



# 2213 E. MONUMENT STREET

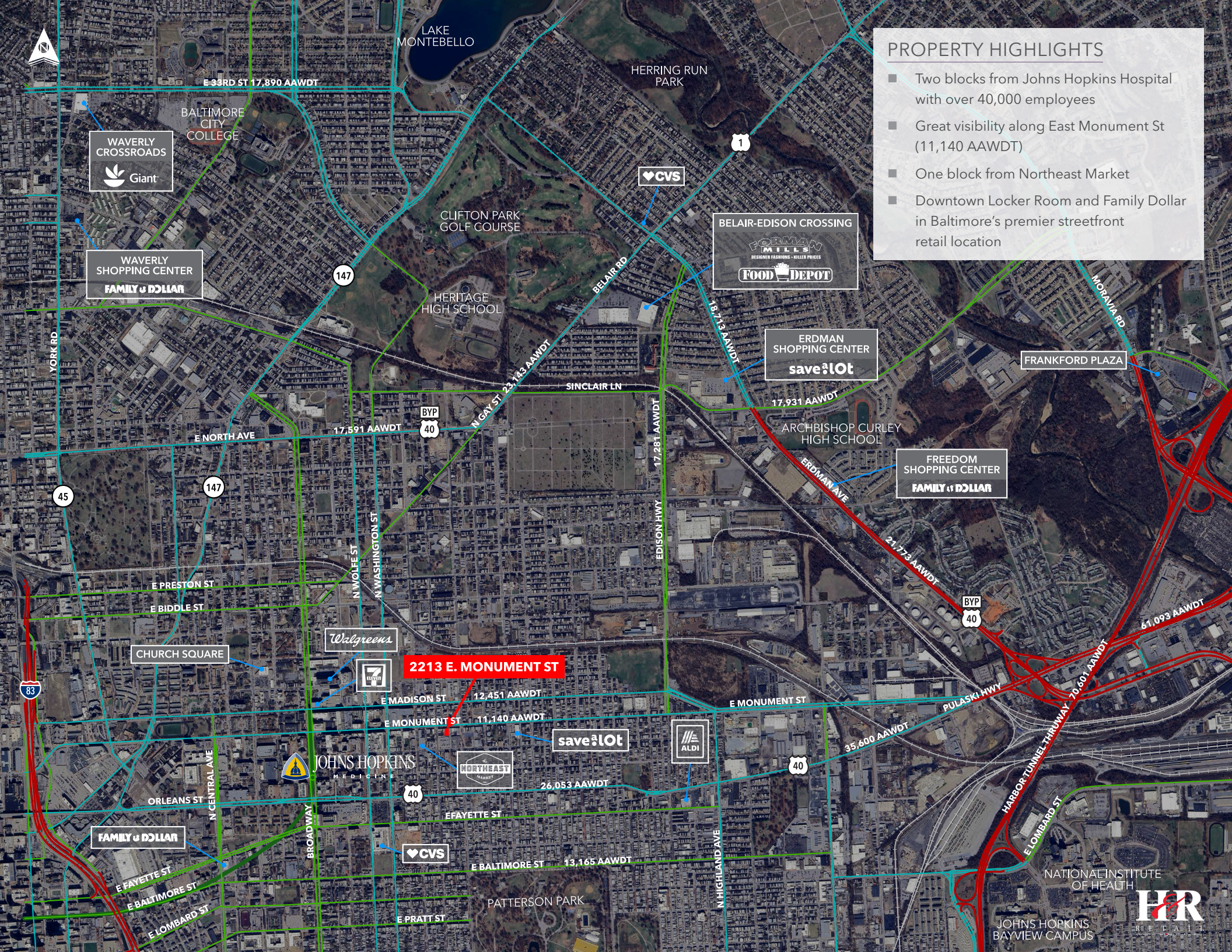
BALTIMORE, MD 21205



8,468 SF AVAILABLE

### PROPERTY HIGHLIGHTS

- Two blocks from Johns Hopkins Hospital with over 40,000 employees
- Great visibility along East Monument St (11,140 AAWDT)
- One block from Northeast Market
- Downtown Locker Room and Family Dollar in Baltimore's premier streetfront retail location



**2213 E. MONUMENT ST**

WAVERLY CROSSROADS  
Giant

WAVERLY SHOPPING CENTER  
FAMILY & DOLLAR

BALTIMORE CITY COLLEGE

CLIFTON PARK GOLF COURSE

HERITAGE HIGH SCHOOL

HERRING RUN PARK

CVS

BELAIR-EDISON CROSSING  
FORMAN MILLS  
DESIGNER FASHIONS - MILLER PRICES  
FOOD DEPOT

ERDMAN SHOPPING CENTER  
save a Lot

FRANKFORD PLAZA

ARCHBISHOP CURLEY HIGH SCHOOL

FREEDOM SHOPPING CENTER  
FAMILY & DOLLAR

CHURCH SQUARE

Walgreens

7 ELEVEN

**2213 E. MONUMENT ST**

E MADISON ST 12,451 AAWDT

E MONUMENT ST 11,140 AAWDT

save a Lot

ALDI

NORTHEAST MARKET

E FAYETTE ST 26,053 AAWDT

CVS

E BALTIMORE ST 13,165 AAWDT

FAMILY & DOLLAR

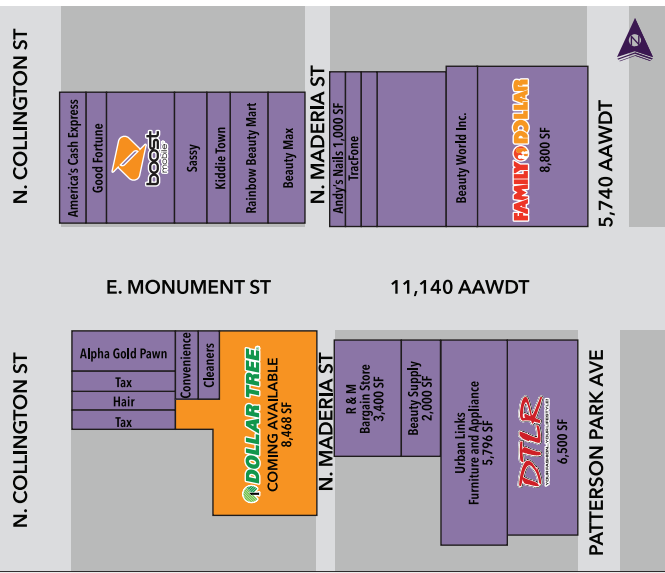
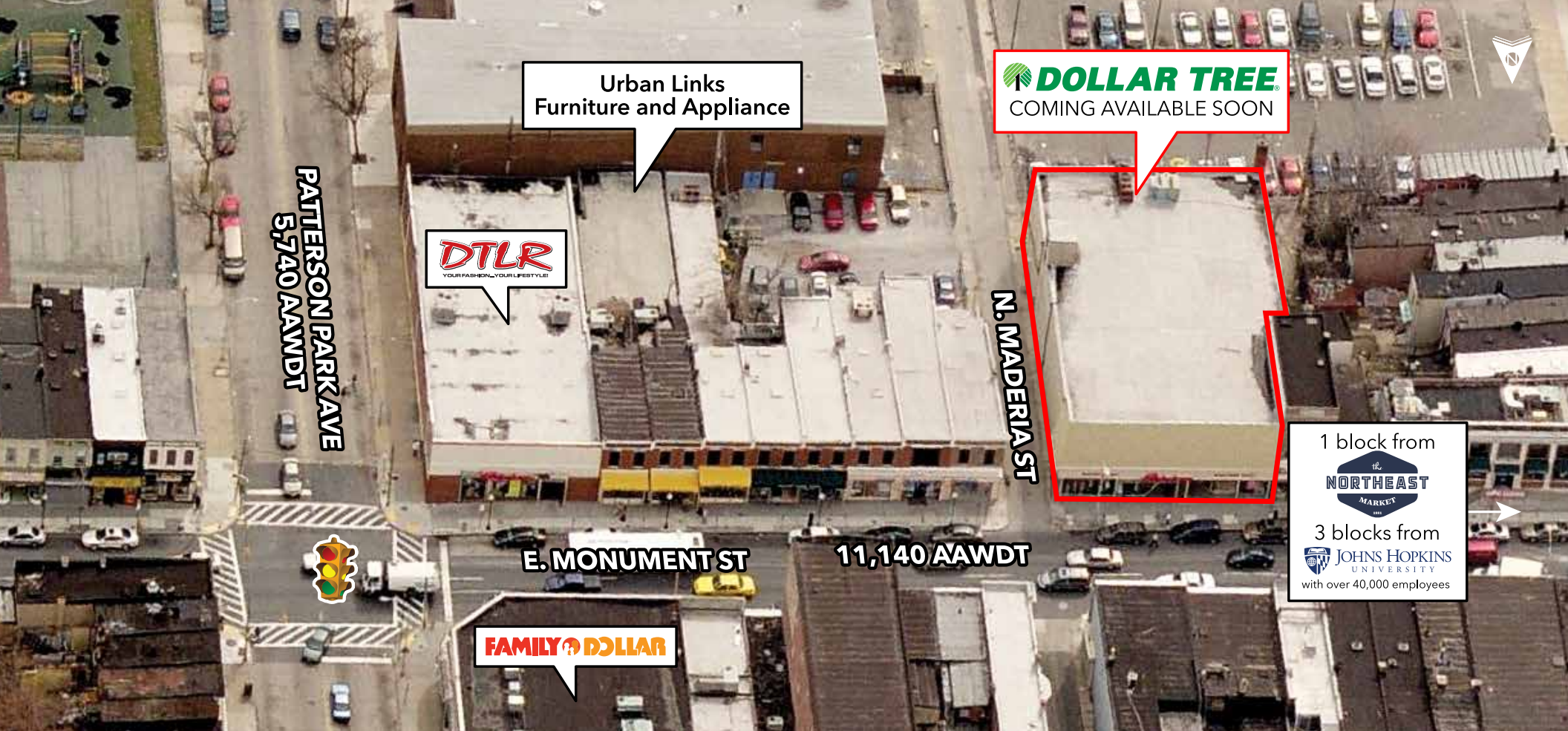
JOHNS HOPKINS MEDICINE

PATTERSON PARK

NATIONAL INSTITUTE OF HEALTH

JOHNS HOPKINS BAYVIEW CAMPUS



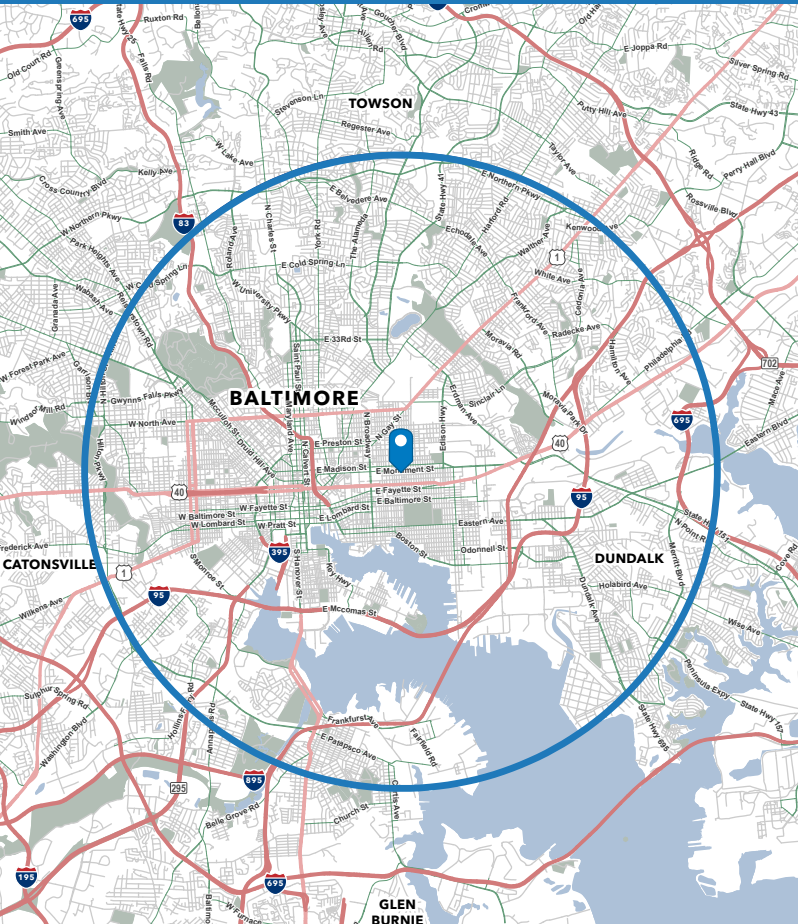




# BALTIMORE, MD

## DEMOGRAPHIC PROFILE (2025)

2213 E Monument Street  
5 mile ring



### KEY FACTS

504,392

Population

36.1

Median Age

223,524

Households



\$63,313

Median Household Income



\$39,745

Per Capita Income



25.1%  
High School Diploma



18.3%  
Bachelor's Degree



18%  
Graduate/Professional Degree

### BUSINESS



22,850  
Total Businesses

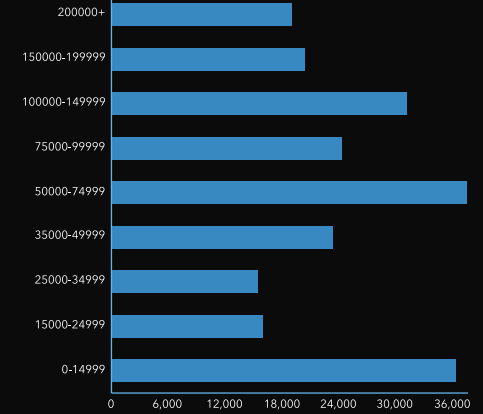


591,968  
Daytime Population



2,039  
Food Srv & Drinking Places

### HOUSEHOLD INCOME (\$)



### TAPESTRY SEGMENTS

**D4** Metro Renters  
29,100 (13.0%) of households

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

- Residents often shop at specialty grocery stores for natural, organic, and environmentally friendly products.
- They tend to go to movies, musicals, theater, bars, clubs, and museums.
- These residents tend to use the internet for banking, digital payments, social media, shopping, and reading digital newspapers.
- They frequently travel both domestically and internationally.

**C4** Family Foundations  
28,400 (12.7%) of households

Residents in this segment reside largely in suburbs in the South, and many commute to another county for work. Most households are occupied by a single person, a married couple without children, or a combined family without couples or children. Adult children living with their parents are not uncommon; there is a higher rate of multigenerational households. There are more female than male householders. Many residents have some college education, though high school completion rates are lower than the national average. Most households earn middle-tier incomes and employment is largely in government, health care, and retail sectors. Social security and other forms of public assistance are key sources of support. Residents typically own homes built before 1990, with most valued under \$200,000.

- These residents tend to shop at discount stores.
- Residents frequently visit nail salons and purchase hair care products for home use.
- Households tend to have multiple TVs and subscribe to premium channels. They opt for newspapers over digital media, and many maintain a landline at home.
- Religion often influences various aspects of these residents' lives, including listening to gospel and faith-centered music genres.

**E1** Modest Income Homes  
3,385 (17.1%) of households

These neighborhoods are situated throughout the Midwest and South, with most residents living in and around urban centers and in the suburbs. Many households consist of married couples without children or single-parent, female-headed households. A substantial number are single individuals living alone, and a significant portion of the population is under 18. Household income is distributed across low and middle tiers, with most households earning under \$50,000 annually. Many working-age residents are employed in food preparation, health-care support, building maintenance, production, or transportation and material moving occupations. A significant number of homes were built before 1970, and there is a notable percentage of unoccupied properties. Most properties are valued under \$100,000.

- Residents tend to shop at discount supermarkets and stores.
- Dining out is often at fast food restaurants, and convenience stores are popular for quick purchases.
- They watch TV using cable or streaming services, follow professional basketball games, and read magazines for news and entertainment.
- Residents use their cell phones for accessing news and entertainment as well as connecting with family and friends and using digital payment services.



## Please Contact

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