

FOR SALE

3701 EASTERN AVENUE



RARE ADAPTIVE REUSE OPPORTUNITY IN BREWERS HILL, MD

BALTIMORE, MARYLAND

THE OFFERING

Cushman & Wakefield is pleased to present for sale 3701 Eastern Avenue, a ±13,000 SF redevelopment or investment opportunity zoned for high density mixed-use with supporting parking. Nestled in the center of Brewers Hill, one of the region's fastest growing and most desirable communities. This property is well suited for an owner-user as it's being brought to market 100% vacant and underwent a complete gut renovation within the last decade. Brewers Hill is recognized as the go-to neighborhood for young professionals, boasting some of the highest apartment's rents in the city.



PROPERTY HIGHLIGHTS



±13,000 SF OF UPDATED OFFICE SPACE



TYPICAL FLOOR SIZE ±6,500 SF



PRIVATE COVERED PARKING SPACES (1/1,000SF)



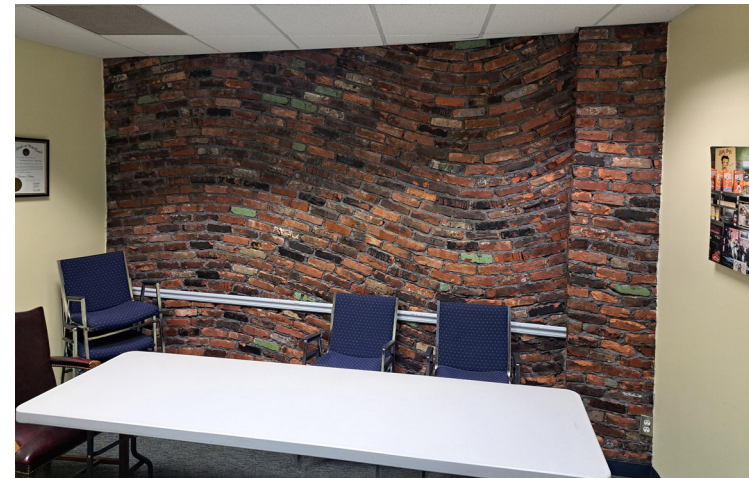
WALKER PARADISE (SCORE 97)



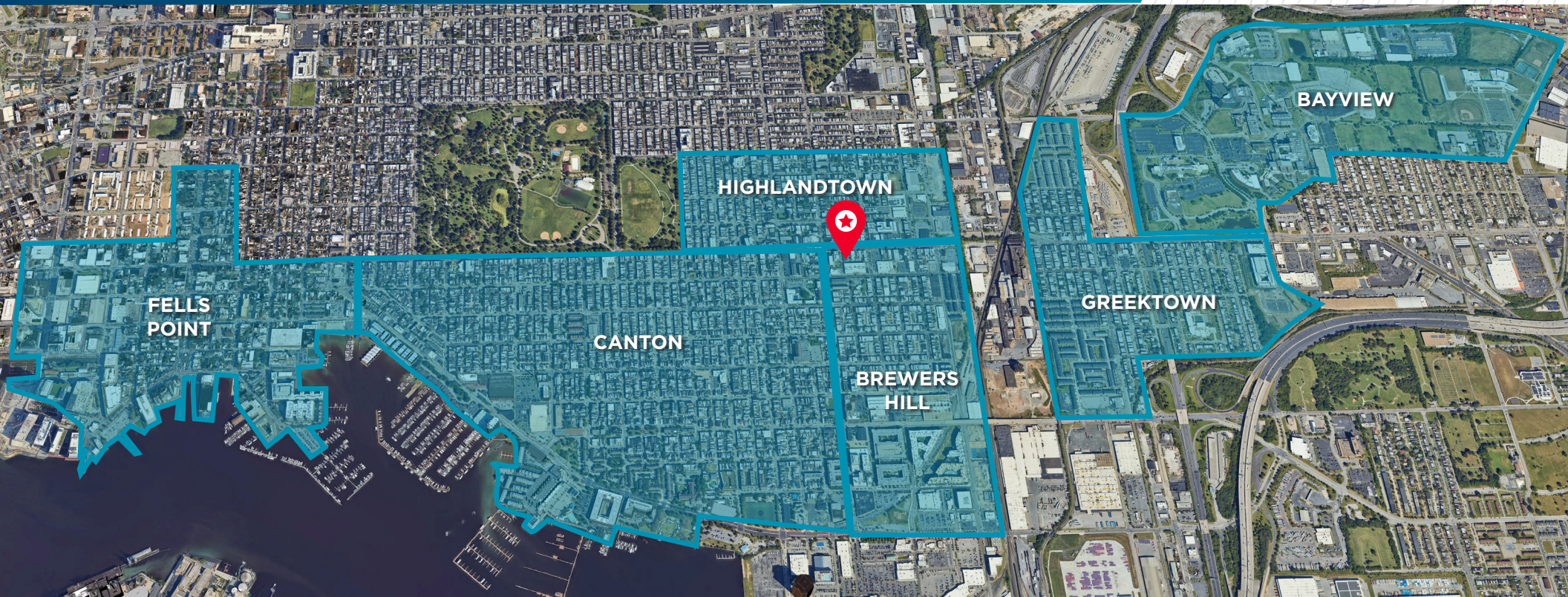
HIGH DENSITY (C-1 ZONING)



BIKING (SCORE 88)



AERIAL OVERVIEW



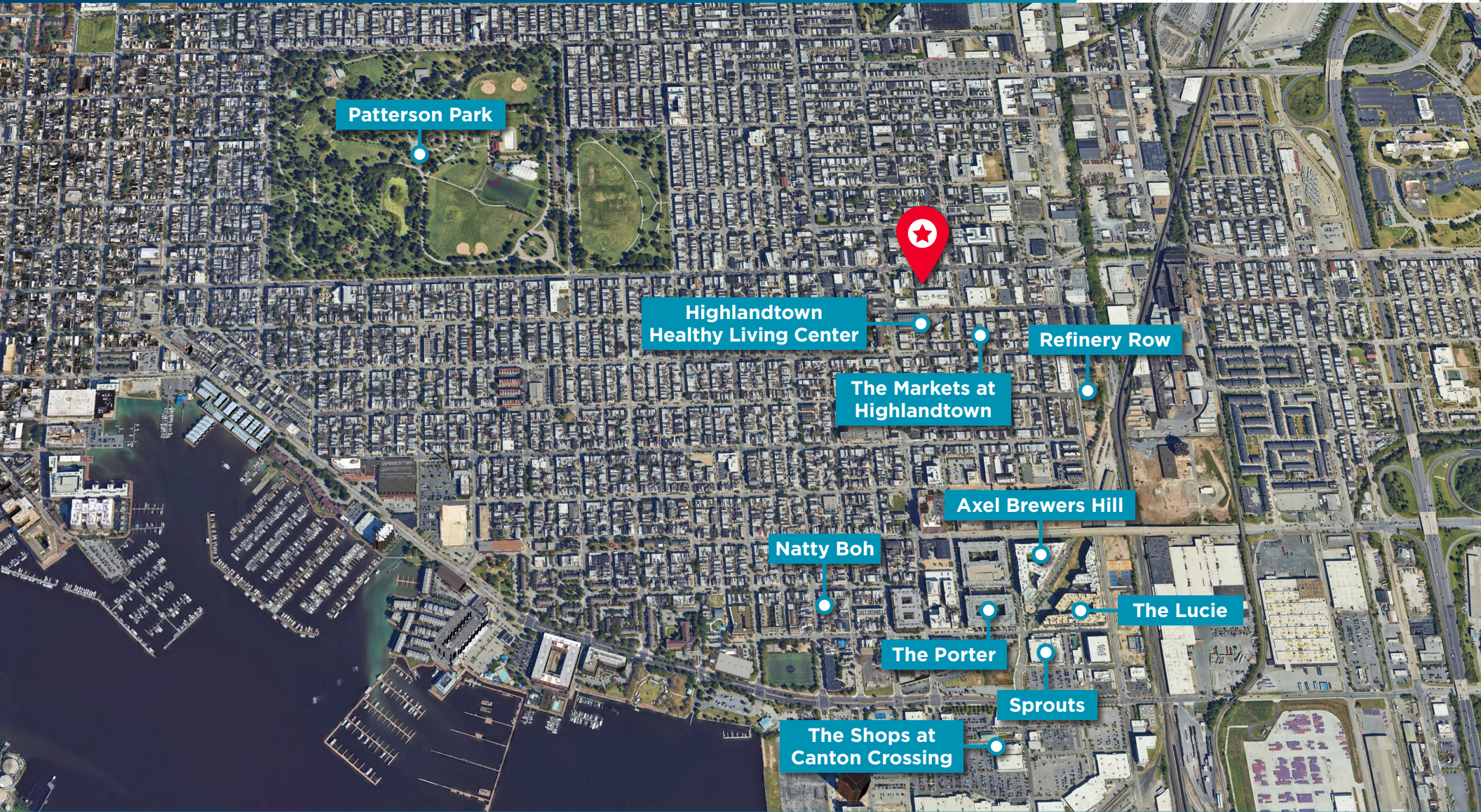
BREWERS HILL

Brewers Hill in Southeast Baltimore gets its name from the two landmark breweries that previously operated in the neighborhood: National Brewery and the Gunther Brewery. The neighborhood is made up mostly of rowhouses, new-construction townhomes and luxury apartment buildings. Residents enjoy easy access to commuter routes, shopping and retail at Canton Crossing and a number of neighborhood restaurants and bars. This neighborhood is the center for new development in Baltimore.

*Neighborhood information gathered from: livebaltimore.com



NEIGHBORHOOD OVERVIEW



NEIGHBORHOOD AMENITIES



NATTY BOH



REFINERY ROW



THE LUCIE



PATTERSON PARK



THE COLLECTIVE AT CANTON

BREWERS HILL DEMOGRAPHICS



INCOME



Per Capita Income
\$89,011



Median Net Worth
\$157,468



Median Household Income
\$120,221

EMPLOYMENT



White Collar
88.0%



Blue Collar
6.6%



Services
5.5%

2.1%

Unemployment Rate

KEY FACTS

4,223

Population

2,364

Households

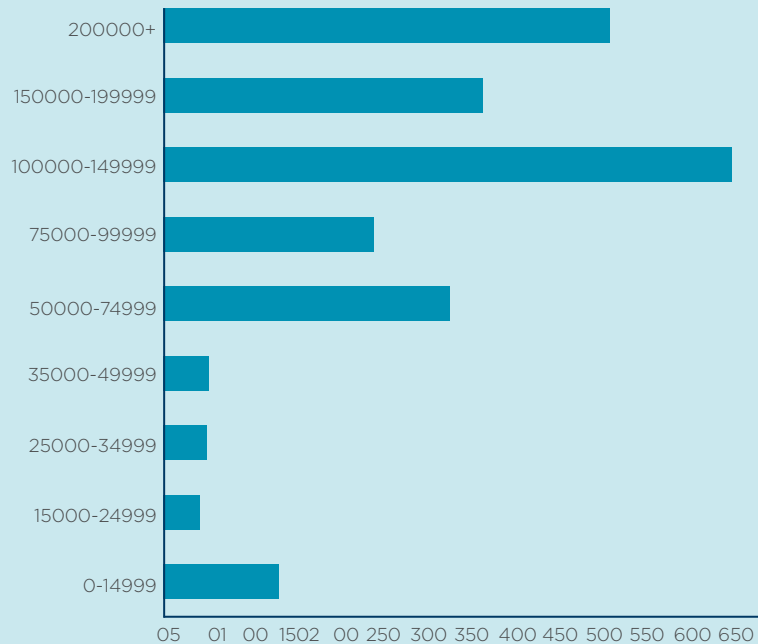
34.1

Median Age

\$90,019

Median Disposable Income

HOUSEHOLD INCOME (\$)



EDUCATION



Bachelor's/Grad/
Prof Degree
68.8%

Some College/
Associate's Degree
14.4%

High School
Graduate
13.1%

No High School
Diploma
3.8%

