



# OFFERING MEMORANDUM FOR LEASE

3739 Wilkens Ave. Baltimore, Md.



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



# PROPERTY DESCRIPTION

This three story (full basement) mixed use building is located directly on Wilkens Ave. with a daily traffic count of over 10,000 cars/day.

Located in Baltimore City, close to the County line, this R-6 zoned property permits day care (child or adult); almost any home occupation; residential care facility and a place of worship but also has a medical use certificate that permits medical care, chiropractic, outpatient counseling, mental health, substance abuse services, drug testing, nutritional, dentist office, yoga and physical fitness and much more.

Lease the first floor, second floor or both (preferred by Landlord) Most of the basement is also available for storage.

First floor consists of a reception area with countertop and cabinets and plenty of seating; four private offices; break area and a powder room.

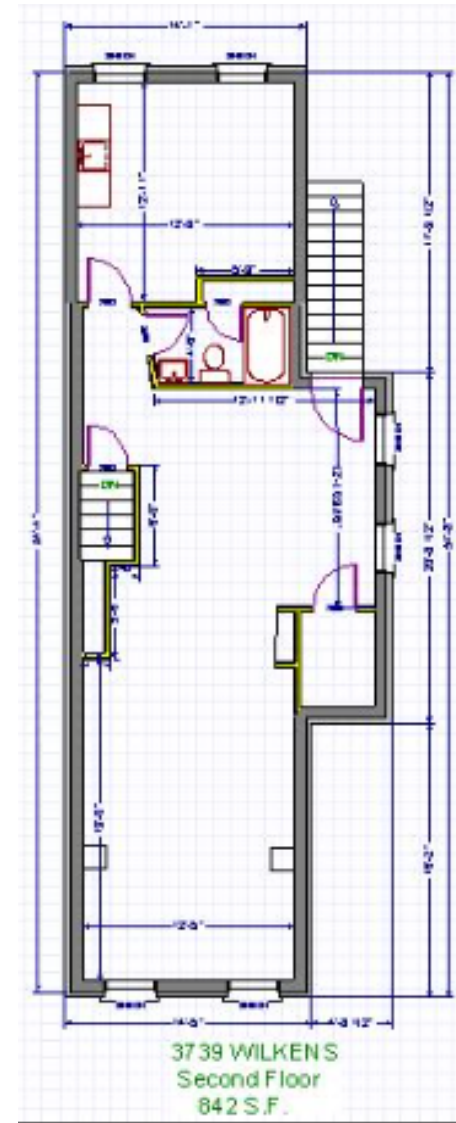
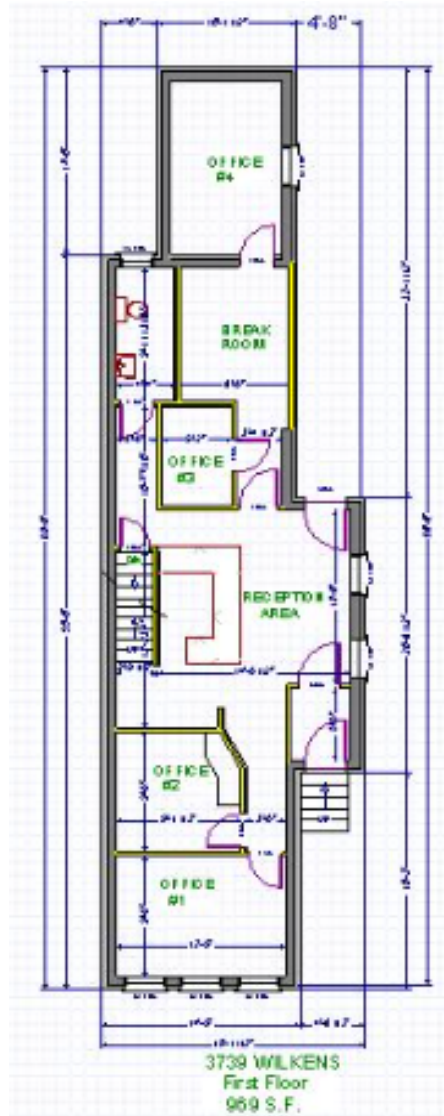
The second floor is a large open space (approximately 500 SF), a private office with a kitchenette and a full bathroom.

Rental Rate:	\$18.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area	2,078 SF
:	
Year Built:	1920
Walk Score @:	64 (Somewhat Walkable)
Transit Score @:	48 (Some Transit)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$0.17 USD/SF/MO
Rental Rate Mo:	\$1.50 /SF/MO

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# FLOOR PLANS



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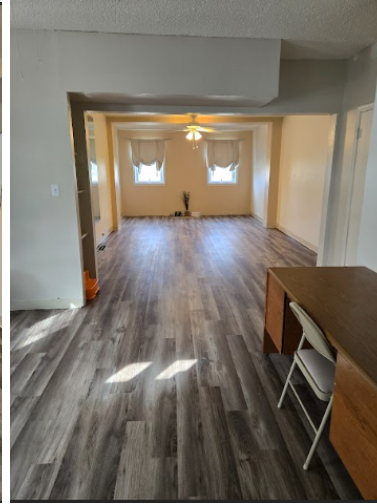
## INTERIOR PHOTOS



**2nd Floor Bath**



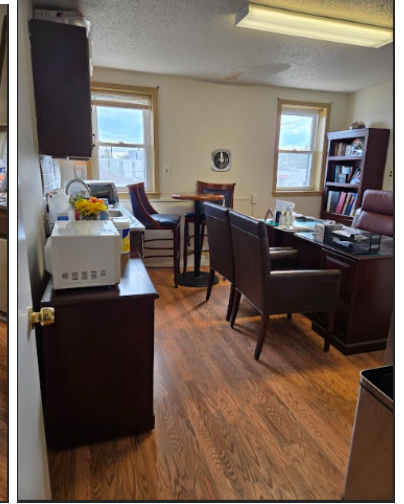
**Conference Rm 2nd Fl**



**Conference Rm 2nd Fl**



**2nd Floor Rear Office**



**2nd Floor Rear Office**

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**2nd Floor Sitting Room**



**2nd Floor sitting Room**



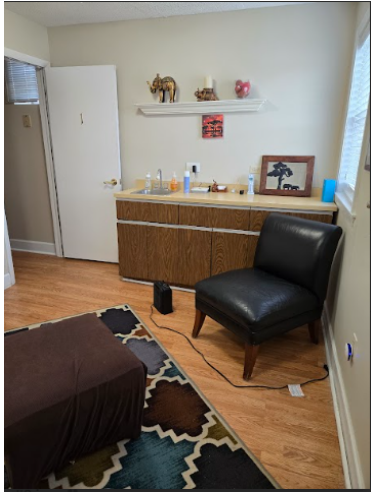
**2nd Floor Sitting Room**



**2nd Floor Siting Room**



**1st Floor Front Office**



**1st Floor Front Room**



**1st Floor Front Room**



**1st Floor Powder Room**



**1st Floor Second Room**

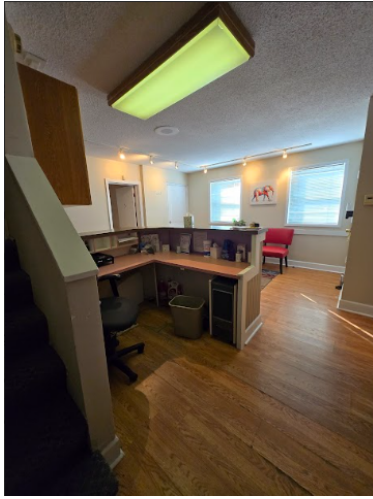


**1st Floor Second Room**

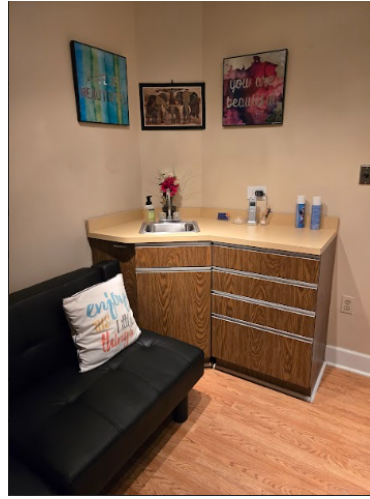
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First Floor Reception



First Floor Reception



1st Floor Office



1st Floor Office



1st Floor Break Room

## MAP

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### Population

	2 miles	5 miles	10 miles
2020 Population	70,112	388,159	1,230,537
2025 Population	67,953	391,949	1,214,010
2030 Population Projection	67,321	392,020	1,210,735
Annual Growth 2020-2025	-0.6%	0.2%	-0.3%
Annual Growth 2025-2030	-0.2%	0%	-0.1%
Median Age	37.9	38.1	38.7
Bachelor's Degree or Higher	21%	30%	37%
U.S. Armed Forces	159	907	4,660

### Households

	2 miles	5 miles	10 miles
2020 Households	27,261	164,329	493,303
2025 Households	26,073	165,020	484,768
2030 Household Projection	25,735	164,723	482,757
Annual Growth 2020-2025	-0.1%	0.6%	0.3%
Annual Growth 2025-2030	-0.3%	0%	-0.1%
Owner Occupied Households	13,037	72,393	257,052
Renter Occupied Households	12,697	92,330	225,705
Avg Household Size	2.4	2.3	2.4
Avg Household Vehicles	1	1	1
Total Specified Consumer Sp...	\$658.1M	\$4.2B	\$14.2B

### Population By Race

	2 miles	5 miles	10 miles
White	22,522	122,212	444,263
Black	34,041	207,677	533,456
American Indian/Alaskan Native	228	1,658	6,810
Asian	4,651	19,198	81,022
Hawaiian & Pacific Islander	26	110	322
Two or More Races	6,485	41,094	148,136
Hispanic Origin	4,127	28,818	110,285

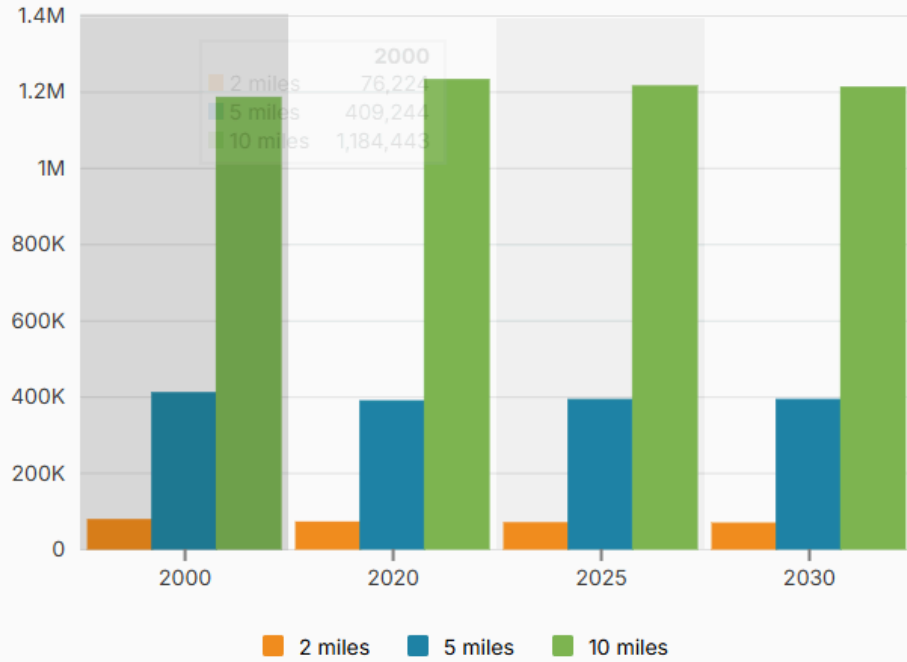
### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$82,728	\$88,158	\$104,432
Median Household Income	\$59,172	\$63,401	\$76,204
< \$25,000	5,215	38,166	85,482
\$25,000 - 50,000	5,348	29,271	77,745
\$50,000 - 75,000	5,016	27,236	76,513
\$75,000 - 100,000	3,135	18,063	54,924
\$100,000 - 125,000	1,926	13,732	46,320
\$125,000 - 150,000	1,702	10,360	34,695
\$150,000 - 200,000	2,193	14,721	49,609
\$200,000+	1,537	13,471	59,481

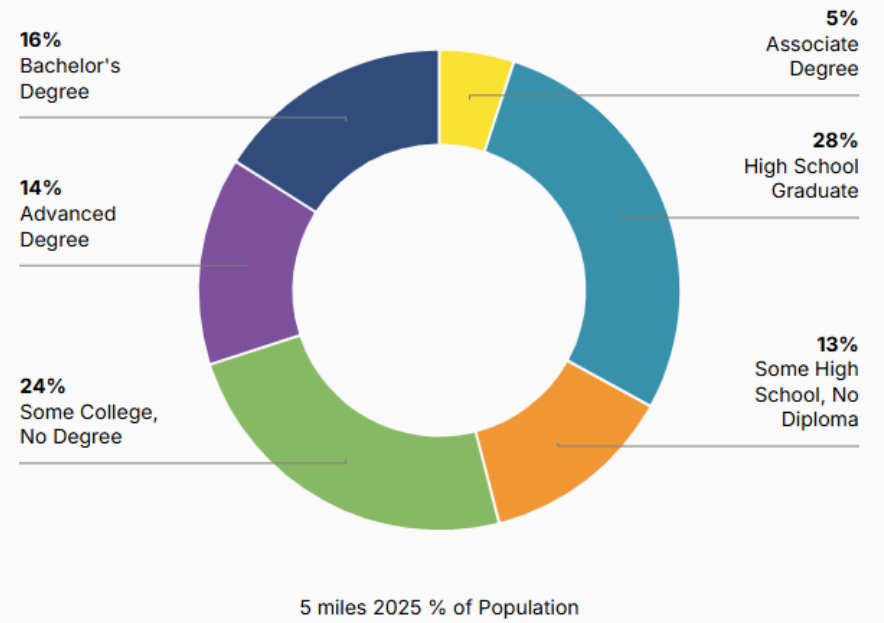
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### Population



### Educational Attainment



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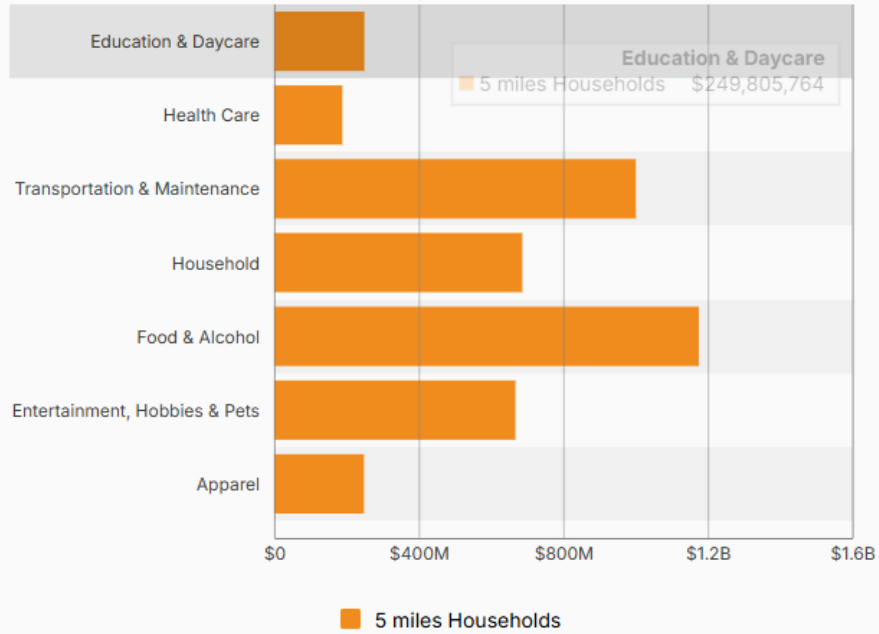
## Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industri...</b>	<b>26,853</b>	<b>3,041</b>	<b>9</b>	<b>233,789</b>	<b>25,786</b>	<b>9</b>	<b>594,542</b>	<b>70,920</b>	<b>8</b>
Trade Transportation & Uti...	4,106	430	10	24,909	2,699	9	71,449	7,313	10
Information	420	42	10	6,502	479	14	16,968	1,148	15
Financial Activities	1,082	236	5	15,940	2,636	6	41,778	6,893	6
Professional & Business S...	2,680	377	7	38,100	4,108	9	93,992	10,646	9
Education & Health Services	13,059	1,363	10	69,196	10,409	7	195,600	31,743	6
Leisure & Hospitality	2,261	193	12	26,424	1,923	14	64,811	4,670	14
Other Services	2,724	381	7	18,040	3,083	6	41,576	7,666	5
Public Administration	521	19	27	34,678	449	77	68,368	841	81
<b>Goods-Producing Industries</b>	<b>3,940</b>	<b>327</b>	<b>12</b>	<b>17,210</b>	<b>1,597</b>	<b>11</b>	<b>57,605</b>	<b>4,431</b>	<b>13</b>
Natural Resources & Mining	37	5	7	173	29	6	347	85	4
Construction	2,327	215	11	9,207	1,092	8	24,672	3,034	8
Manufacturing	1,576	107	15	7,830	476	16	32,586	1,312	25
<b>Total Daytime Employment</b>	<b>30,793</b>	<b>3,368</b>	<b>9</b>	<b>250,999</b>	<b>27,383</b>	<b>9</b>	<b>652,147</b>	<b>75,351</b>	<b>9</b>

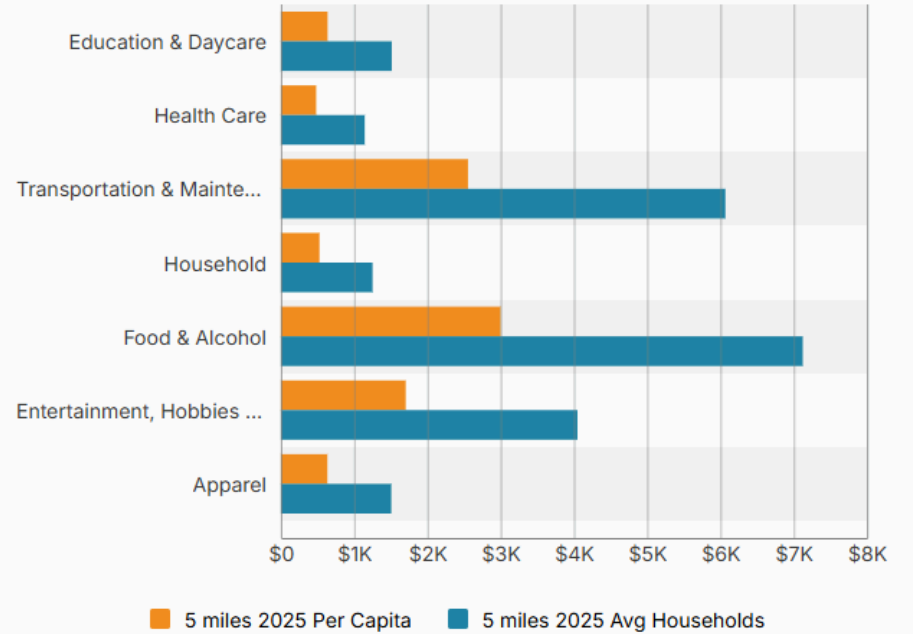
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### Consumer Spending



### Per Capita & Avg Household Spending



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## Consumer Spending By Industry

2025 2030

Radius	2 miles			5 miles			10 miles		
	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita	Total Spe...	Avg Househ...	Per Capita
Expand All									
Apparel	\$39,841,8...	\$1,528	\$586	\$248,690...	\$1,507	\$634	\$799,350...	\$1,649	\$658
Entertainment, Hobbies & P...	\$105,216,...	\$4,035	\$1,548	\$668,026...	\$4,048	\$1,704	\$2,186,55...	\$4,511	\$1,801
Food & Alcohol	\$185,294,...	\$7,107	\$2,727	\$1,175,42...	\$7,123	\$2,999	\$3,849,0...	\$7,940	\$3,171
Household	\$106,692...	\$4,092	\$1,570	\$686,906...	\$4,163	\$1,753	\$2,383,3...	\$4,916	\$1,963
Transportation & Maintena...	\$155,160,...	\$5,951	\$2,283	\$1,001,14...	\$6,067	\$2,554	\$3,435,2...	\$7,086	\$2,830
Health Care	\$30,914,...	\$1,186	\$455	\$188,936,...	\$1,145	\$482	\$646,749...	\$1,334	\$533
Education & Daycare	\$35,009,...	\$1,343	\$515	\$249,805...	\$1,514	\$637	\$912,560...	\$1,882	\$752
<b>Total Specified Consumer ...</b>	<b>\$658,128,...</b>	<b>\$25,242</b>	<b>\$9,685</b>	<b>\$4,218,9...</b>	<b>\$25,566</b>	<b>\$10,764</b>	<b>\$14,212,8...</b>	<b>\$29,319</b>	<b>\$11,707</b>



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COMMERCIAL AND RESIDENTIAL REAL ESTATE  
 BUSINESS BROKERING

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