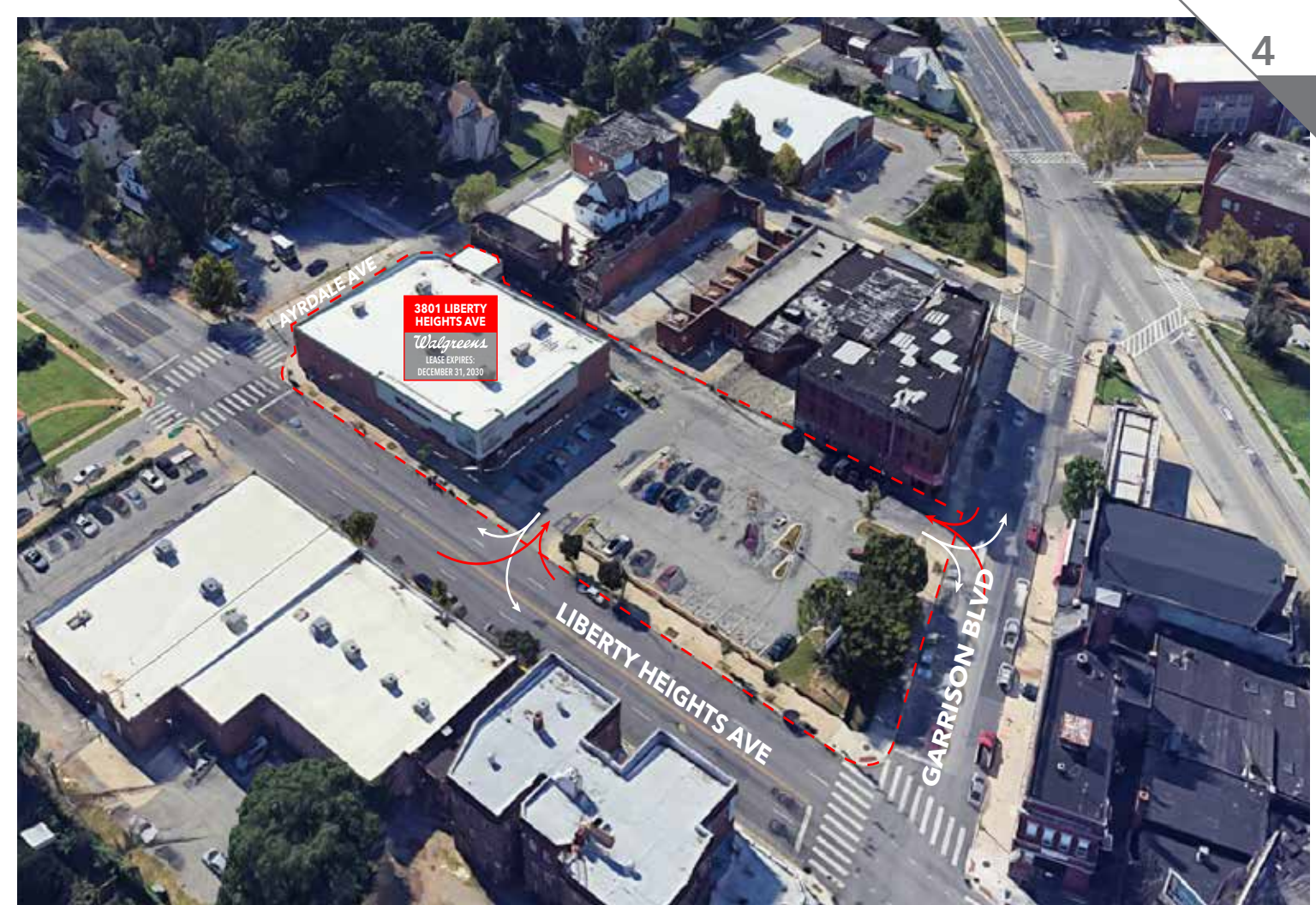
LAKE ASHBURTON

129

Site Plan



LEASED AVAILABLE

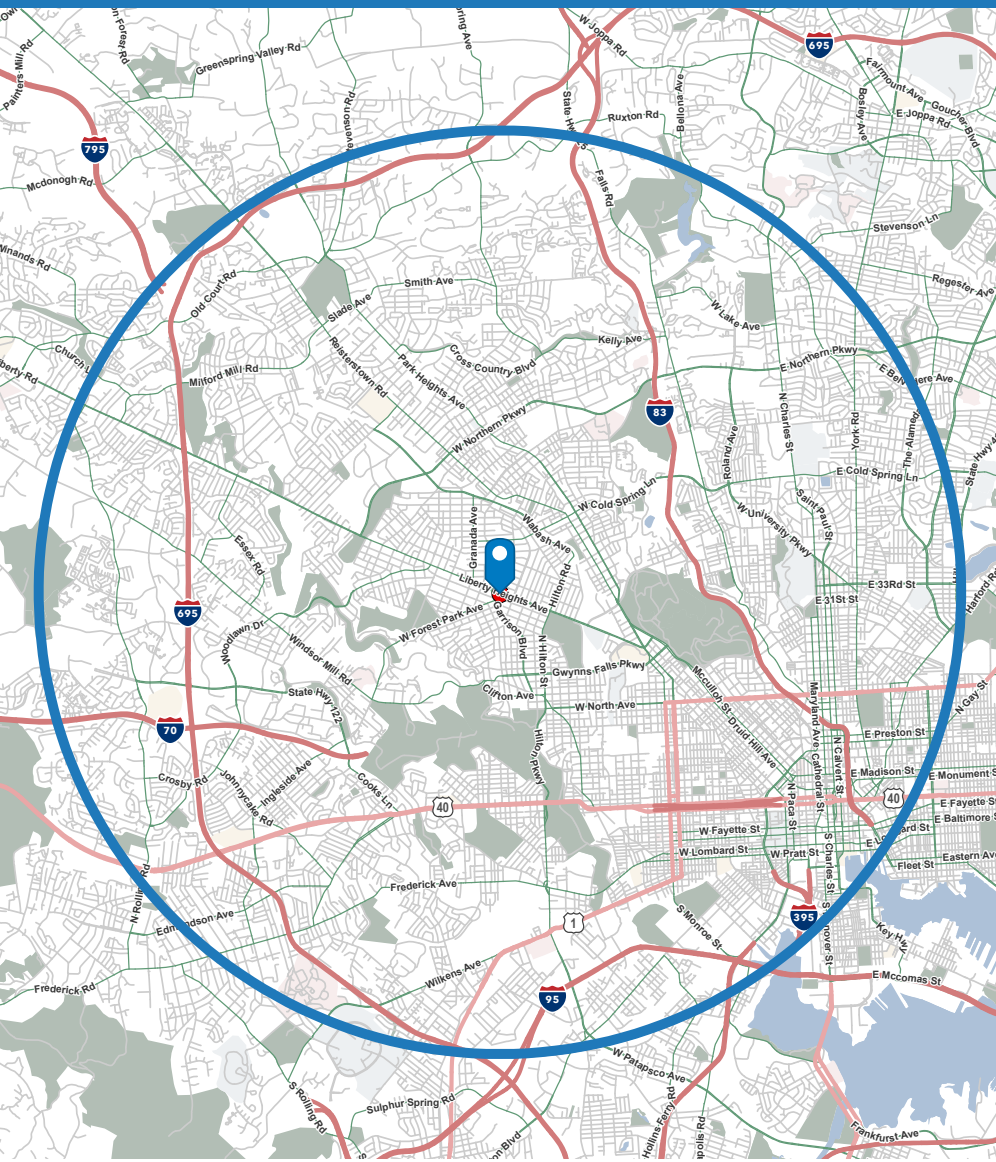


Demographic & Psychographic Profile

2024 and 2029 Esri Forecasts. Converted Census 2000 data into 2010 geography
 Lat/Lon: 39.32680/-76.68150



BALTIMORE, MD
 DEMOGRAPHIC PROFILE (2024)
 3801 Liberty Heights Ave
 5 mile ring



KEY FACTS

490,429
Population

38.0
Median Age

210,386
Households

EDUCATION

23%
High School Diploma

20%
Bachelor's Degree

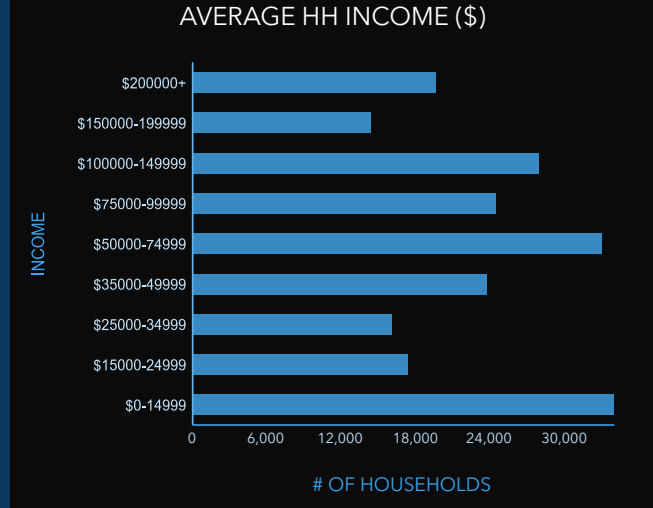
19%
Graduate/Professional Degree

INCOME

\$58,562
Median Household Income

\$39,868
Per Capita Income

\$92,641
AVERAGE HH INCOME (\$)



BUSINESS

23,115
Total Businesses

564,711
Daytime Population

1,360
Food Srv & Drinking Places

Tapestry segments

12A Family Foundations
 30,269 (14.4%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.

12D Modest Income Homes
 27,300 (13.0%) of households

Families in this urban segment may be nontraditional; however, their religious faith and family values guide their modest lifestyles. Many residents are primary caregivers to their elderly family members. Jobs are not always easy to come by, but wages and salary income are still the main sources of income for most households. Reliance on Social Security and public assistance income is necessary to support single-parent and multigenerational families. High poverty rates in this market make it difficult to make ends meet. Nonetheless, rents are relatively low (Index 73), public transportation is available, and Medicaid can assist families in need.

- Income is less than half of the US median income; one in three households are in poverty, dependent on Social Security, public assistance, and Supplemental Security Income.
- Consumers in this market consider traditional gender roles and religious faith very important.
- This market lives for today, choosing to save only for a specific purpose.
- They favor TV as their media of choice and will purchase a product with a celebrity endorsement.

3B Metro Renters
 16,821 (8.0%) of households

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.
- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.

1 MILE 3 MILE 5 MILE

POPULATION

2000 Total Population	29,134	225,385	549,927
2010 Total Population	26,491	208,385	524,908
2024 Total Population	22,793	181,063	490,429
2029 Total Population	21,934	175,558	479,064
2024-2029 Annual Rate	-0.77%	-0.62%	-0.47%
Median Age	43.1	41.0	38.0

HOUSEHOLDS

2000 Households	11,183	88,612	218,640
2010 Households	10,245	83,067	211,916
2024 Households	9,332	77,753	210,386
2029 Households	9,252	77,282	210,159
2024 Average Household Size	2.41	2.29	2.24

INCOME

2024 Average Household Income	\$79,795	\$80,680	\$92,641
2024 Median Household Income	\$56,493	\$51,311	\$58,562
2024 Per Capita Income	\$32,549	\$34,449	\$39,868

2024 POPULATION BY RACE/ETHNICITY

White Alone	2.9%	16.9%	26.9%
Black Alone	90.8%	74.1%	58.6%
American Indian/Alaskan Native Alone	0.3%	0.3%	0.3%
Asian Alone	0.5%	1.7%	5.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Other Race	1.8%	2.6%	3.0%
Two or More Races	3.5%	4.4%	5.4%
Hispanic Origin (Any Race)	2.9%	4.3%	5.5%

2024 POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	16,618	130,685	347,961
Less than 9th Grade	3.6%	3.2%	3.2%
9th - 12th Grade, No Diploma	7.0%	7.9%	6.8%
High School Graduate	28.1%	28.7%	23.2%
GED/Alternative Credential	4.9%	4.6%	4.3%
Some College, No Degree	23.7%	19.1%	17.3%
Associate Degree	6.6%	6.9%	6.5
Bachelor's Degree	14.0%	15.6%	19.7%
Graduate/Professional Degree	12.0%	13.8%	19.1%

BUSINESS

Total Business	564	5,931	23,115
Total Employees	3,791	58,076	293,911
Employee/Residential Population Ratio	0.170:1	0.320:1	0.600:1



3801 LIBERTY HEIGHTS SUBLEASE

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