

FOR SALE | FOR LEASE

NEARLY 10,000 SF OF FLEXIBLE COMMERCIAL SPACE

IN THE HEART OF THE PIMLICO REDEVELOPMENT DISTRICT

Exceptional opportunity to own or lease a versatile nearly 10,000 SF commercial building in one of Baltimore's fastest-growing and most transformative corridors. Ideal for investors or owner-users with a wide range of business needs.



STRATEGIC LOCATION
IN BALTIMORE'S
FASTEST-GROWING
COMMERCIAL
CORRIDOR



5132 PARK HEIGHTS AVENUE
BALTIMORE, MD 21215



NEARLY 10,000 SF
TOTAL BUILDING SIZE



EXCELLENT VISIBILITY
ON A HIGH-TRAFFIC CORRIDOR



MINUTES FROM
PIMLICO REDEVELOPMENT
& MAJOR INVESTMENT



PROPERTY HIGHLIGHTS

- Nearly 10,000 SF total commercial building on a high-visibility corridor
- Currently configured into four separate suites
- Flexible floor plan – lease one suite, multiple suites, or reconfigure for your needs
- Excellent street frontage and visibility on Park Heights Avenue
- Two spacious multi-stall restrooms with potential for shared break room or common area
- C-1 Neighborhood Business Zoning – wide variety of permitted uses
- Ideal for investors or owner-users seeking long-term stability
- Minutes from the multi-billion dollar Pimlico redevelopment project

INVESTMENT HIGHLIGHTS

- Located in the heart of the Pimlico redevelopment district
- Backed by major State of Maryland investment
- Surrounded by new residential, retail, hotel, entertainment & infrastructure projects
- Increased consumer traffic, stronger business activity, and rising property values
- Exceptional opportunity for long-term growth and income potential

LEASING DETAILS – INDIVIDUAL SUITES

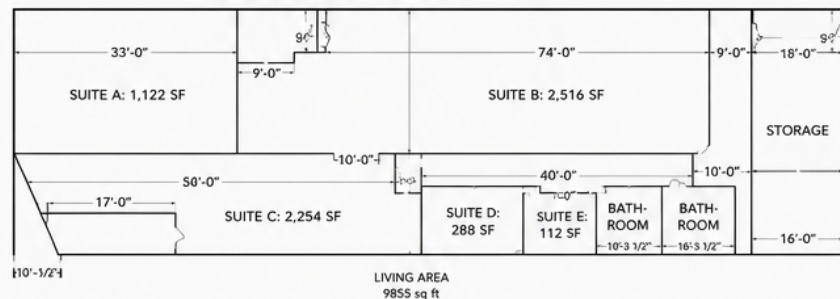
SUITE	SIZE (SF)	MONTHLY RENT
Suite A	1,122 SF	\$1,122 / Month
Suite B	2,516 SF	\$2,516 / Month
Suite C	1,728 SF	\$1,728 / Month
Suite D	528 SF	\$528 / Month

**LEASE ONE SUITE OR MULTIPLE!
PERFECT FOR TENANTS OF ALL SIZES.**

IDEAL USES (C-1 ZONING)

- ✓ Retail / Convenience Store
- ✓ Grocery
- ✓ Restaurant / Carry-Out
- ✓ Coffee Shop / Bakery
- ✓ Professional Offices
- ✓ Medical / Dental
- ✓ Pharmacy
- ✓ Financial Institution
- ✓ Fitness Studio
- ✓ Salon / Barber Shop
- ✓ Day-Care Facility
- ✓ Religious Organization
- ✓ Personal Services
- ✓ Art Gallery
- ✓ And Many More Neighborhood-Serving Commercial Uses

EXISTING FLOOR PLAN – APPROX. 9,000 SF



TEAM LEAD

SAM TANNER

443-618-2585

SamTannerKW@gmail.com

TheEntrustedGroup.KW.com

