

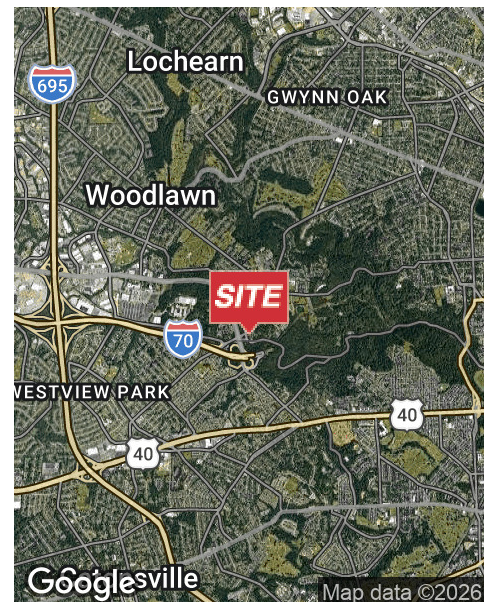
9,000 ± SF RETAIL PROPERTY FOR LEASE



5200 N. FRANKLINTOWN ROAD Baltimore, MD 21207

PROPERTY HIGHLIGHTS

- ±9,000 SF freestanding commercial building situated on approximately 0.54 acres in Baltimore City.
- Approximately 0.54-acre site provides a lower-density setting uncommon for many Baltimore City commercial properties.
- Existing property is known as The Franklinton Inn, a distinctive garden-oriented venue that has historically accommodated weddings, celebrations and private events.
- Zoned C-2 (Community Commercial) providing a commercial designation suited to neighborhood and community-serving uses, subject to Baltimore City approvals.
- Freestanding identity provides an opportunity for prominent tenant branding and a destination-oriented operation.
- Flexible building footprint offers potential for a variety of event, hospitality, community, institutional, educational, wellness or commercial concepts, subject to zoning and permitting.
- Great for a user to evaluate adaptive reuse vs ground-up construction.
- Attractive opportunity for an organization seeking a stand-alone Baltimore location with character and identity.
- **LEASE RATE: \$25.00 PER SF/PER YEAR**



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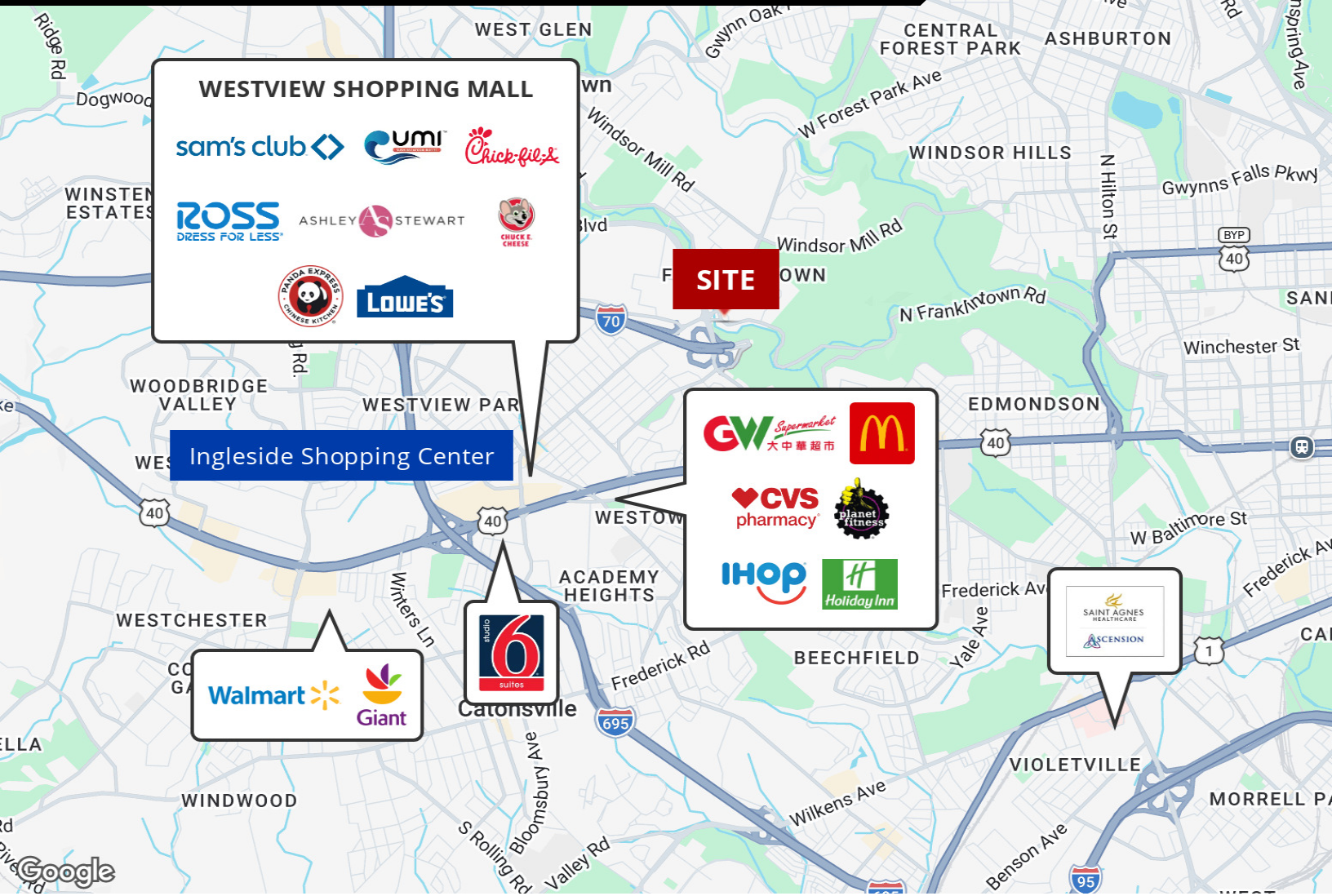


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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



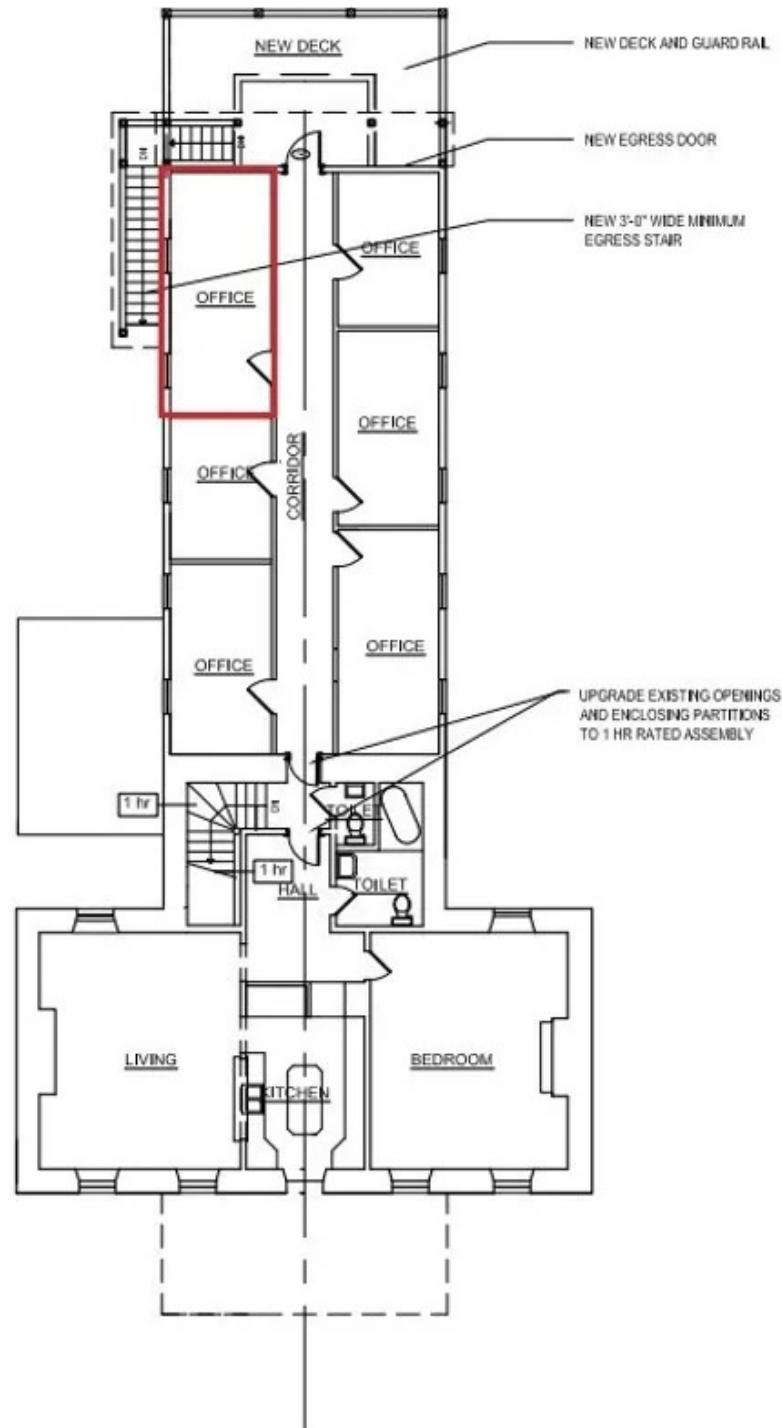
AVG. HOUSEHOLD INCOME

1 Mile	15,237	7,079	\$79,446
3 Miles	161,451	65,762	\$81,552
5 Miles	407,344	168,589	\$86,671

2023 American Community Survey (ACS)

LOCATION DESCRIPTION

Strategically located along N. Franklinton Road in the Baltimore/Gwynn Oak area, this property provides convenient access to both Baltimore City and the surrounding communities with convenient connectivity to the I-70 corridor, and I-695, I-95, and I-895. Additionally, the greater Franklinton Road area is very close to Gwynns Falls - Leakin Park, one of West Baltimore's major green-space and recreational assets, which benefits from access to Route 40, Hilton Parkway, and West North Avenue, enhancing east-west and regional connectivity. The area also offers access to MTA and CityLink bus service, with additional regional transit connections available through the greater West Baltimore areas to include convenient access to Baltimore/Washington International Thurgood Marshall Airport, Downtown Baltimore and major Baltimore employment centers. This strategic positioning provides seamless connectivity to major transportation routes and regional transit services, making the property easily accessible from various parts of Baltimore and beyond.



1 UPPER LEVEL PLAN
A-x 1/16" = 1'-0"

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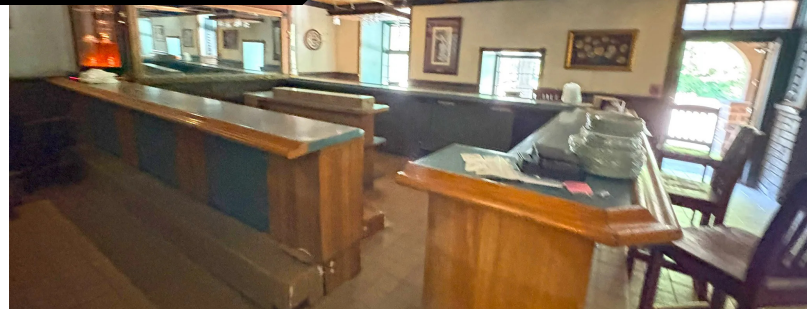


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