



## NEARBY RETAILERS



## RETAIL FOR LEASE

- 9,345 SF Available
- Plentiful on-site parking
- Less than 1-mile from Morgan State University
- Located in the vibrant Hamilton-Lauraville neighborhood
- Zoning: C-2
- Prime Location for launching a brewery, taproom business, or restaurant.

**RACHEL KLEIN**

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**JOHN MEYER**

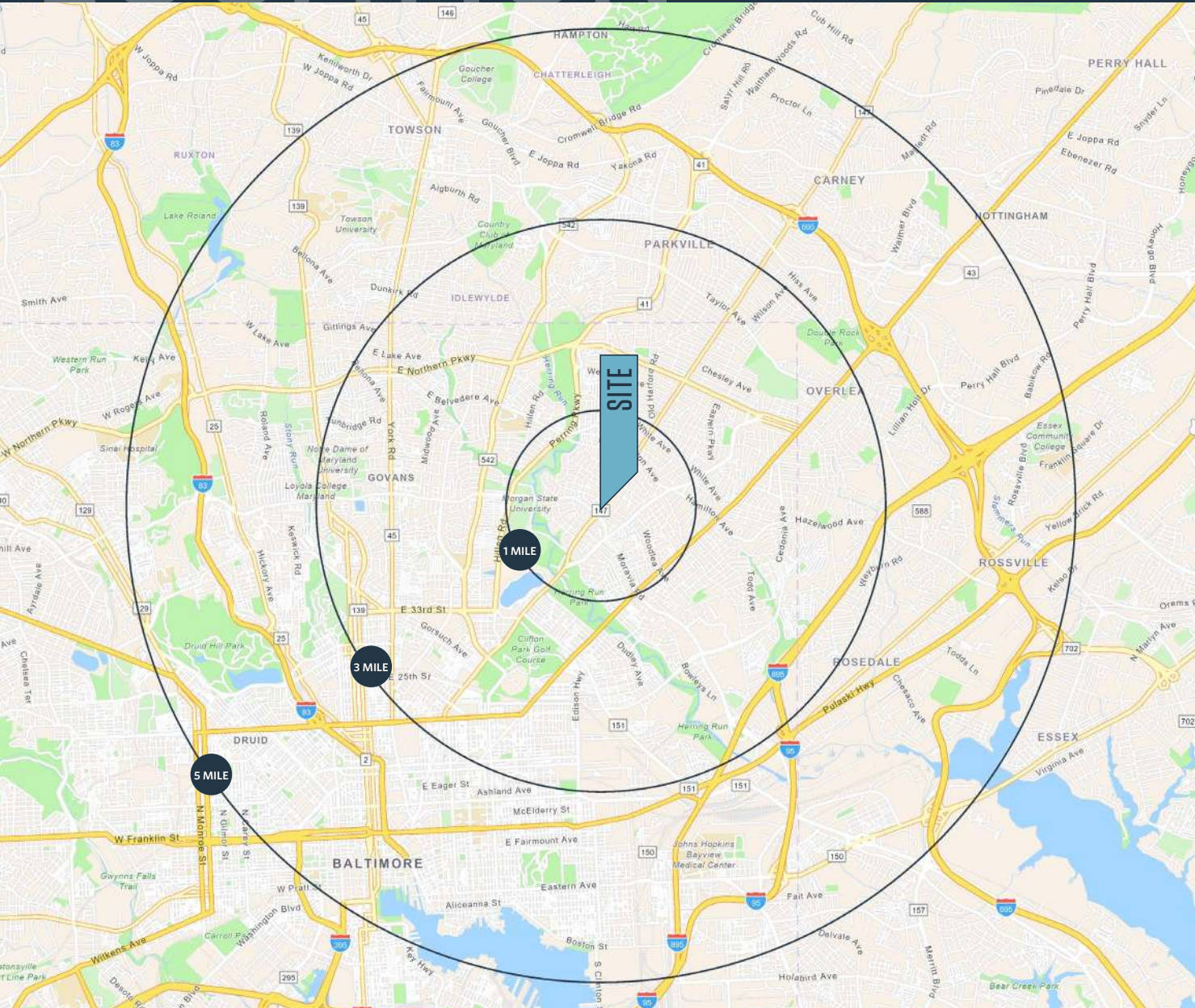
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# LOCATION

# 4712 HARFORD RD

BALTIMORE, MD 21214, BALTIMORE CITY



## PROPERTY HIGHLIGHTS:

9,345 SF Available

## DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
19,545	218,021	518,328
Daytime Population		
15,899	169,378	614,861
Households		
7,226	88,759	222,340
Average HH Income		
\$96,659	\$86,648	\$97,962

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2022:

Harford Road	6,391 ADT
E Cold Spring Rd	16,622 ADT

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# MARKET

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# LOCALITY

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## JOIN THE NEIGHBORHOOD



**4** • New Residence Halls, including new 604-bed building  
• \$171 million, 208,000 SF Health & Human Services Building  
• Fall 2023 Enrollment: 9,808



**3** • Construction work has begun for "The Enolia", a five-story, 151-unit, 473-bed apartment building at 4500 Harford Road.



**2** • Zeke's Coffee is a local, Baltimore based, small batch, family owned coffee roastery, located at 4719 Harford Road.



**1** • Authentic Mexican street food & drinks, with 5 locations in Maryland.

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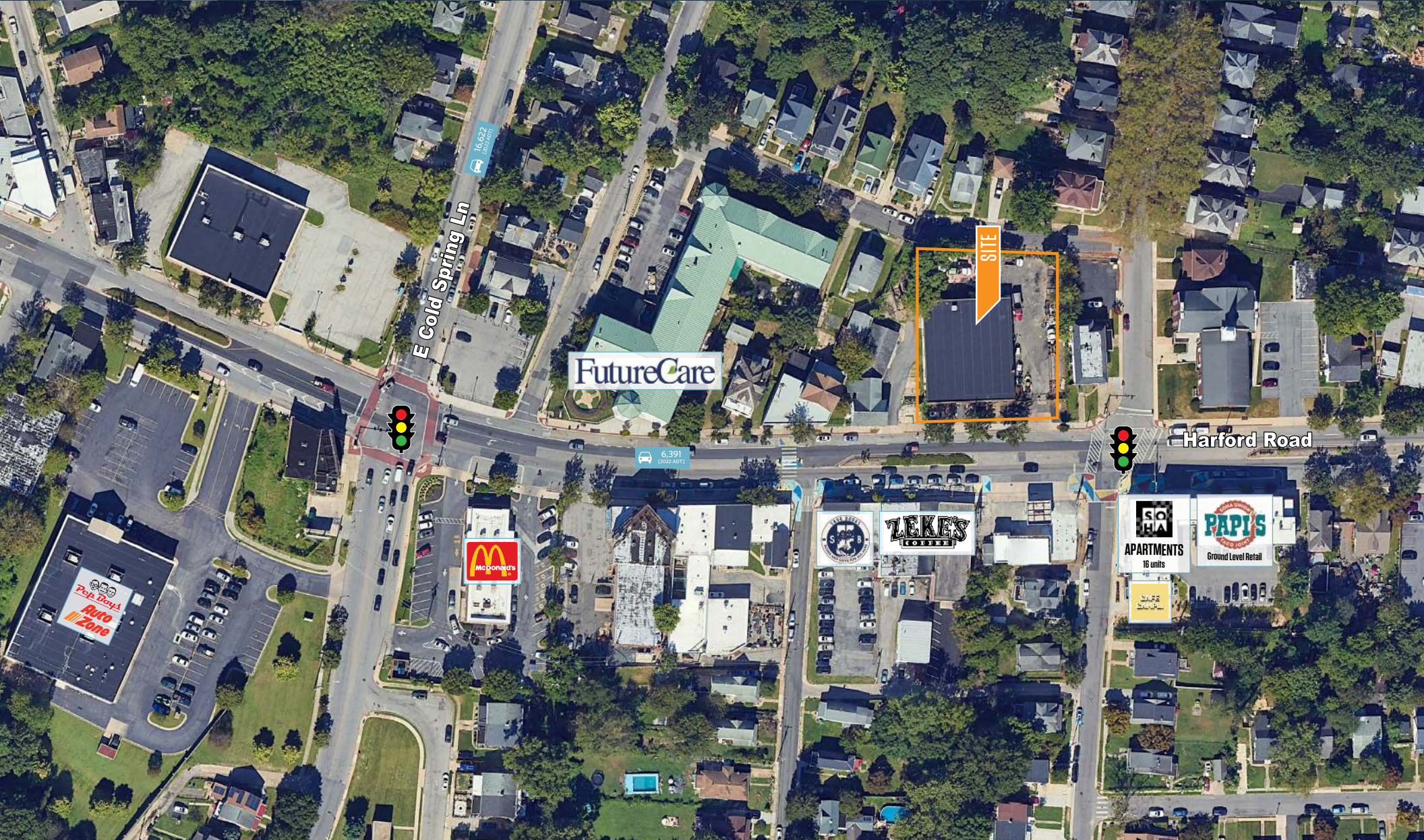




# CLOSE-UP

## 4712 HARFORD RD

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## FOR MORE INFORMATION, PLEASE CONTACT:

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