

SUBLEASE

948 E. PATAPSCO AVENUE
BALTIMORE MD 21230

\$14.00 PSF, NET

PROPERTY SUMMARY

PREMISES: 2,050 SF

BUILDOUT: Executive office, sales counter, warehouse

ZONING: I-1, Light Industrial

CLEAR CEILING HEIGHT: 12 ft.

FULLY CONDITIONED SUITE

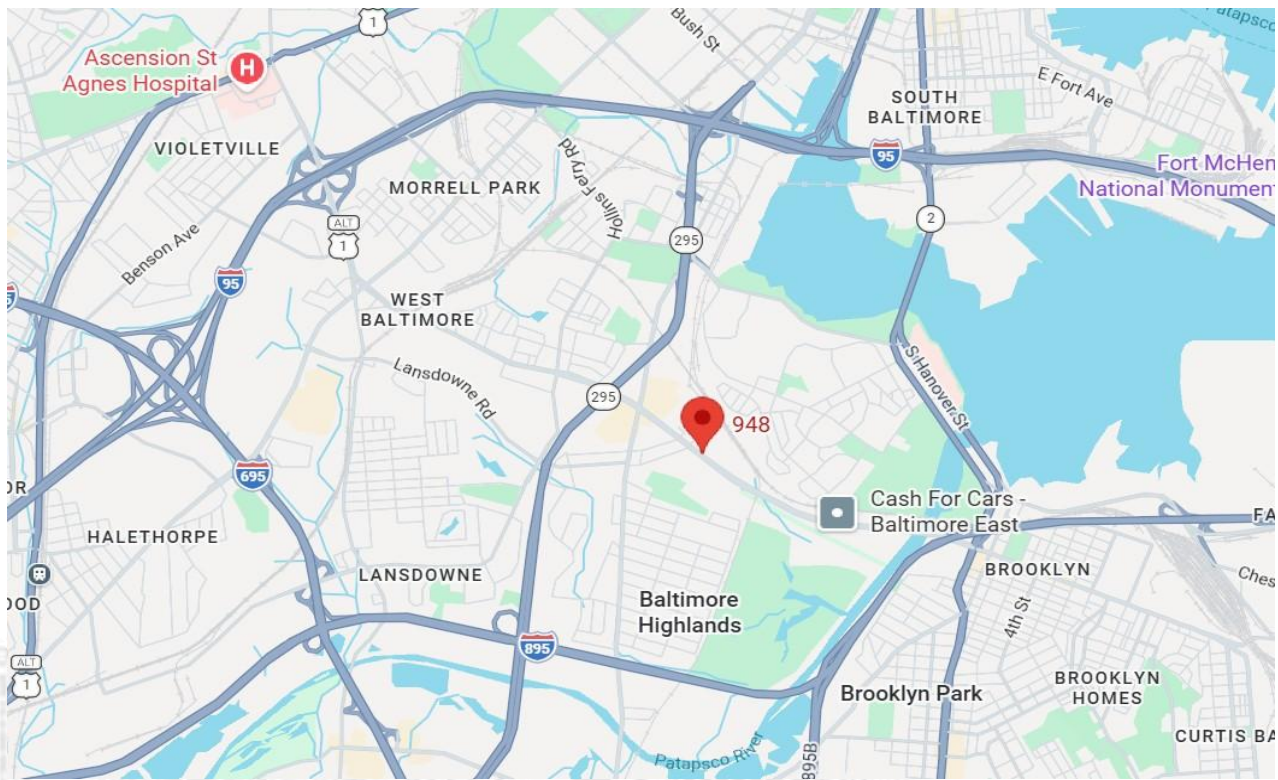
DRIVE-IN DOOR: 8 ft x 8 ft

PARKING: 2.37 spaces/ 1,000 SF

WINDOWS: On 3 Sides

REAR ACCESS: Gated driveway

AVG. DAILY TRAFFIC: 18,202



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PROPERTY INFO.

PROPERTY ADDRESS:	948 West Patapsco Avenue, Baltimore, Maryland 21230
COMMUNITY:	Cherry Hill
OWNER:	Meisel & Cohen Properties
PREMISES:	2,050 SF
BUILDOUT:	Front Sales Counter, Executive Office, Rear Stockroom / Workroom, 2 toilet rooms
DRIVE-IN DOOR:	8 FT X 8 FT
DATE BUILT:	1950
CLEAR HEIGHT:	12 FT – Warehouse
CONSTRUCTION:	Brick and masonry block walls, steel frame.
ZONING:	I-1, Light Industrial District
PERMITTED USES:	Educational Facility, Arts Studio, Entertainment (Indoor), Food Processing, Daycare, Freight Terminal, Light Industrial, Warehouse, Wholesale Goods, R&D
PARKING:	2.37 spaces per 1,000 SF leased. Total of 50 spaces for Building.

Radius	1 - Mile	2 - Mile	Radius	1 - Mile	2 - Mile
<u>Population</u>			<u>2025 HH Income</u>		
2030 Projection	16,271	50,308	Average	\$58,748	\$75,157
2025 Estimate	16,587	50,476	Median	\$43,223	\$55,288
2020 Census	17,835	51,088	<u>2024 Race & Ethnicity</u>		
<u>Households</u>			Black	8,502	17,682
2030 Projection	5,911	18,027	White	3,689	18,687
2025 Estimate	6,027	18,111	Asian	338	1,349
2020 Census	6,477	18,416	Am. Indian & Alaskan	170	592
<u>Traffic Count</u>			Hawaiian/Pacific Islan	5	16
W. Patapsco Ave. (2025)	18,202		Hispanic Origin	3,573	10,913

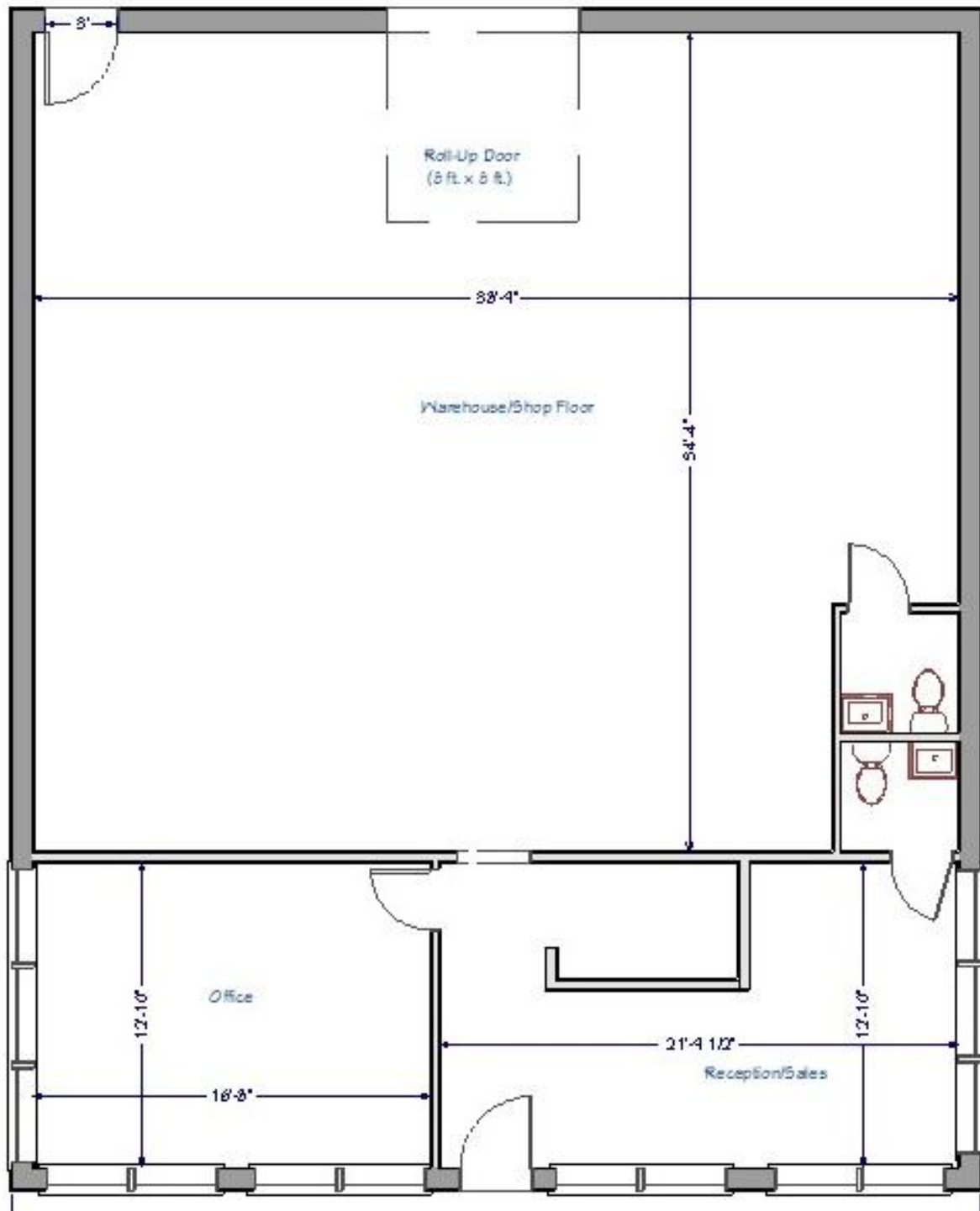
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FLOOR PLANS



Note: This floor plan is meant for illustrative purposes only. It is not drawn to scale. and features shown on the floor plan may or may not exist.

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PHOTOGRAPHS



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PHOTOGRAPHS



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