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RETAIL FOR LEASE

- Rare grocery anchored center adjacent to the Commercial Business District
- Close proximity to the University of Maryland
- Abundant parking
- Dense residential population
- On-site security

COOPER HENRY

chenry@klnb.com | 443-632-2085

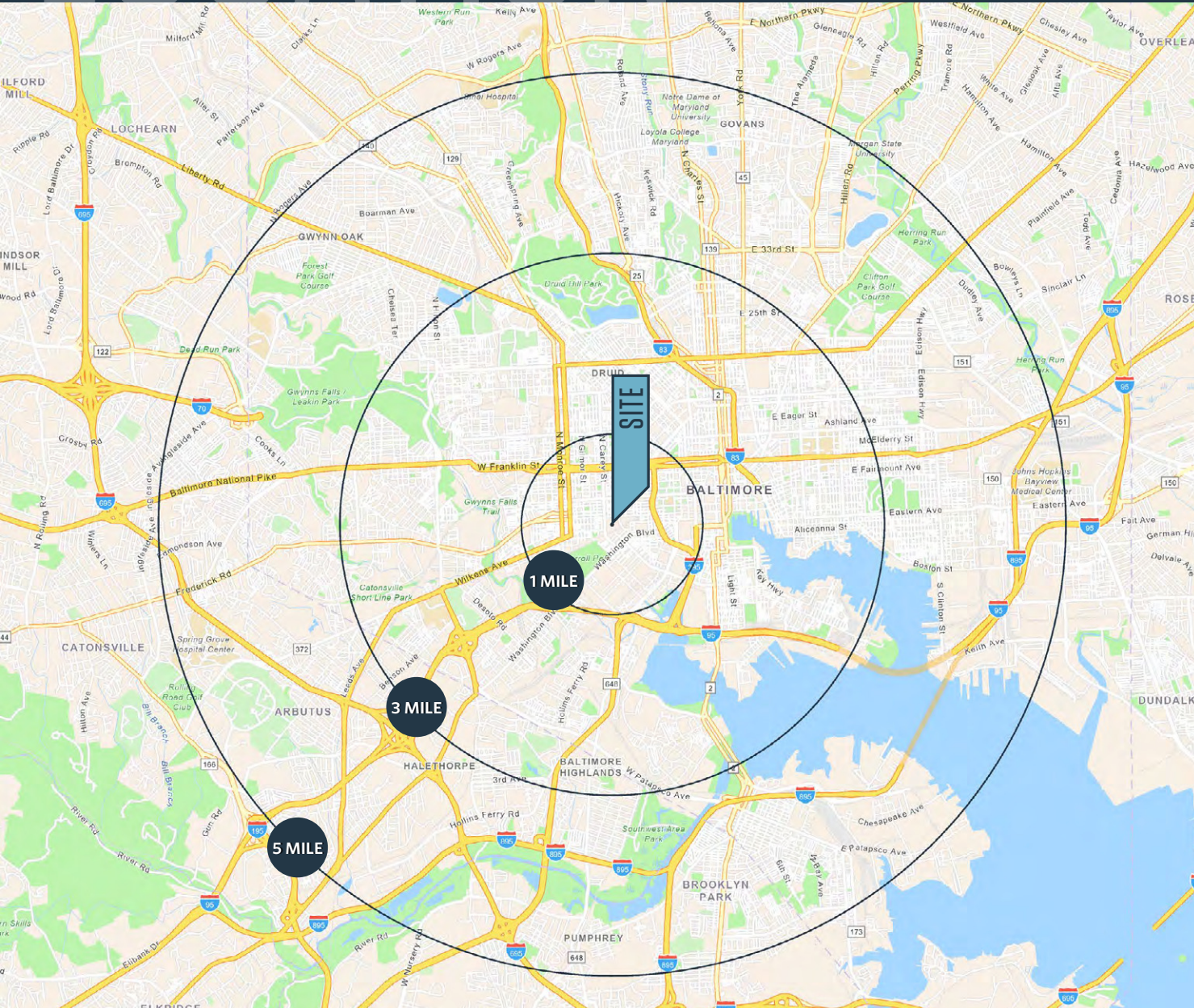
MATT COPELAND

mcopeland@klnb.com | 443-632-2051

LOCATION

MOUNT CLARE JUNCTION

1201-1261 W PRATT ST, BALTIMORE, MD 21223



AVAILABLE SPACE:

- 600 SF
- 820 SF
- 1,020 SF
- 1,182 SF
- 1,600 SF
- 1,620 SF
- 3,000 SF
- 3,200 SF
- 4,030 SF
- 11,625 SF

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	27,694	225,022	508,271
Daytime Population	59,209	356,083	615,743
Households	12,354	105,222	219,098
Average HH Income	\$67,090	\$88,586	\$92,454

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2024:

W Pratt St	8,270 ADT
S Carey St	6,623 ADT

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SITE PLAN

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TENANTS			
1201-A	AVAILABLE	1,020 SF	
1201-B	AVAILABLE	820 SF	
1201-C	AVAILABLE	600 SF	
1201-D	NATIONAL PIKE HEALTH	5,250 SF	
1201	OCTAPharma	11,350 SF	
1205-B	SUPER BEAUTY	18,311 SF	
1205-A	SUPERFRESH	38,845 SF	
1207	DOWNTOWN LOCKER ROOM	5,500 SF	
1209-A	BOOST MOBILE	1,500 SF	
1223	MD DEPT. OF SOCIAL SERVICES	39,826 SF	
1225	BALTIMORE HOUSING AUTHORITY	18,000 SF	
1227	UNIV. OF MD MEDICAL OFFICE	24,523 SF	
1229-B	AVAILABLE	3,000 SF	
1229-A	BALTIMORE HOUSING AUTHORITY	6,000 SF	
1231	FAMILY DOLLAR	9,000 SF	
1241	CAPITAL ONE BANK (PAD)	3,106 SF	
1251-A	ACE CASH EXPRESS	1,000 SF	
1251-B	NAIL TRIX	1,000 SF	
1251-C	CHINA GARDEN	1,250 SF	
1251-D	CARE MAX PHARMACY	1,000 SF	
1251-E	METRO BY T-MOBILE	1,000 SF	
1251-F	DOMINICAN HAIR SALON	1,000 SF	
1251-G	SUBWAY	800 SF	
1251-H	AVAILABLE	3,200 SF	
1253-A	ADVENTURE DENTAL	7,000 SF	
1253-B	AVAILABLE	11,625 SF	
1253-C	AVAILABLE	4,030 SF	
1261-A	VIZZINI'S PIZZA	1,950 SF	
1261-B	AMERICA'S BEST WINGS	2,100 SF	
1261-C	MOUNT CLAIRE LAUNDROMAT	3,600 SF	
1261-D	MT CLARE MEDICAL CENTER	1,200 SF	
1261-E	H&R BLOCK	1,200 SF	
1261-F	AVAILABLE	1,620 SF	
1261-G	AVAILABLE	1,182 SF	
1261-H/I	AVAILABLE	1,600 SF	



VIEW PROPERTY PAGE



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AERIAL

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klnb

PHOTOS

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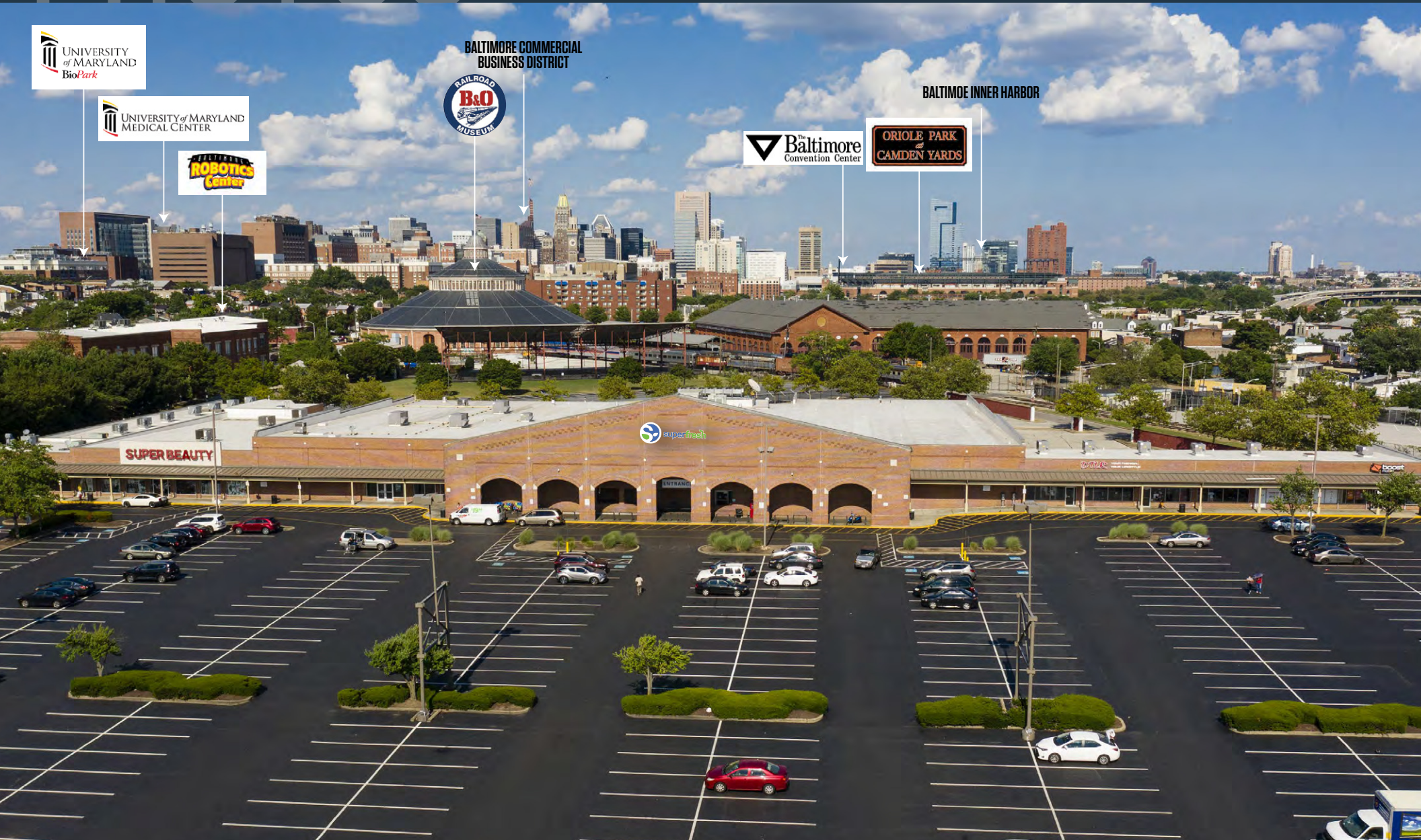
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FOR MORE INFORMATION, PLEASE CONTACT:

COOPER HENRY

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MATT COPELAND

mcopeland@klnb.com
443-632-2051

100 West Road, Suite 505, Towson, MD 21204

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klnb.com



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