

# SALE / LEASE

## 1005 DUNDALK AVENUE

Baltimore, Maryland 21224



Office | Medical | Retail  
Dundalk Ave SIGNAGE Opportunity  
23,301 ADT | Onsite Parking Lot



**GARDNER**  
Commercial Realty

**TIM GARDNER**  
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# 1005 DUNDALK AVE

Baltimore, Maryland 21224

## AERIAL VIEW



## LOCATION ADVANTAGES

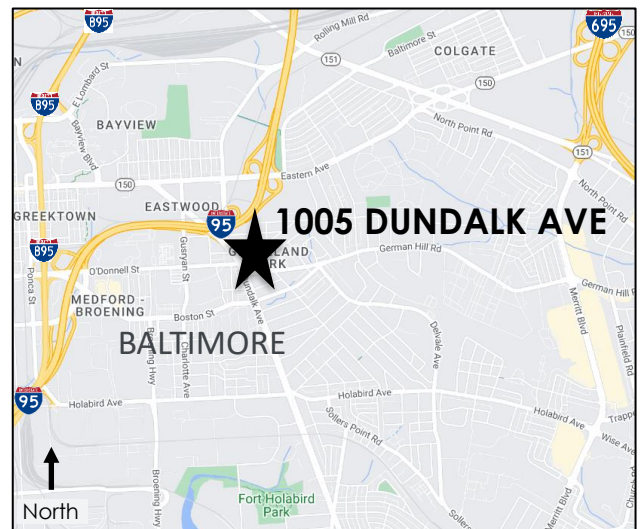
Highly visible & accessible location with Dundalk Ave Frontage

23,301 Average Daily Traffic

Numerous retailers within close proximity

Easy access to I-95, 895, 695, 40, O'Donnell St, Boston St, and Eastern Ave via Dundalk Ave

## MAP



Only...

0.7 miles to 

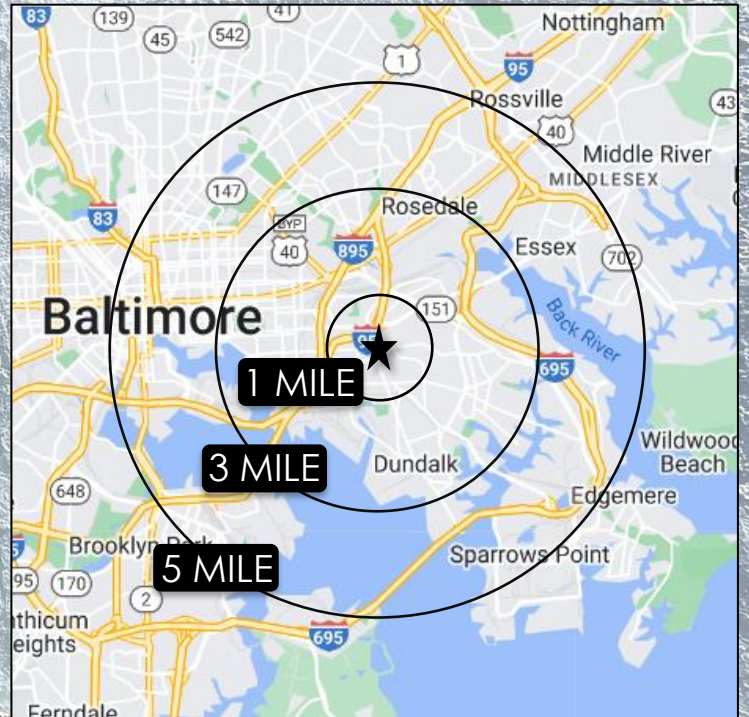
0.8 miles to 

1.3 miles to 

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1005 DUNDALK AVE



## DEMOGRAPHICS

Strong Baltimore, MD demographics, highly visible & convenient location

2023	1 MILE	3 MILE	5 MILE
EST. POPULATION	15,141	130,362	344,957
EST. HOUSEHOLDS	5,837	51,564	139,605
AVE HH INCOME	\$67,431	\$85,231	\$82,599

\* Source: CoStar Realty Information, Inc. 2023

## PROPERTY FEATURES

AVAILABLE IMMEDIATELY

Building ~9,626 SqFt

Building Levels 3

Building FAR 0.43

Year Built 1972

SIGNAGE OPPORTUNITY

Dundalk Ave Frontage

Zoning C-2

Lot 0.52 Acres

Onsite Parking Lot





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## FLOOR PLAN 2<sup>nd</sup> FLOOR



**Note:** Floor Plan not to scale.

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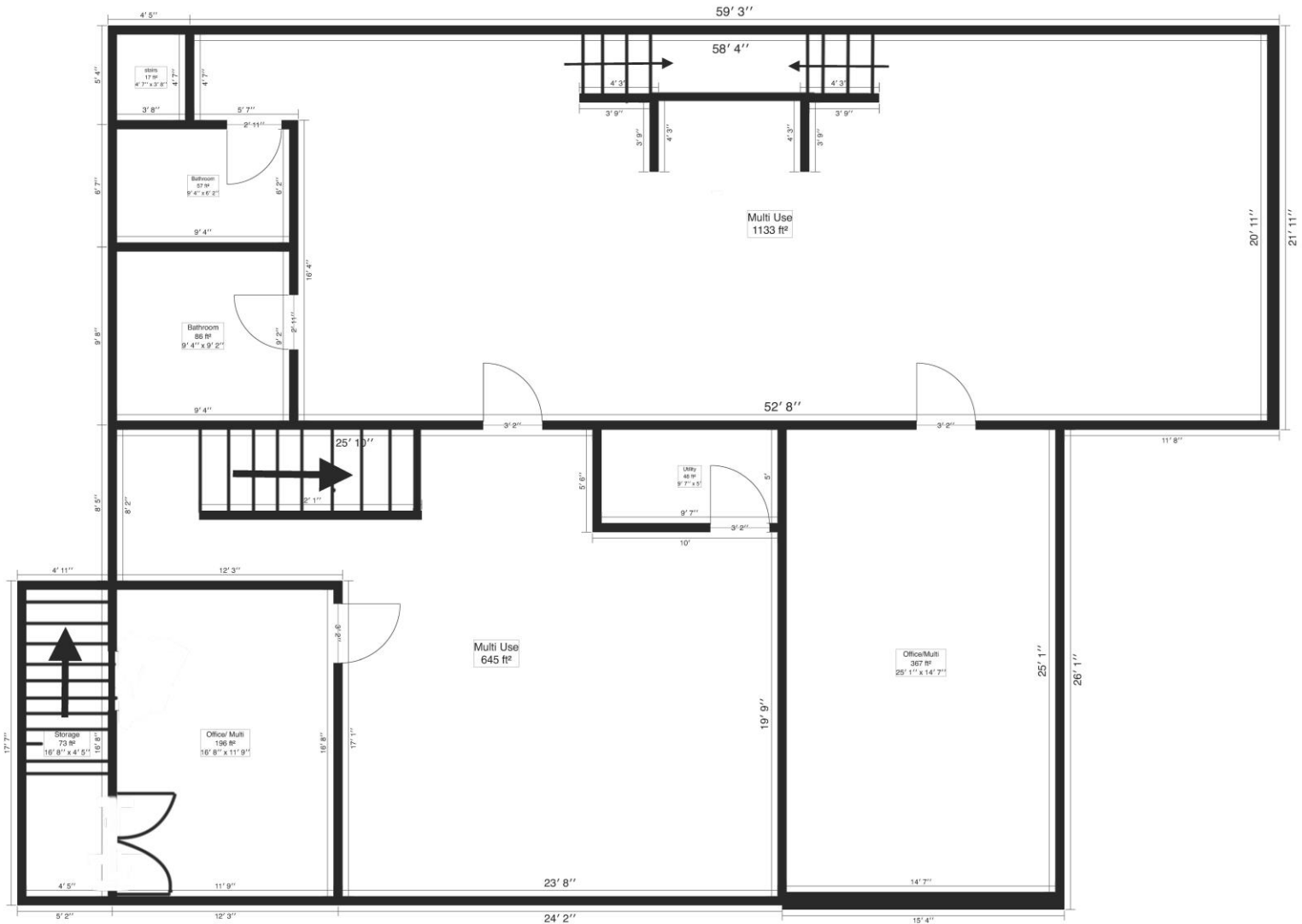


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## FLOOR PLAN

## Lower Level



**Note:** Floor Plan not to scale.

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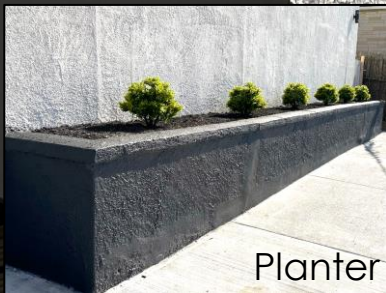
Baltimore, Maryland 21224

IMAGES

Exterior



Excellent Retail  
Visibility & Signage  
Opportunity



1  
0  
0  
5



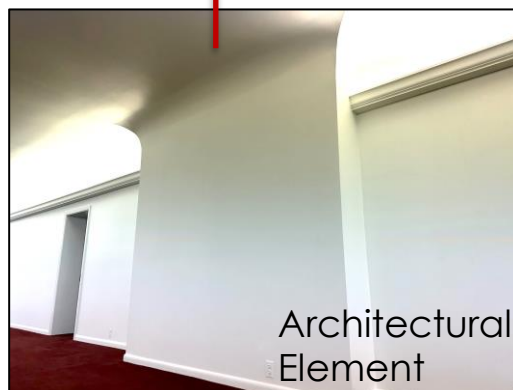
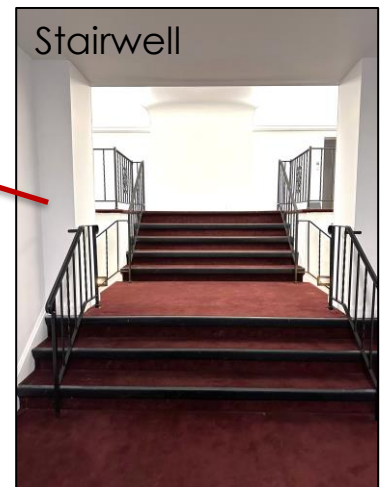
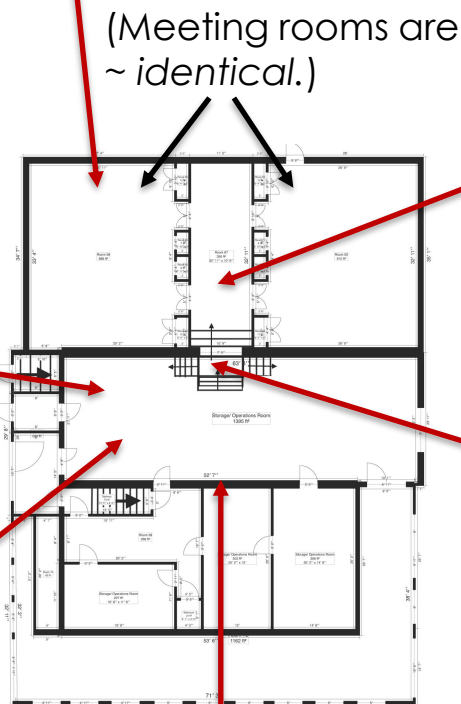
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## IMAGES

## 1<sup>st</sup> FLOOR

Large elegant reception and meeting spaces with office space



**Note:** Floor Plan not to scale.





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## IMAGES

## Lower Level



Rest Rm(1)



Rest Rm(2)



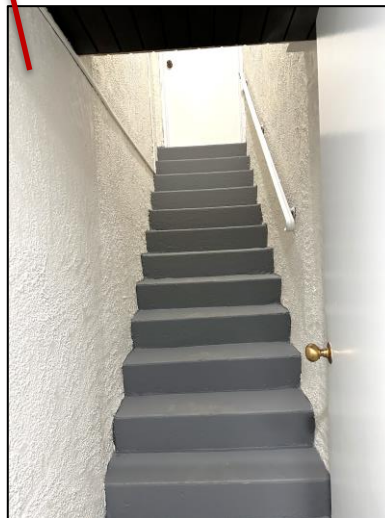
Rest Rm(2)



Large Open Area (View 1)



Large Open Area (View 2)



Large, open and functional meeting spaces and storage/work areas

**Note:** Floor Plan not to scale.



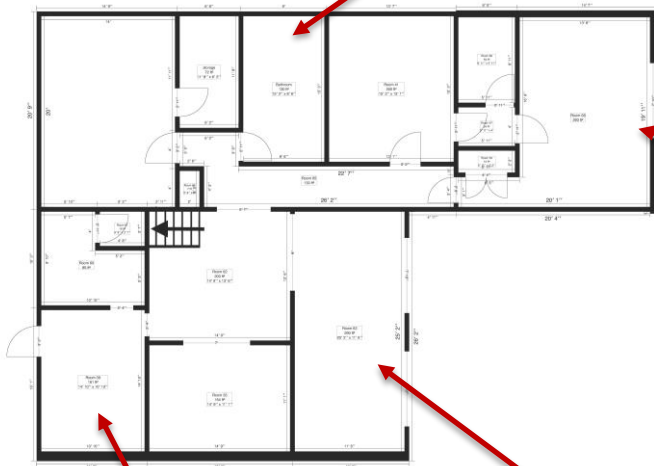
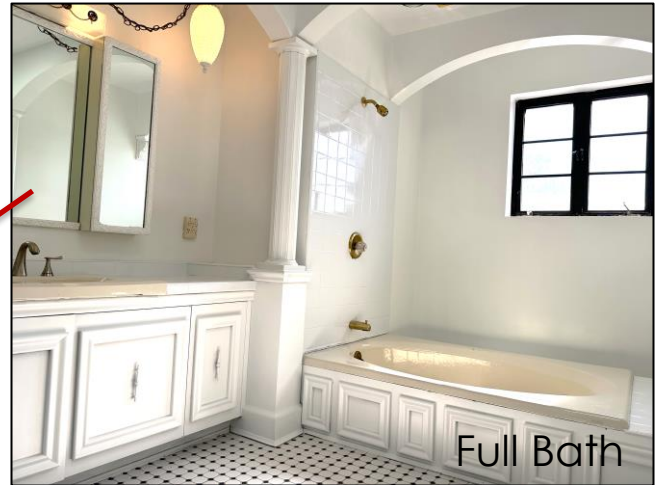
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IMAGES

2<sup>nd</sup> FLOOR

Separate unit ideal for additional office space or Multi-family rental unit



**Note:** Floor Plan not to scale.



For more information or to schedule a tour:



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Gardner Commercial Realty is the Exclusive Listing Broker and represents the Seller/Landlord of 1005 Dundalk Avenue, Baltimore, Maryland.

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