

934 S. LAKEWOOD AVENUE

934 S. Lakewood Avenue, Baltimore, MD 21224
Baltimore City - Canton Neighborhood



CONFIDENTIAL OFFERING:
FOR SALE OR LEASE

PROPERTY HIGHLIGHTS:

- **Visibility:** frontage on Lakewood Avenue and Safeway parking lot
- **Available:** 6,648 SF warehouse with bonus 1,228 SF mezzanine
- **Clear Height:** 20'
- **Loading:** 4 dock-high loading doors
- **Zoning:** C-2 (Community Commercial)
- **Parcel Size:** 7,536 SF

- **Coolers:** (2) walk-in coolers (20' x 11.5' & 21' x 31')
- **Power:** Single phase and 3 phase electric service
- **Permitted Uses:**
 - » Mixed-use, multi-family, retail, restaurant, fitness, day-care, lounge, tavern, carry-out restaurant etc.
 - » 33 apartments allowed as matter-of-right

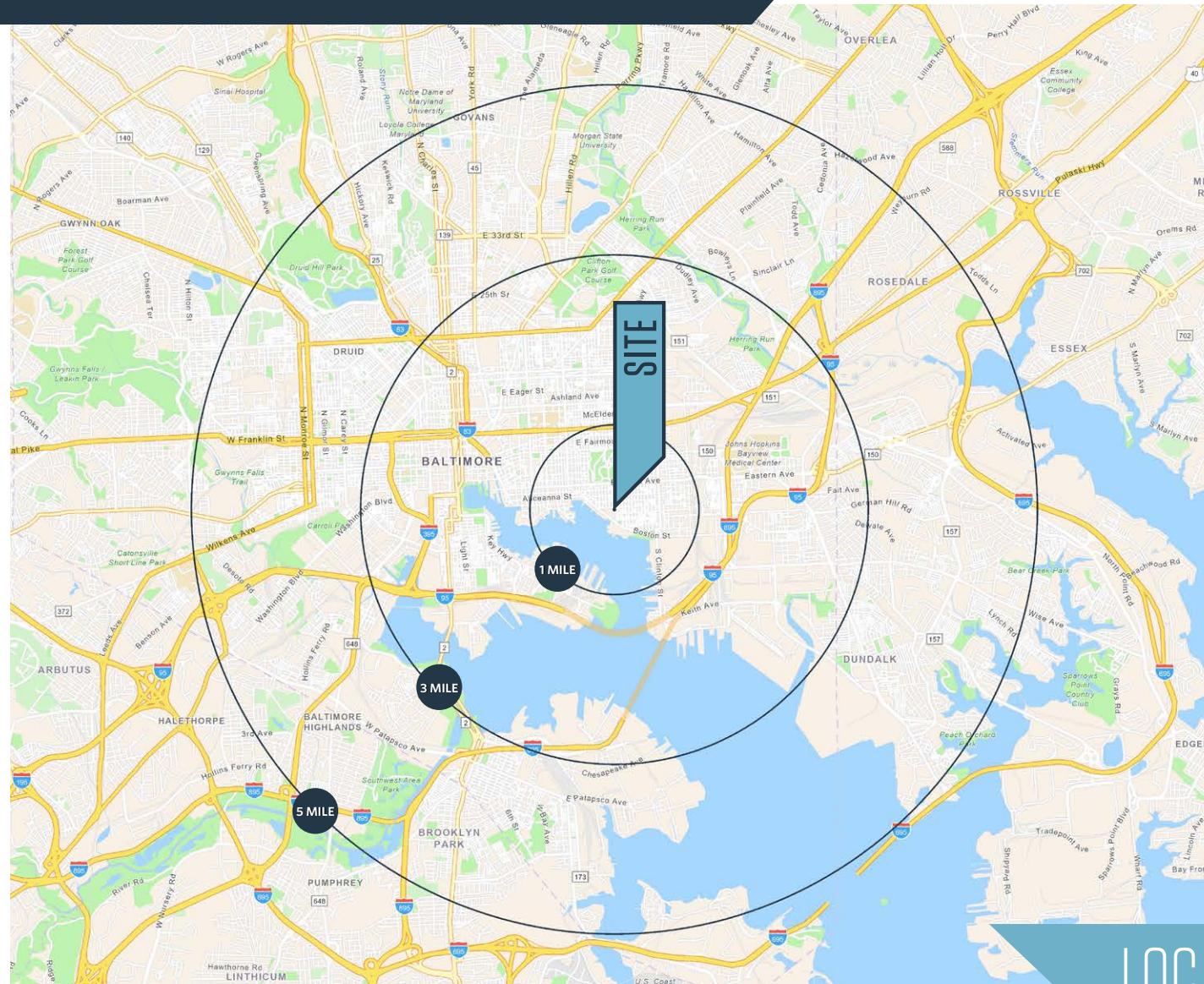
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AVAILABLE SPACE

6,648 SF warehouse
1,228 SF mezzanine

DEMOGRAPHICS | 2024:

	1-MILE	3-MILE	5-MILE
Population	40,005	186,497	462,272
Daytime Population	38,575	321,940	562,016
Households	19,515	87,506	199,515
Average HH Income	\$156,037	\$106,116	\$91,760

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2023:

S. Lakewood Avenue 4,545 ADT
Boston Street 18,562 ADT

LOCATION & DEMOGRAPHICS

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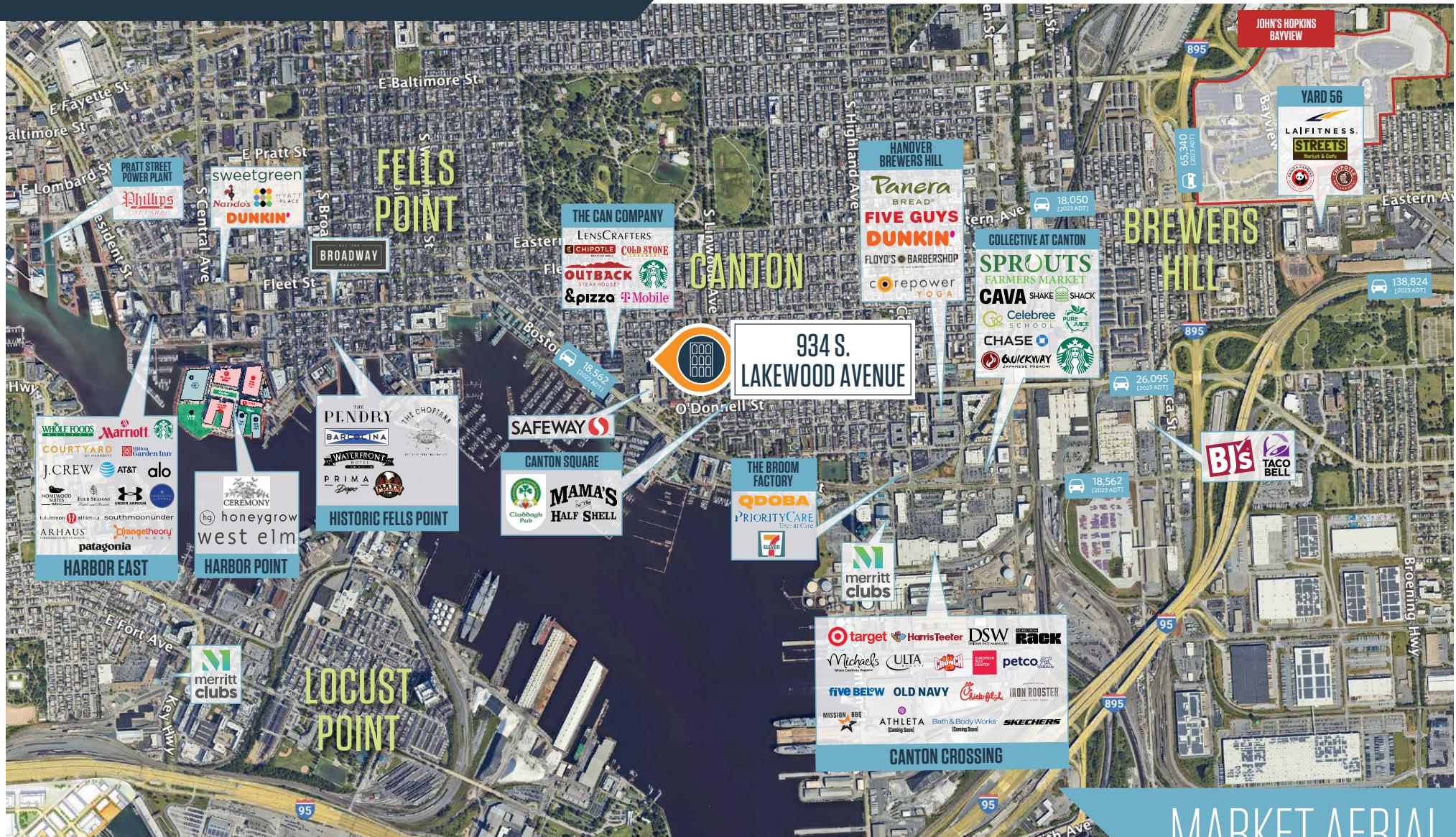
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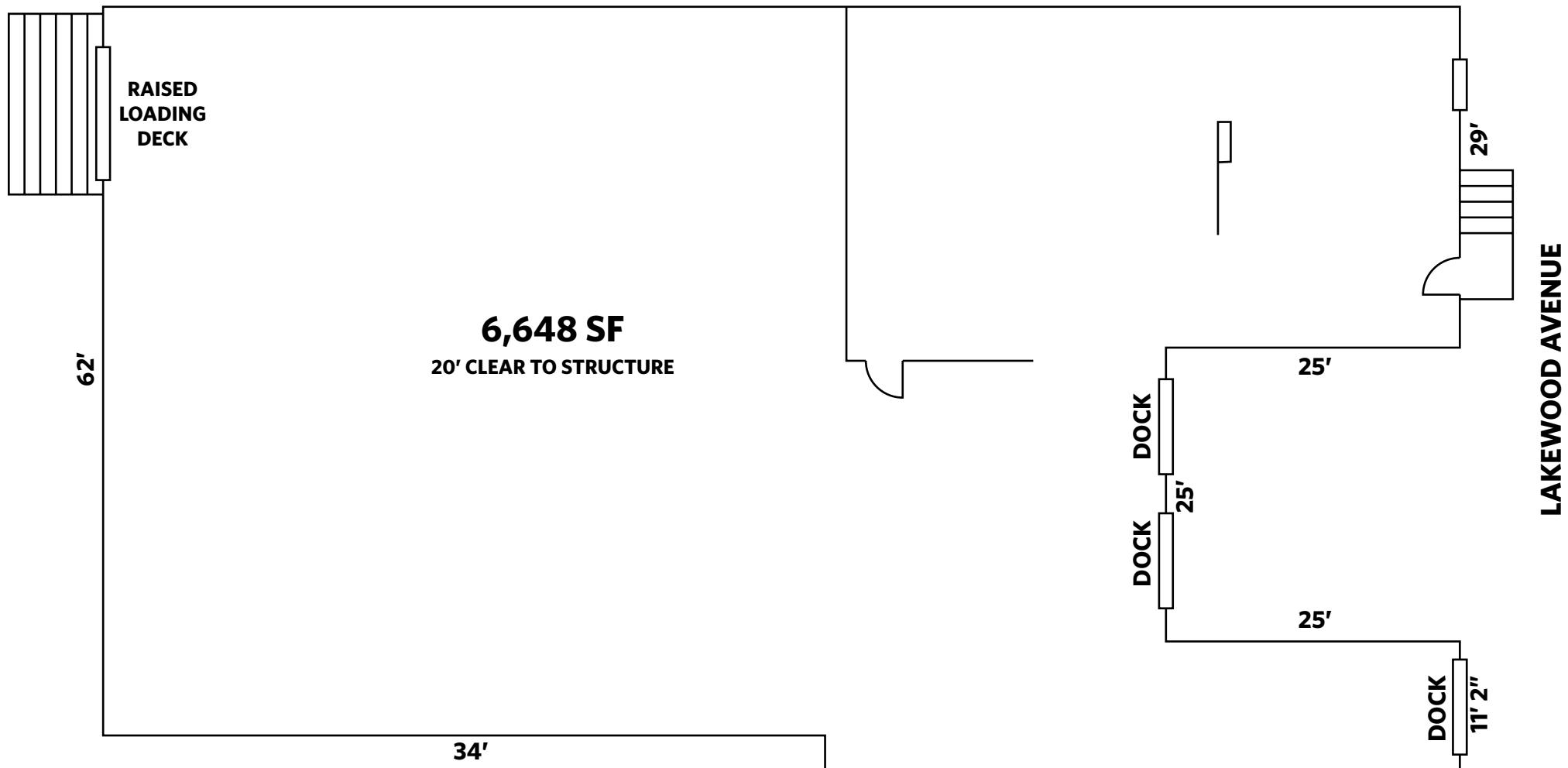
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115' 5"

BONUS 1,428 SF STORAGE MEZZANINE



FLOOR PLAN

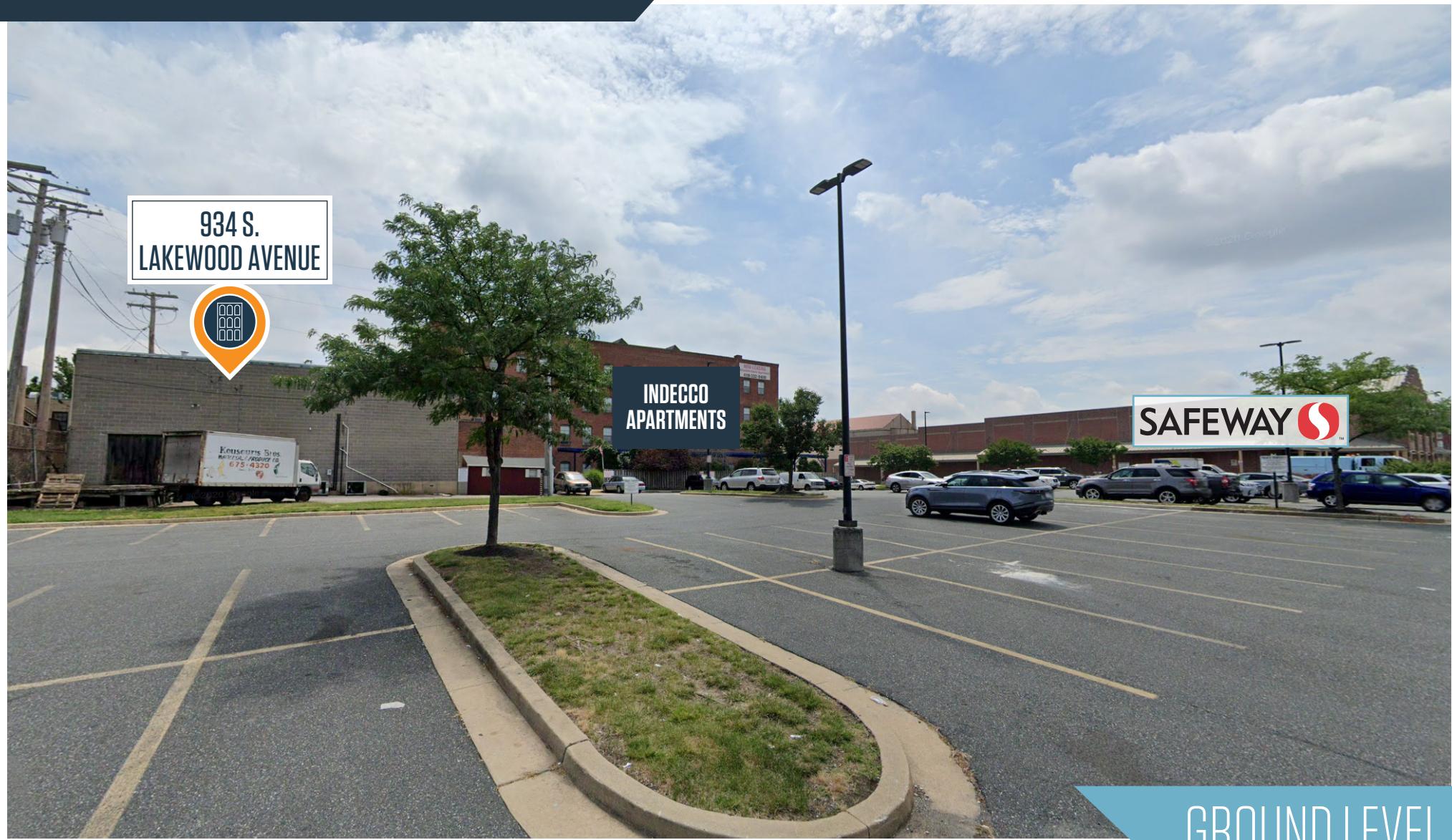
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GROUND LEVEL

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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