

## Choice Stores For Lease York Road near Belvedere



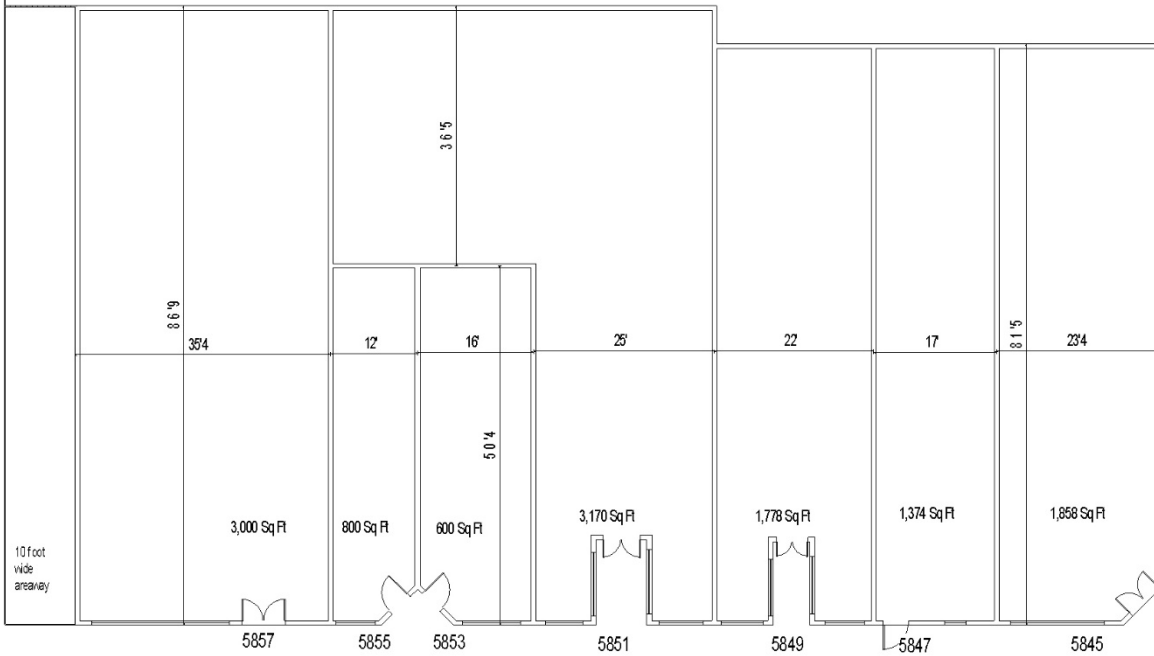
- ADDRESS:** 5847 York Rd at Belvedere Ave, Baltimore City, MD 21212
- Size:** Directly across from the Historic 1,000 seat Senator Movie Theatre  
1,374 sq.ft.  
Full Basement (no extra charge for the basement space)
- Rent:** \$20.00 per sq.ft. \$2,290.00 per month
- Taxes/Ins/CAM::** \$440 per month (\$3.84 per sq ft)
- Zoning:** C-2 General Business District Zoning allows most retail uses.
- Utilities:** Gas forced air heating system with central air conditioning. Gas-fired water heater.  
City water, city sewer. Tenants pay all of their own utilities.
- Trash Removal:** Each tenant is responsible for their own trash removal. Dumpster area available.
- Parking:** Free off-street parking directly behind the store.
- Traffic Counts:** 24,175 on York Rd, 9,975 on Belvedere Ave  
300,000 average annual patrons to the Historic Senator Movie Theatre.
- Building:** 12,500 Sq. Ft. Masonry exterior walls. Concrete foundation. Wood floors.  
One bathroom on the first floor, two bathrooms in the basement.  
TPO roof (new in 2012).



**Contact:** Ben Frederick III, CCIM  
Ben Frederick Realty, Inc.  
*Landlord's Exclusive Agent*  
410-752-6400  
Ben@BenFrederick.com

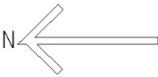


Free Parking



York Road, Baltimore Maryland 21212

For Leasing Information, Contact:  
 Ben Frederick III, CCIM  
 410-435-5040; fax 410-435-5041;  
 Ben@BenFrederick.com



Demographics	1 mile	3 mile	5 mile
Population	26,662	182,975	543,253
Households	9,857	74,551	211,779
Average HH Income	89,980	80,135	65,262
White Collar	70%	70%	62%
Some College	57%	54%	41%

