

**Retail Property** | For Sale and Lease



# 600 W Franklin Street

600 W Franklin Street



**Leo McDermott**

Senior Associate



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## PROPERTY DESCRIPTION

600 W Franklin Street presents a unique opportunity to purchase an 8,494 sq. ft. corner site improved with a 10,146 gross sq. ft. auto service building. Access is provided via a 30-foot curb cut on Franklin Street and a 25-foot curb cut on Pennsylvania Avenue. The site is zoned C-2 which permits a variety of retail uses including convenience store, drive-through facility, gas station, bank, restaurant, tavern, check cashing establishment, health center, carry-out facility, art gallery or day-care center. On-site parking is provided by 7 surface parking spaces.

## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$10,833.00 per month (NNN)
Available SF:	10,146 SF
Building Size:	10,146 SF



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600 W Franklin Street  
Baltimore, MD

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Lease Rate:	\$10,833.00 per month (NNN)
Building Size:	10,146 SF
Price / SF:	\$128.13
Year Built:	1920
Zoning:	C-2
Market:	Baltimore City
Submarket:	Mount Vernon

## PROPERTY OVERVIEW

600 W Franklin Street presents a unique opportunity to purchase an 8,494 sq. ft. corner site improved with a 10,146 gross sq. ft. auto service building. Access is provided via a 30-foot curb cut on Franklin Street and a 25-foot curb cut on Pennsylvania Avenue. The site is zoned C-2 which permits a variety of retail uses including convenience store, drive-through facility, gas station, bank, restaurant, tavern, check cashing establishment, health center, carry-out facility, art gallery or day-care center. On-site parking is provided by 7 surface parking spaces.

## PROPERTY HIGHLIGHTS

- Prime Baltimore City location
- 10,146 SF of versatile space
- Ideal for retail or office use
- Charming 1920s architecture
- Flexible lease terms available
- High foot traffic area
- Prominent street frontage



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## Additional Photos



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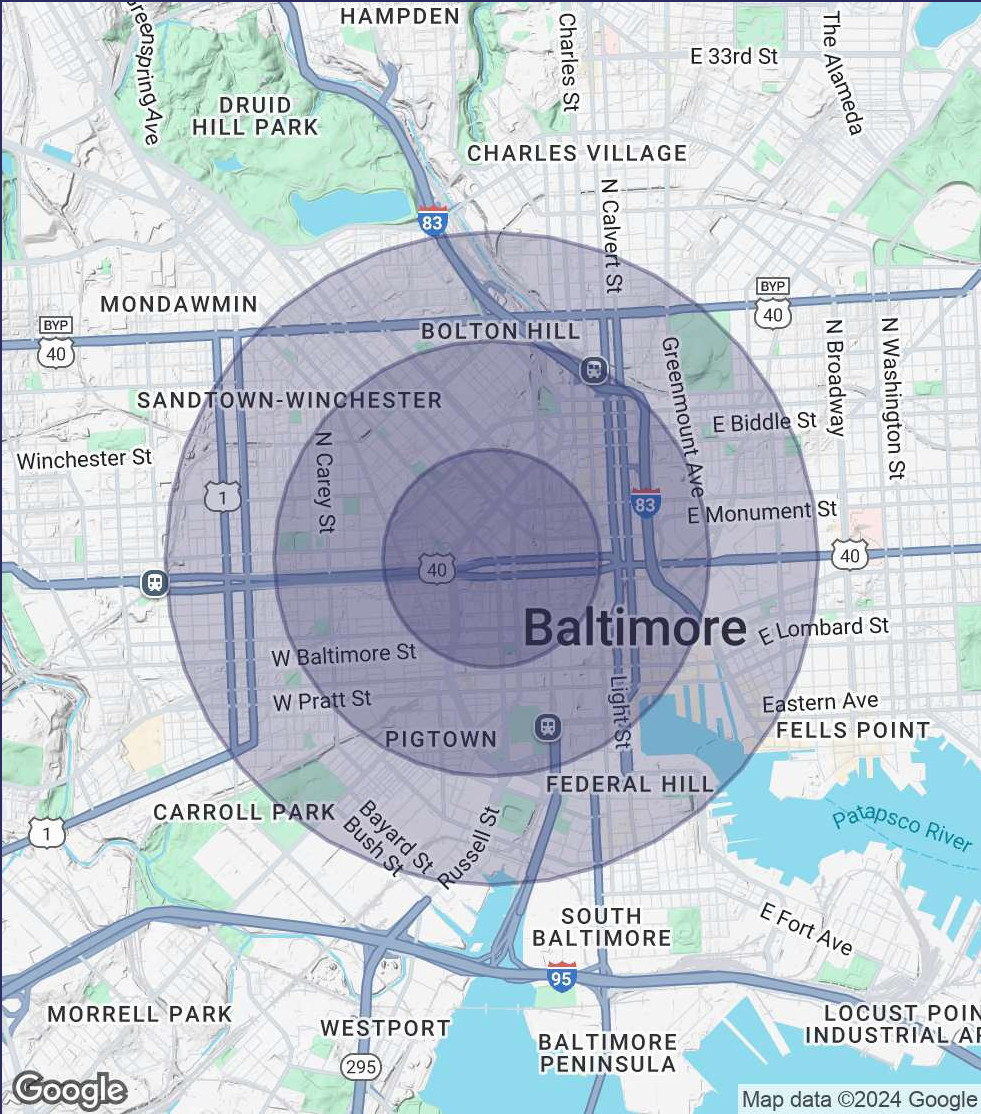
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# Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	10,595	43,605	94,674
Average Age	28.5	31.6	31.6
Average Age (Male)	26.2	30.4	30.6
Average Age (Female)	30.0	31.7	32.2




HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	5,007	21,484	40,245
# of Persons per HH	2.1	2.0	2.4
Average HH Income	\$32,483	\$45,356	\$47,339
Average House Value	\$217,371	\$322,451	\$285,702

2020 American Community Survey (ACS)



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