

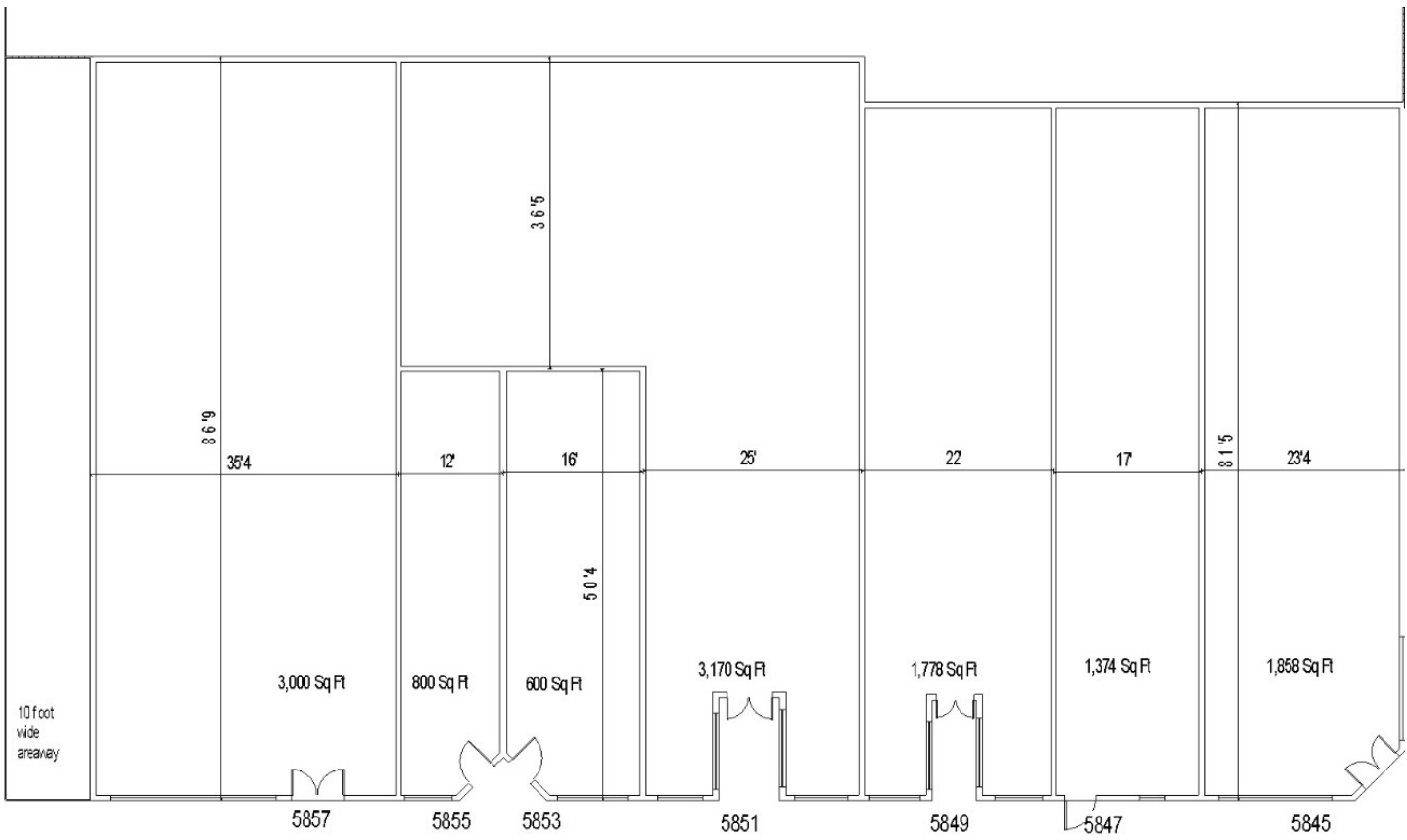
Choice Store For Lease York Road next to Belvedere Square & Senator Theater



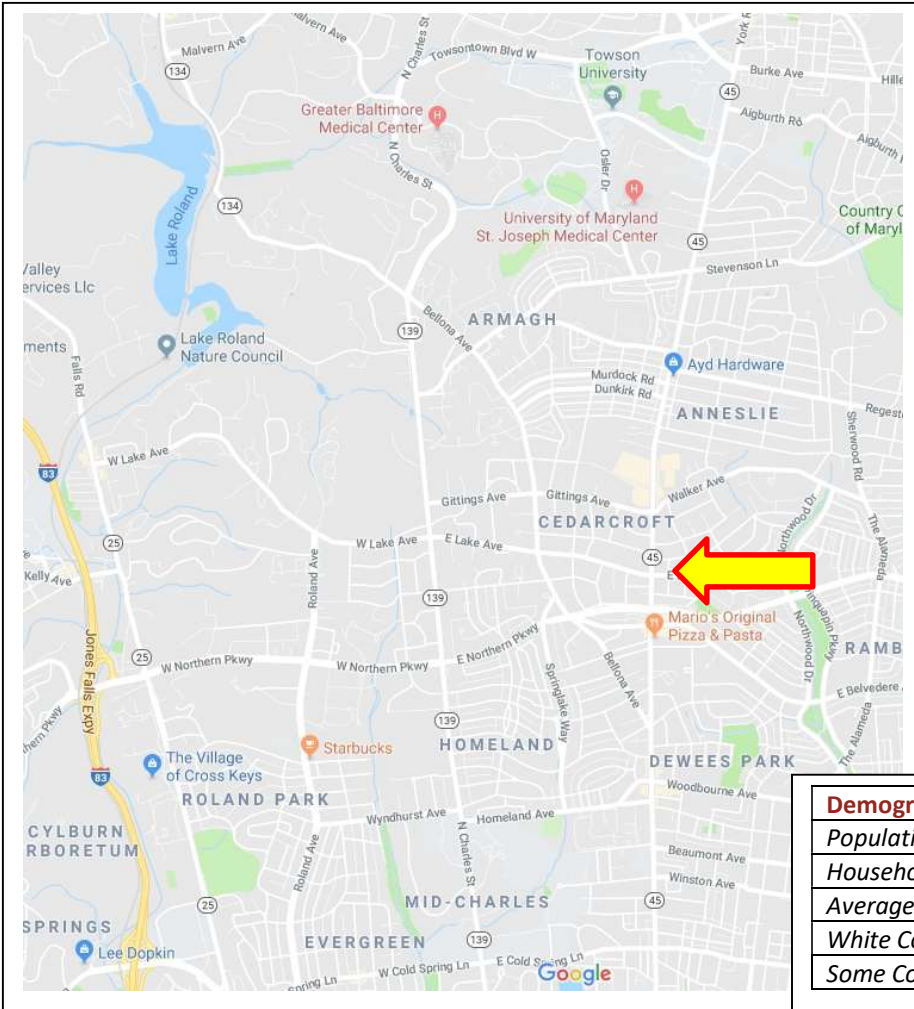
- ADDRESS:** 5847 York Rd at Belvedere Ave, Baltimore City, MD 21212
Directly across from the Historic 1,000 seat Senator Movie Theatre
- Size:** 1,374 sq.ft. Full Basement (no extra charge for the basement space)
- Rent:** \$21.30 per sq.ft. \$2,440.00 per month
- Taxes/Ins/CAM:** \$734 per month (\$6.41 per sq ft)
- Zoning:** C-2 General Business District Zoning allows most retail uses.
- Utilities:** Gas forced air heating system with central air conditioning. Gas-fired water heater. City water, city sewer. Tenants pay all of their own utilities.
- Trash Removal:** Each tenant is responsible for their own trash removal. Dumpster area available.
- Parking:** 15 free off-street parking spaces directly behind the store are shared with other tenants.
- Traffic Counts:** 24,175 on York Rd, 9,975 on Belvedere Ave
300,000 average annual patrons to the Historic Senator Movie Theatre.
89 = Walking Score; 50 Transit Score; 62 Bicycle Score
- Building:** 12,500 Sq. Ft.
Masonry exterior walls. Concrete foundation. Wood floors.
One bathroom on first floor, two bathrooms in the basement. TPO roof.
- Contact:** Ben Frederick III, CCIM
Live BFR, LLC, Landlord's Agent
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LiveBFR | Rentals



York Road, Baltimore Maryland 21212



Demographics	1 mile	3 mile	5 mile
Population	26,662	182,975	543,253
Households	9,857	74,551	211,779
Average HH Income	89,980	80,135	65,262
White Collar	70%	70%	62%
Some College	57%	54%	41%