

3112 Frederick Avenue

Office Space for Lease

3112 Frederick Avenue | Baltimore | MD 21229



Property Overview

- **705 SF Available for Lease**
- One Suite Available
- Newly Renovated Office Space
- Ideal for Medical or Professional Office Use
- Triple Net (NNN) Lease
- Residential Space on Second & Third Floors (Potential Office Conversion)
- Located on Frederick Avenue
- 7,423 Vehicles Per Day on Frederick Avenue (AADT)
- Access to Baltimore City & Baltimore County

3112 Frederick Avenue offers 705 SF of newly renovated office space within a 2,150 SF mixed-use building. The available suite is well-suited for a small medical practitioner, professional office user, or related service provider. The property is located along Frederick Avenue with access to both Baltimore City and Baltimore County.

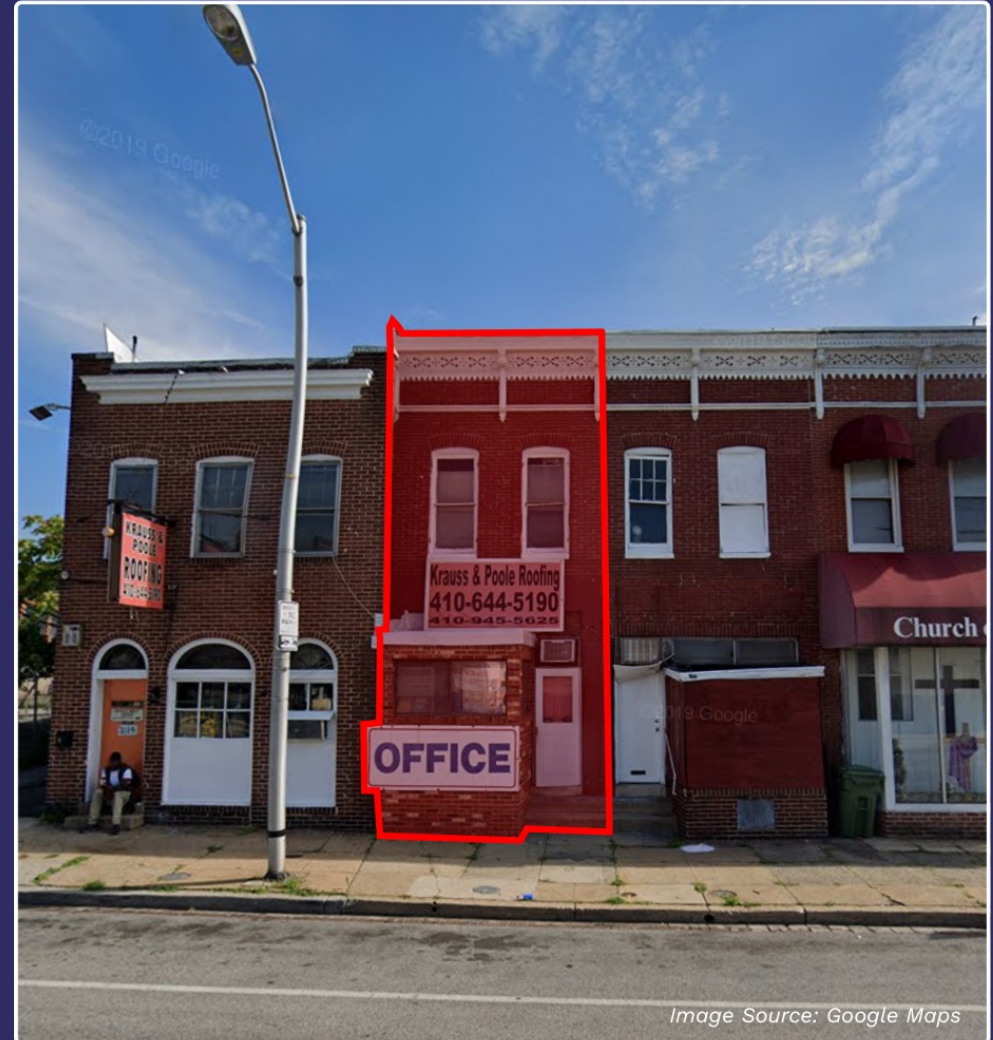
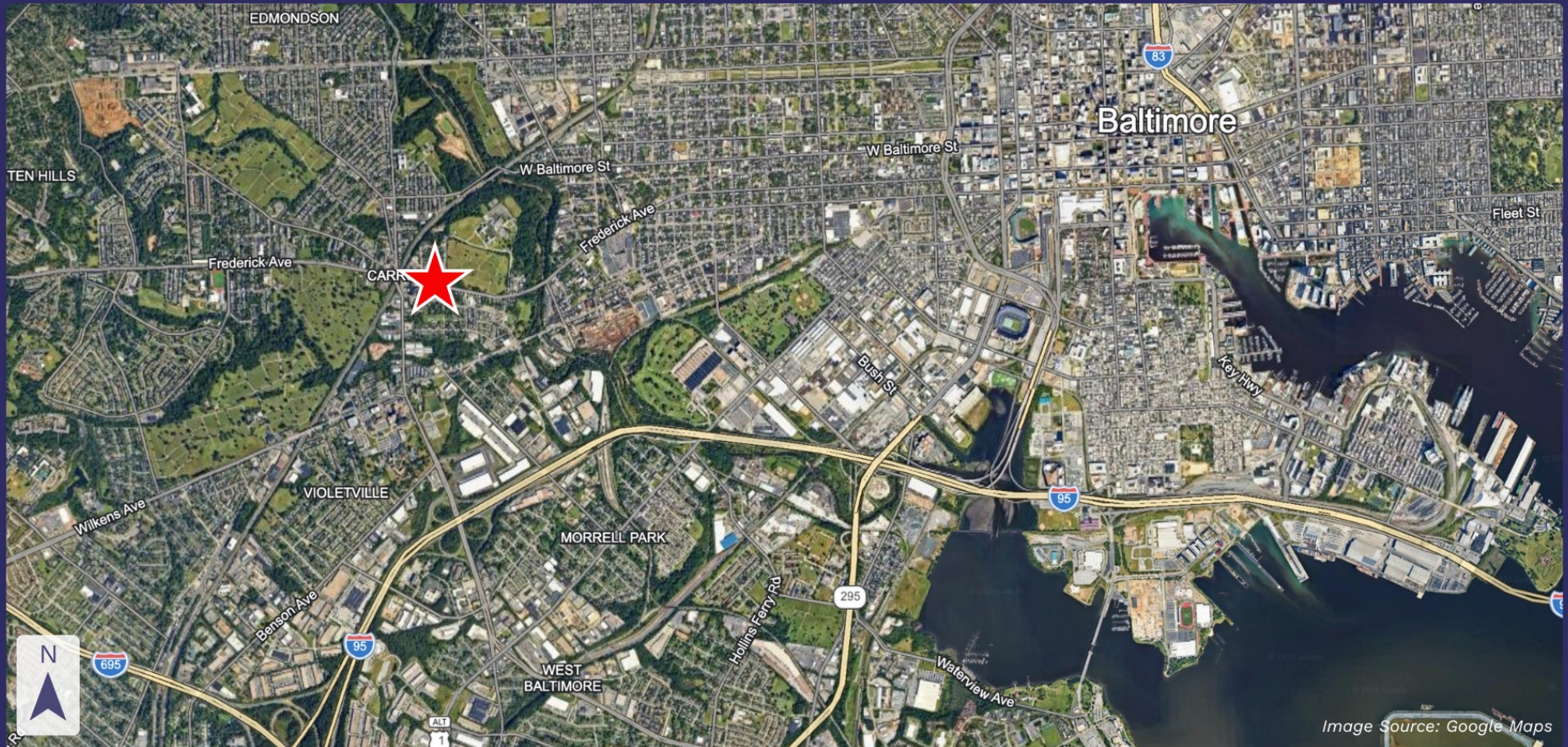


Image Source: Google Maps

Retail Map



Location Map



Accessible Location

Convenient access to Baltimore City and Baltimore County

Established Neighborhoods

Convenient to Catonsville, Irvington, and West Baltimore communities

Public Transportation

Served by nearby MTA bus routes along Frederick Avenue

Major Roadways

Direct access via Frederick Avenue (US-40) with connections to I-95 and I-695

Professional Setting

Surrounded by established office, service, and neighborhood businesses

Medical Corridor

Near Ascension Saint Agnes Hospital and surrounding medical offices

Key Facts – 1 Mile

Key Facts

3112 Frederick Ave, Baltimore, Maryland, 21229
Ring of 1 mile

KEY FACTS

14,032

Population



2.3

Average
Household Size

40.8

Median Age

\$43,331

Median Household
Income

EDUCATION

19.6%

No High School
Diploma



47.4%
High School
Graduate



22.8%
Some College/
Associate's Degree



10.1%
Bachelor's/Grad/
Prof Degree

BUSINESS



577

Total Businesses



8,108

Total Employees

EMPLOYMENT



45.1%

White Collar



28.7%

Blue Collar



26.2%

Services

7.7%

Unemployment
Rate

INCOME



\$43,331

Median Household
Income



\$24,370

Per Capita Income



\$29,627

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (22.6%)

The smallest group: \$150,000 - \$199,999 (3.0%)

Indicator	Value	Diff	
<\$15,000	22.6%	+6.1%	
\$15,000 - \$24,999	10.5%	+3.3%	
\$25,000 - \$34,999	8.7%	+1.6%	
\$35,000 - \$49,999	13.9%	+3.2%	
\$50,000 - \$74,999	17.8%	+0.6%	
\$75,000 - \$99,999	11.2%	+0.8%	
\$100,000 - \$149,999	9.1%	-4.0%	
\$150,000 - \$199,999	3.0%	-6.1%	
\$200,000+	3.3%	-5.4%	

Bars show deviation from Baltimore city

Key Facts – 3 Miles

Key Facts

3112 Frederick Ave, Baltimore, Maryland, 21229
Ring of 3 miles

KEY FACTS

190,659

Population



2.2

Average
Household Size

36.9

Median Age

\$53,830

Median Household
Income

EDUCATION

13.0%

No High School
Diploma



34.7%
High School
Graduate



24.4%
Some College/
Associate's Degree



27.9%
Bachelor's/Grad/
Prof Degree

BUSINESS



7,790

Total Businesses



111,798

Total Employees

EMPLOYMENT



59.8%

White Collar



18.6%

Blue Collar



21.6%

Services

5.2%

Unemployment
Rate

INCOME



\$53,830

Median Household
Income



\$32,733

Per Capita Income



\$37,958

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (18.8%)

The smallest group: \$200,000+ (5.5%)

Indicator	Value	Diff	
<\$15,000	18.8%	+2.3%	
\$15,000 - \$24,999	8.5%	+1.3%	
\$25,000 - \$34,999	7.4%	+0.3%	
\$35,000 - \$49,999	12.1%	+1.4%	
\$50,000 - \$74,999	17.6%	+0.4%	
\$75,000 - \$99,999	10.6%	+0.2%	
\$100,000 - \$149,999	12.7%	-0.4%	
\$150,000 - \$199,999	6.9%	-2.2%	
\$200,000+	5.5%	-3.2%	

Bars show deviation from Baltimore city

Key Facts – 5 Miles

Key Facts

3112 Frederick Ave, Baltimore, Maryland, 21229
Ring of 5 miles

KEY FACTS

456,411

Population



2.2

Average
Household Size

36.6

Median Age

\$63,264

Median Household
Income

EDUCATION

11.7%

No High School
Diploma



29.1%
High School
Graduate



21.6%
Some College/
Associate's Degree



37.6%
Bachelor's/Grad/
Prof Degree

BUSINESS



21,920

Total Businesses



302,430

Total Employees

EMPLOYMENT



66.4%

White Collar



15.3%

Blue Collar



18.3%

Services

4.7%

Unemployment
Rate

INCOME



\$63,264

Median Household
Income



\$39,874

Per Capita Income



\$66,387

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.7%)

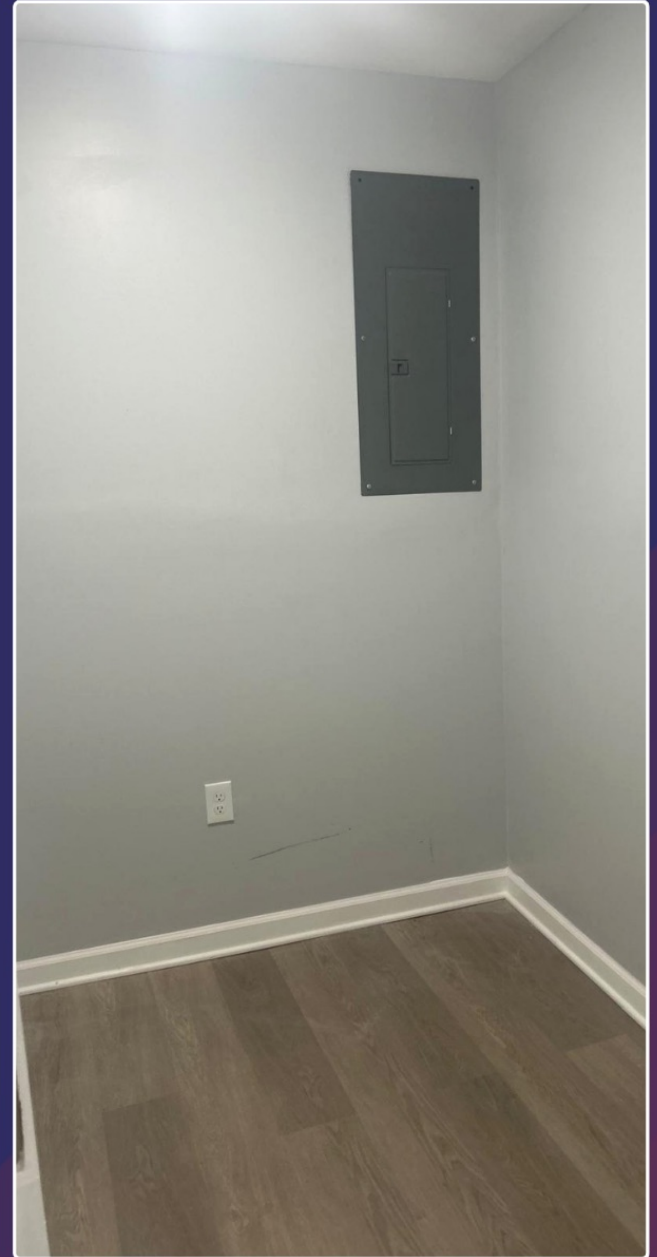
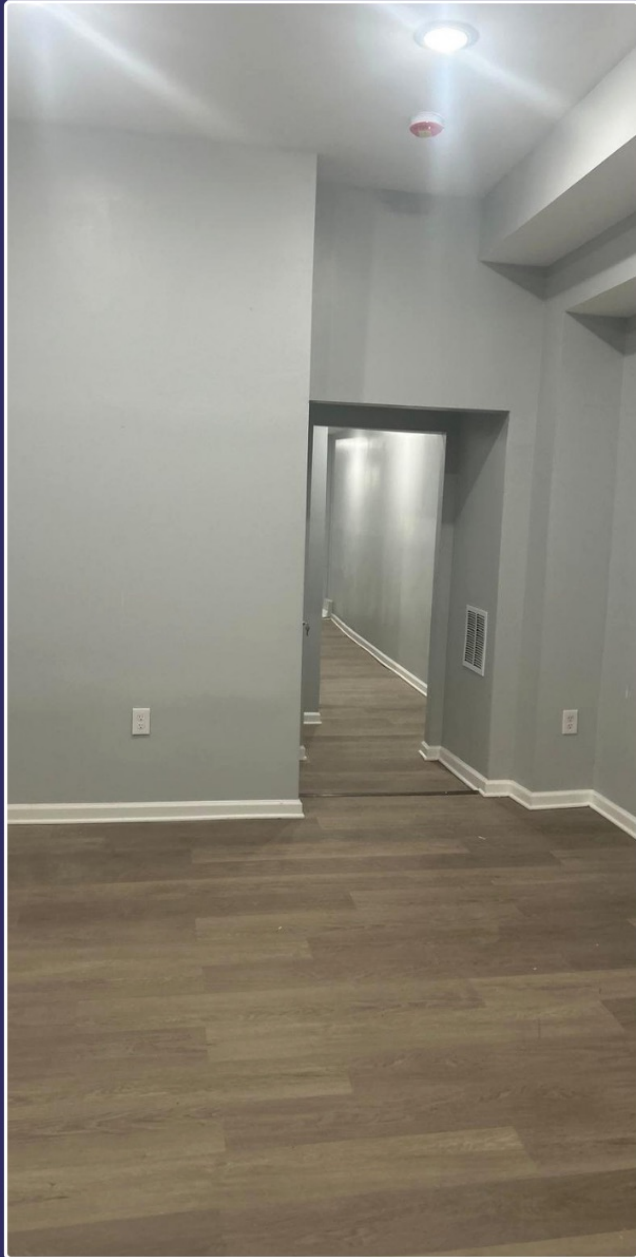
The smallest group: \$25,000 - \$34,999 (6.9%)

Indicator	Value	Diff	
<\$15,000	16.5%	0	
\$15,000 - \$24,999	7.0%	-0.2%	
\$25,000 - \$34,999	6.9%	-0.2%	
\$35,000 - \$49,999	10.2%	-0.5%	
\$50,000 - \$74,999	16.7%	-0.5%	
\$75,000 - \$99,999	10.7%	+0.3%	
\$100,000 - \$149,999	13.8%	+0.7%	
\$150,000 - \$199,999	9.2%	+0.1%	
\$200,000+	9.0%	+0.3%	

Bars show deviation from

Baltimore city

Interior Photos





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