



FOR LEASE

5132 Park Heights Ave. Baltimore, Md.



"Treating Every Client Like Family and Every Property Like It's Our Own"



PROPERTY DESCRIPTION

The approximately 8,685 SF space is currently configured into four separate suites with two large shared restrooms featuring multiple stalls in each, offering flexibility for a variety of office, medical, educational, nonprofit, retail, creative, or service-oriented uses. Two of the suites feature expansive full walls of windows providing abundant natural light and strong visibility from the other space.

The property offers a mostly open floor plan with suspended ceilings throughout, allowing for efficient space planning and easy reconfiguration to accommodate a single user or multiple tenants. A potential shared break room area further enhances functionality for collaborative or multi-suite occupancy.

Additional storage opportunities may be available at the rear of the building as well as within the basement, providing valuable supplemental space for operations, inventory, or equipment.

Strategically positioned within walking distance of the transformative Pimlico redevelopment project, the property stands to benefit from the significant public and private investment currently reshaping the Park Heights corridor. Excellent street visibility, strong signage potential, and proximity to major neighborhood redevelopment initiatives make this an outstanding opportunity in one of Baltimore City's emerging growth corridors.

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Park Heights Redevelopment & Investment Overview

The Park Heights corridor is undergoing one of the most significant public-private revitalization efforts in Baltimore City, driven by substantial state investment, infrastructure improvements, mixed-use development, healthcare expansion, and the historic redevelopment of Pimlico Race Course.

Long viewed as a strategic redevelopment corridor in Northwest Baltimore, Park Heights is now experiencing renewed momentum through coordinated investments focused on housing, healthcare, transportation, retail activation, and community-centered economic development.

Pimlico Race Course Redevelopment

The centerpiece of the area's transformation is the \$400+ million redevelopment of Pimlico Race Course — the historic home of the Preakness Stakes and one of the oldest horse racing venues in the United States.

In 2024, the State of Maryland authorized a comprehensive redevelopment initiative that includes demolition of the existing aging facilities and construction of a modernized, year-round entertainment and racing complex. The redevelopment is being led by the Maryland Stadium Authority and is intended to secure the long-term future of the Preakness Stakes in Baltimore while serving as an economic catalyst for the surrounding Park Heights community.

Key components of the redevelopment plan include:

- A newly constructed grandstand and clubhouse
- Modern hospitality and event spaces
- Expanded food, beverage, and entertainment venues
- Structured parking facilities
- Improved pedestrian connectivity and infrastructure
- Community-oriented development surrounding the racetrack campus
- Year-round activation beyond horse racing events

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Demolition activities began in 2025 following the 150th Preakness Stakes, with construction targeted for phased completion beginning in 2027. During redevelopment, the Preakness Stakes is temporarily relocating to Laurel Park.

State and local officials have repeatedly emphasized that the Pimlico redevelopment is intended to serve as a broader economic engine for Park Heights by attracting new businesses, increasing tourism, generating jobs, and stimulating adjacent commercial and residential investment.

Ongoing and Planned Development Activity

In addition to Pimlico, Park Heights has seen continued investment through both public and private sector initiatives aimed at stabilizing and revitalizing the corridor.

Healthcare & Institutional Investment

Major institutional investment continues to expand nearby through regional healthcare providers and community development organizations. Planned and ongoing healthcare-related development activity in the greater Park Heights area is expected to generate additional employment opportunities and increase consumer traffic throughout the corridor.

Mixed-Use & Residential Development

Several mixed-use and residential projects have either recently been completed or are currently in planning phases throughout the Park Heights community. These include:

- New multifamily housing developments
- Affordable and workforce housing initiatives
- Retail-integrated residential projects
- Streetscape and public realm improvements
- Community-focused redevelopment initiatives led by nonprofit and neighborhood organizations

Projects such as Belvedere Place have introduced new residential units and planned street-level retail space intended to support neighborhood-serving businesses and activate the corridor.

Infrastructure & Community Revitalization

Public investment in the Park Heights corridor has also focused on:

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- Roadway and streetscape enhancements
- Improved transit accessibility
- Community recreation improvements
- Commercial corridor stabilization
- Small business support initiatives
- Public safety and neighborhood beautification programs

Organizations including Park Heights Renaissance continue to play a significant role in coordinating redevelopment efforts and community engagement throughout the area.

Strategic Positioning

5132 Park Heights Avenue is strategically positioned within a corridor that is expected to benefit from substantial long-term public investment and increased economic activity tied to the redevelopment of Pimlico and the continued revitalization of Northwest Baltimore.

As redevelopment progresses, the area is anticipated to experience:

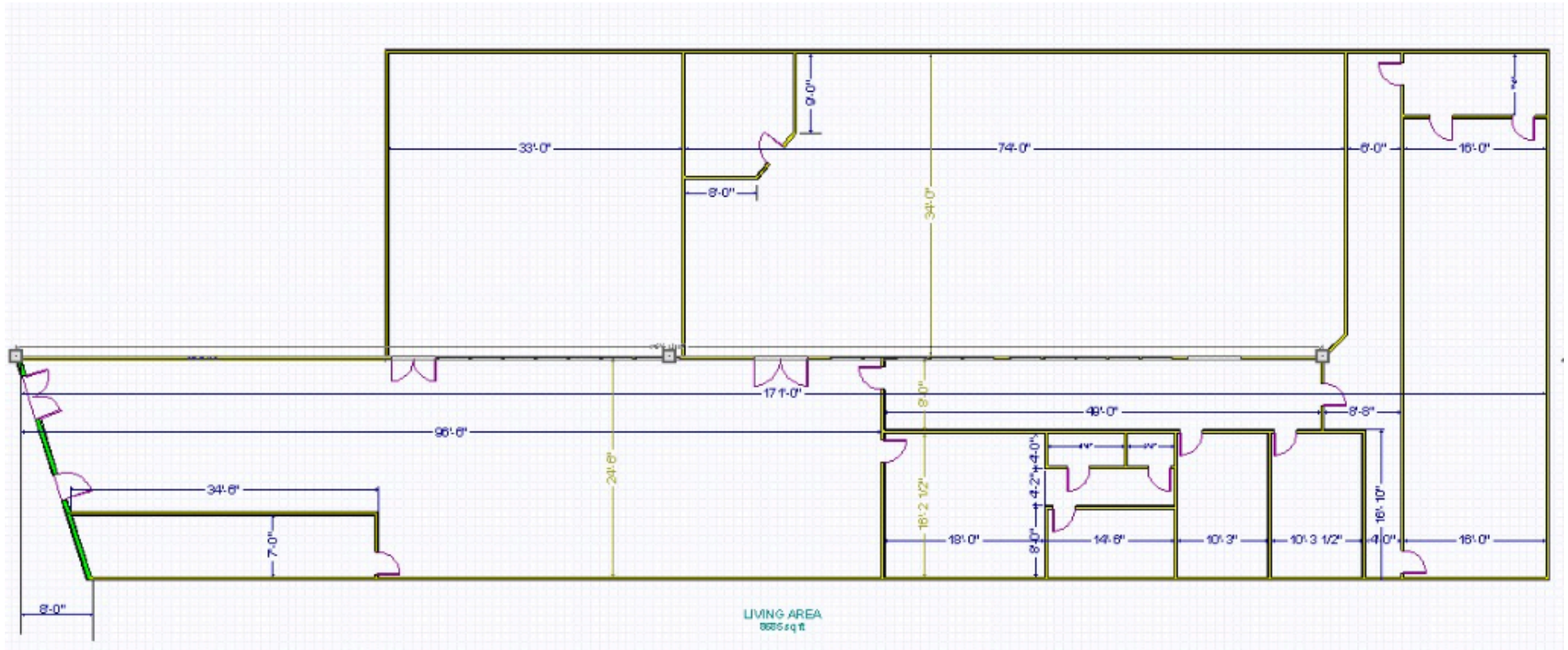
- Increased visitor traffic
- Expanded commercial demand
- Growing residential density
- Enhanced neighborhood amenities
- Continued public infrastructure investment
- Long-term appreciation potential

The combination of state-backed redevelopment, institutional investment, and neighborhood revitalization initiatives positions Park Heights as an emerging growth corridor within Baltimore City.

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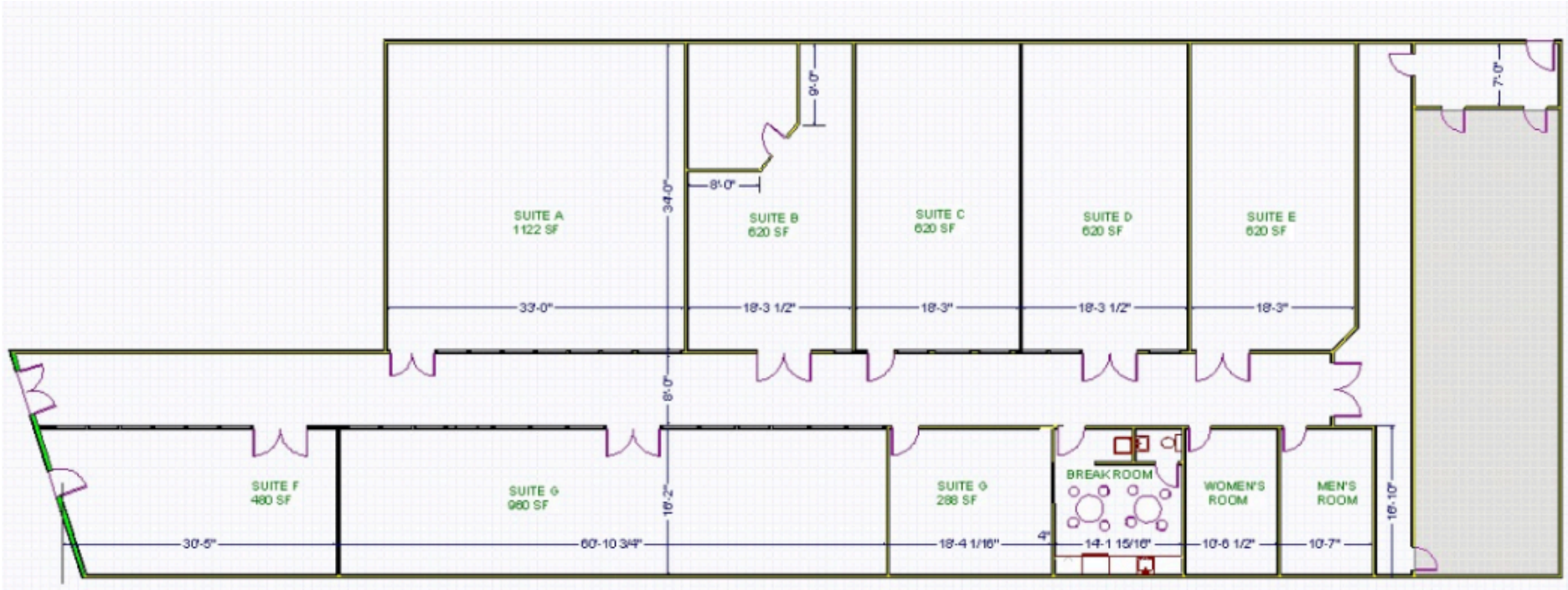


FLOOR PLANS



EXISTING FLOOR PLANS

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PROPOSED FLOOR PLANS

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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	81,116	460,528	1,207,781
2025 Population	75,973	456,575	1,186,783
2030 Population Projection	74,422	454,389	1,181,106
Annual Growth 2020-2025	-1.3%	-0.2%	-0.3%
Annual Growth 2025-2030	-0.4%	-0.1%	-0.1%
Median Age	41.8	39.2	38.9
Bachelor's Degree or Higher	31%	35%	38%
U.S. Armed Forces	13	326	1,850

Households			
	2 miles	5 miles	10 miles
2020 Households	33,493	192,741	491,936
2025 Households	31,205	190,131	482,054
2030 Household Projection	30,504	188,882	479,186
Annual Growth 2020-2025	0.1%	0.5%	0.2%
Annual Growth 2025-2030	-0.5%	-0.1%	-0.1%
Owner Occupied Households	15,405	89,016	248,956
Renter Occupied Households	15,099	99,867	230,230
Avg Household Size	2.3	2.2	2.3
Avg Household Vehicles	1	1	1
Total Specified Consumer Sp...	\$782.7M	\$4.9B	\$13.8B

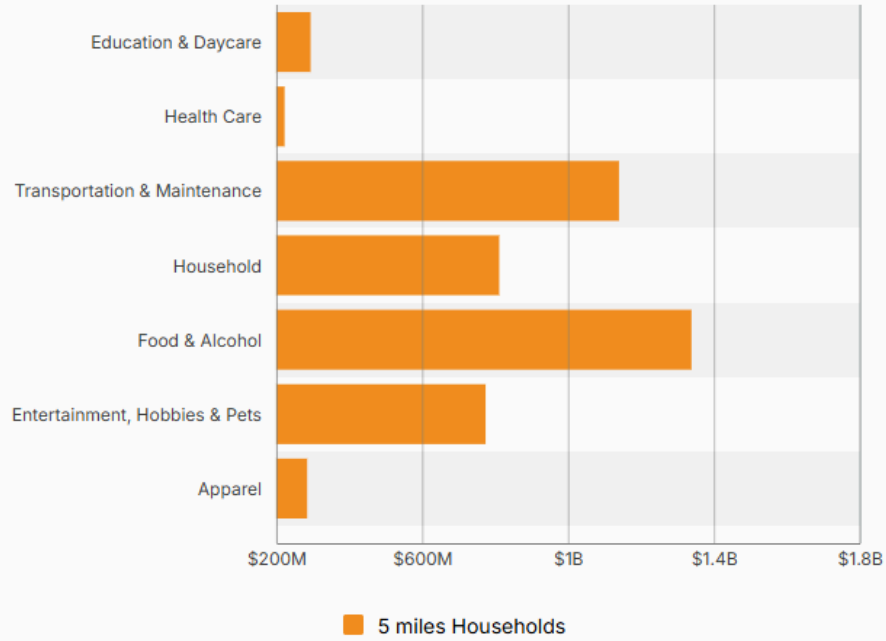
Population By Race			
	2 miles	5 miles	10 miles
White	20,636	125,700	437,603
Black	48,592	277,864	543,698
American Indian/Alaskan Native	266	1,305	5,450
Asian	1,033	14,962	68,929
Hawaiian & Pacific Islander	7	102	421
Two or More Races	5,440	36,643	130,682
Hispanic Origin	3,288	23,410	97,916

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$84,864	\$89,030	\$101,030
Median Household Income	\$58,380	\$62,243	\$73,564
< \$25,000	8,044	44,580	86,212
\$25,000 - 50,000	5,653	34,708	80,319
\$50,000 - 75,000	5,691	31,757	78,979
\$75,000 - 100,000	2,862	20,312	54,491
\$100,000 - 125,000	2,477	14,937	47,815
\$125,000 - 150,000	1,255	11,570	32,938
\$150,000 - 200,000	2,449	14,340	47,057
\$200,000+	2,773	17,927	54,242

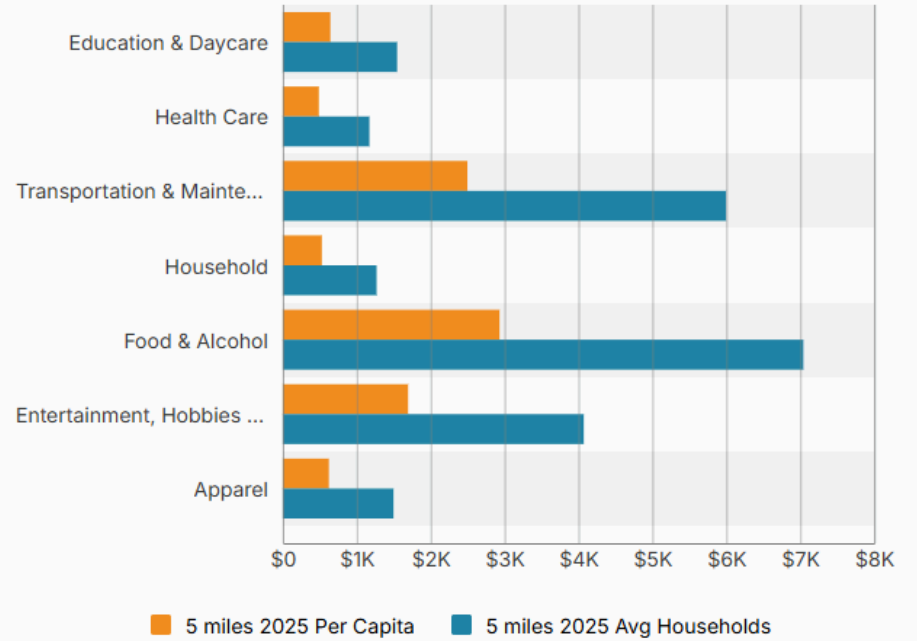
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Consumer Spending



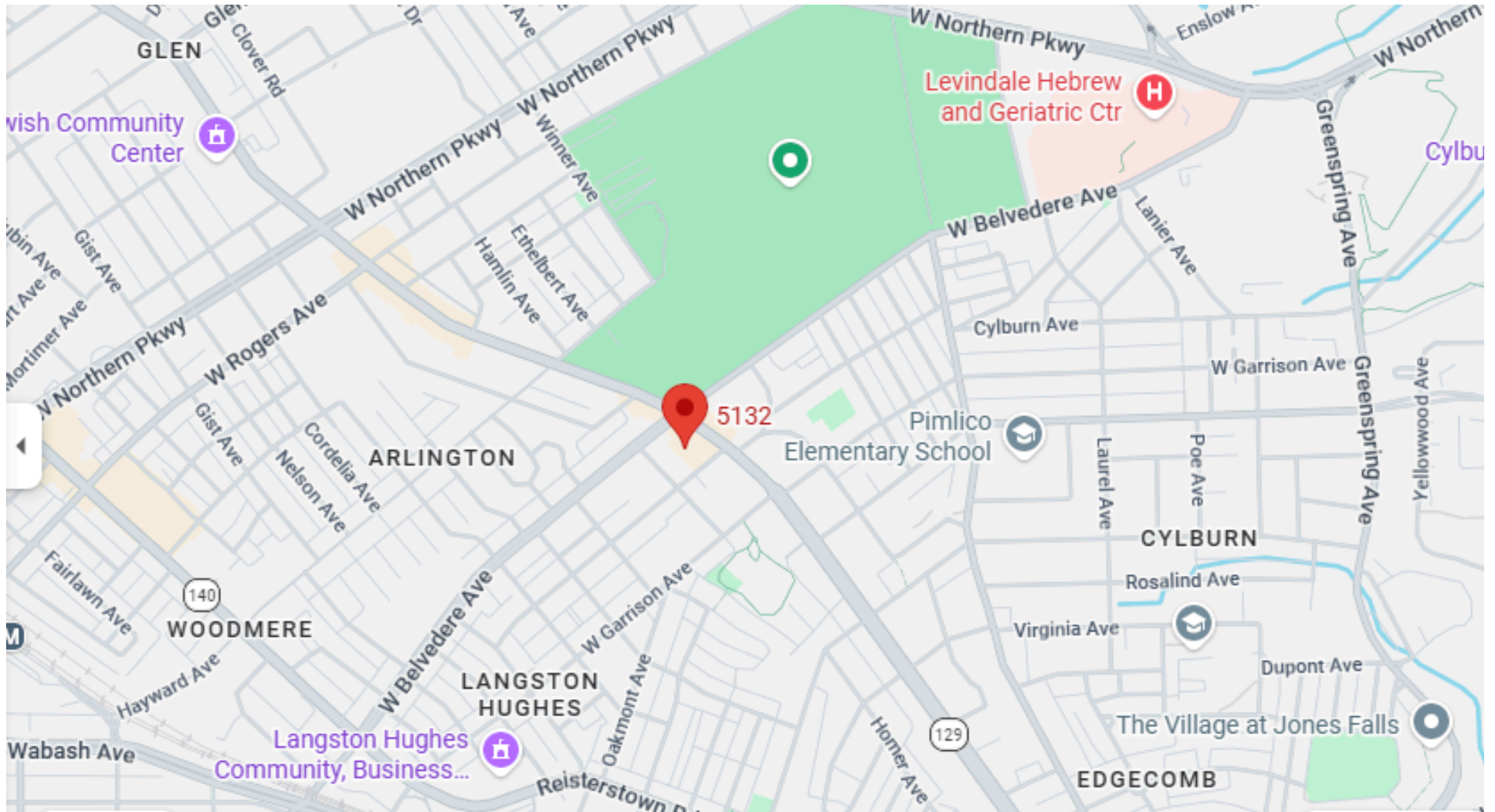
Per Capita & Avg Household Spending



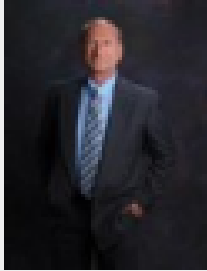
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MAP



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Sam Tanner
samtannerkw@gmail.com
(443) 584-3867

KW Commercial
231 Najoles Rd
Millersville, MD 21108



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