



EXCLUSIVE OFFERING FROM CPG

2020 HARFORD ROAD

BALTIMORE, MD 21215

12,609 SF Retail Building for Sale or Lease

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BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR GUIDANCE
LEASE PRICE	\$10 PSF, NNN
AVAILABILITY	JULY 1, 2025
STUDY PERIOD	30 DAYS
SETTLEMENT	30 DAYS
DEPOSIT	5% OF PURCHASE PRICE

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, LLC or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal.

CPG is pleased to exclusively list for sale or lease this 12,609 square foot retail building, currently leased to Family Dollar, located at 2020 Harford Road in Baltimore, MD. The building was built in 1992 and renovated in 2015.

Family Dollar will be vacating the property on 6/30/2025. This soon to be vacant building is ideal for an investor/user to purchase or lease the property.

This is a dense, infill location with high-traffic counts or more than 28,000 vehicles per day and a population of more than 313,000 within a 3-mile radius. The property offers convenient access to I-83 and national retailers including Walgreens, McDonalds and 7-Eleven.

DEMOGRAPHICS *BASED ON 3 MILE RADIUS



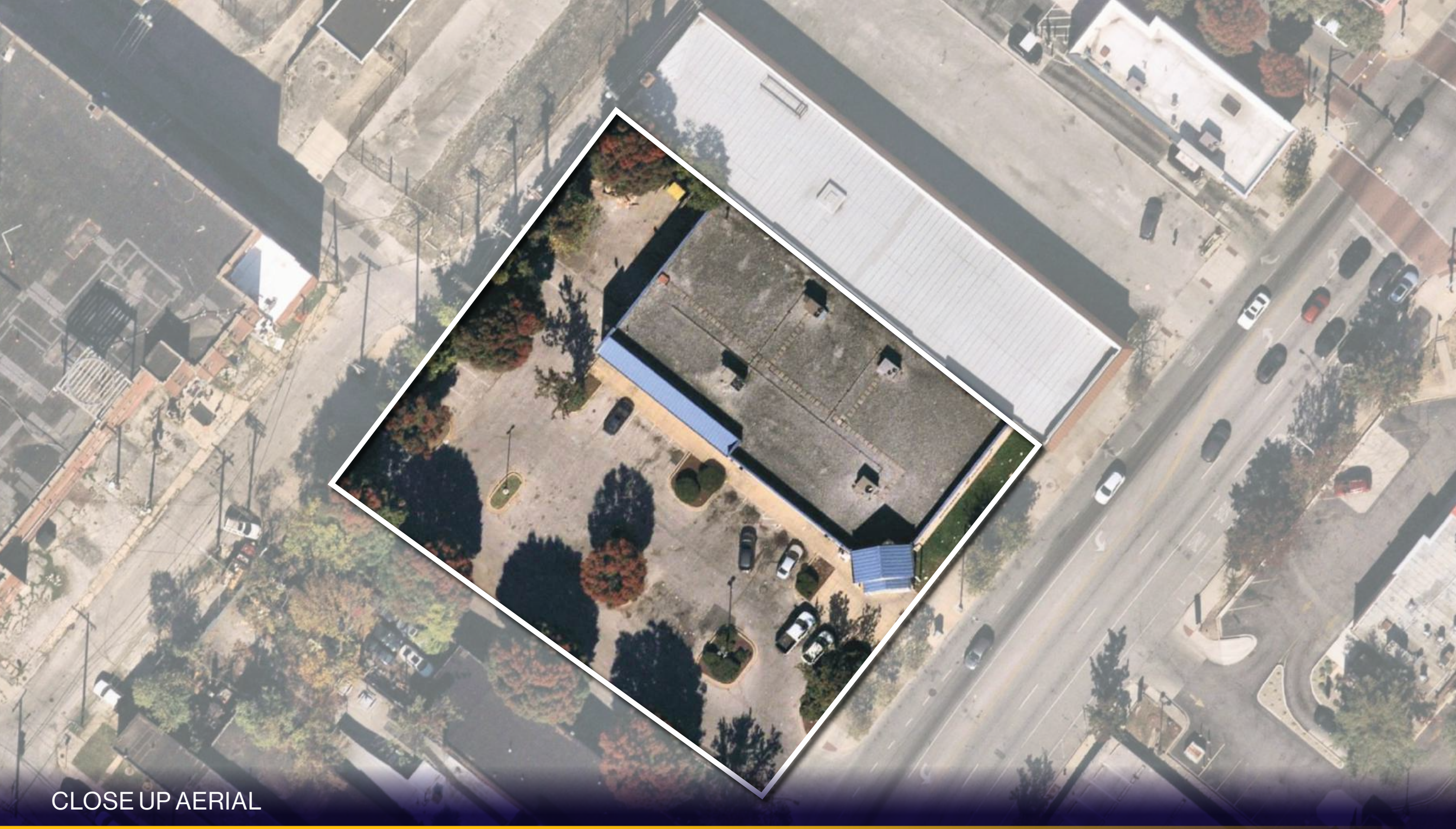
294,477
POPULATION



\$82,899
AVERAGE
HOUSEHOLD INCOME



132,709
HOUSEHOLDS

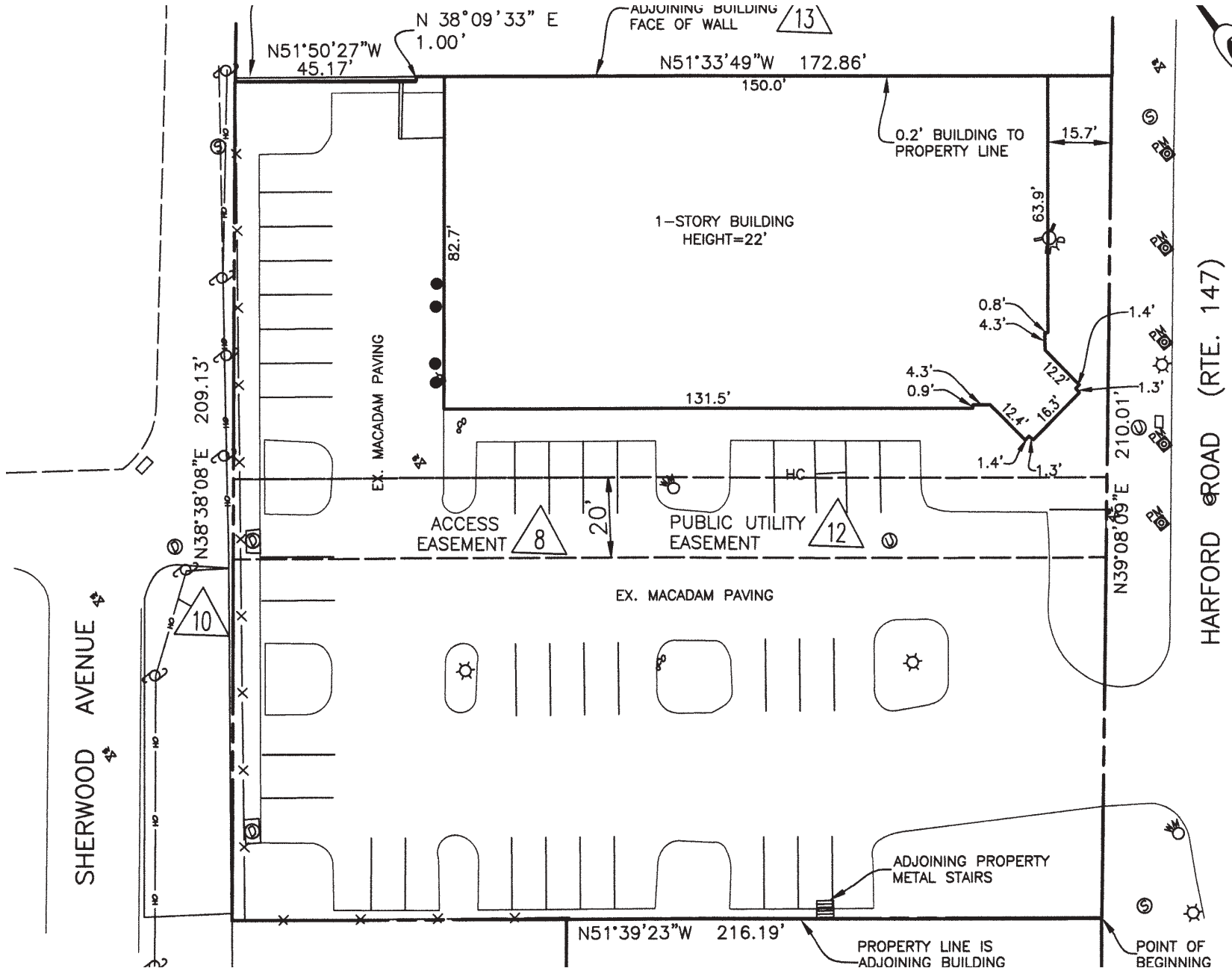


CLOSE UP AERIAL



SITE PLAN

Baltimore, MD | Existing 12,609 SF Retail Building for Sale or Lease



SITE SUMMARY

- PROPERTY:** 1.050 Acres
- ZONING:** C-2 (Commercial)
- BUILDING:** 12,609 SF
- YEAR BUILT:** 1992
- RENOVATED:** 2015
- PARKING:** 45 Surface Spaces
- APPROVED USES:** Retail, Restaurant, Day Care, Financial Institution, Place of Worship

[CLICK FOR FULL LIST OF USES](#)

Following a tumultuous period, Baltimore's economy has shown signs of stabilization. The first quarter of 2023 witnessed record-low unemployment rates, indicating a near-full employment scenario within the city. This positive trend is evident across various sectors, including labor markets, real estate, and sales activities.

As of December 2024, the Baltimore area continues to exhibit positive economic indicators, with stable employment figures and diverse industry representation. The leisure and hospitality sectors, among others, contribute significantly to the local economy.

Significant investments have been made in revitalizing iconic landmarks, such as the \$250 million renovation of the Baltimore Arena, now known as CFG Bank Arena, and the new \$45 million, 60,000-square-foot Lexington Market with a public plaza. Additionally, the proximity of more than 60 federal agencies and research labs within 30 miles bolsters federal spending and job creation in the area.



565,239
POPULATION



259,385
HOUSEHOLDS



\$59,822
MEDIAN
HOUSEHOLD INCOME



60.8%
EMPLOYMENT RATE



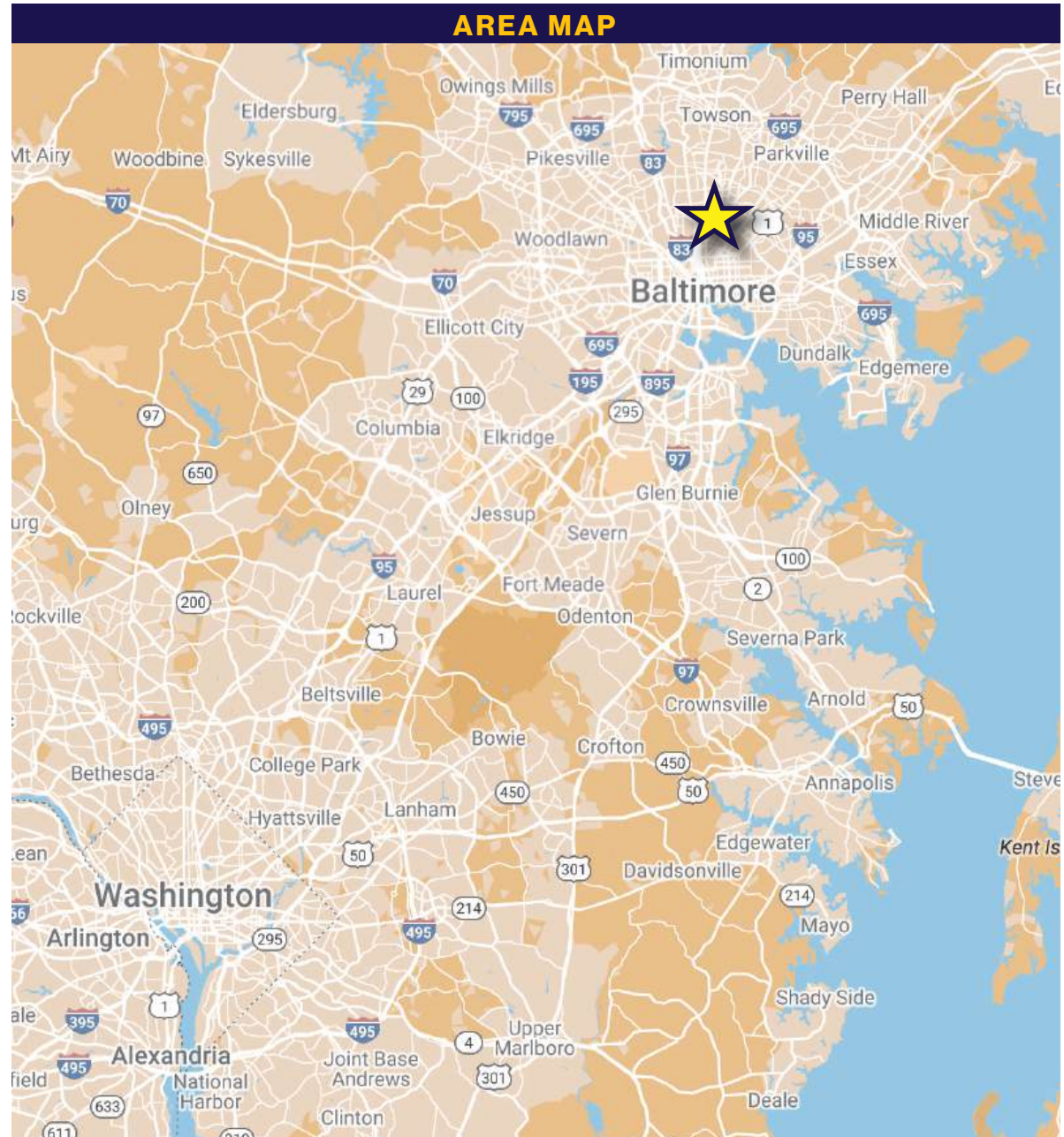
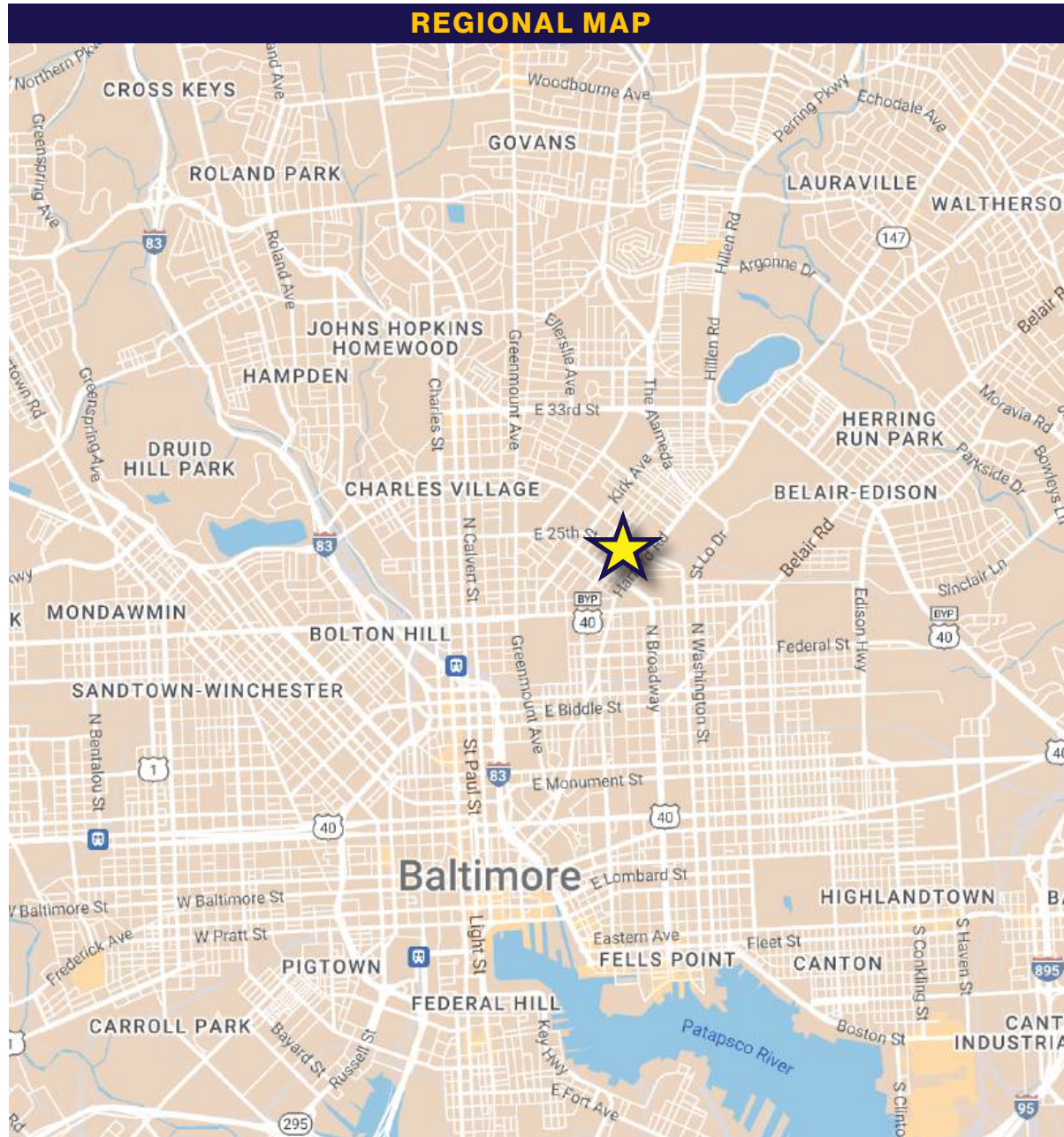
12,383
TOTAL EMPLOYER
ESTABLISHMENTS



RELATIONSHIP
DRIVEN
REAL ESTATE

MAPS

Baltimore, MD | Existing 12,609 SF Retail Building for Sale or Lease

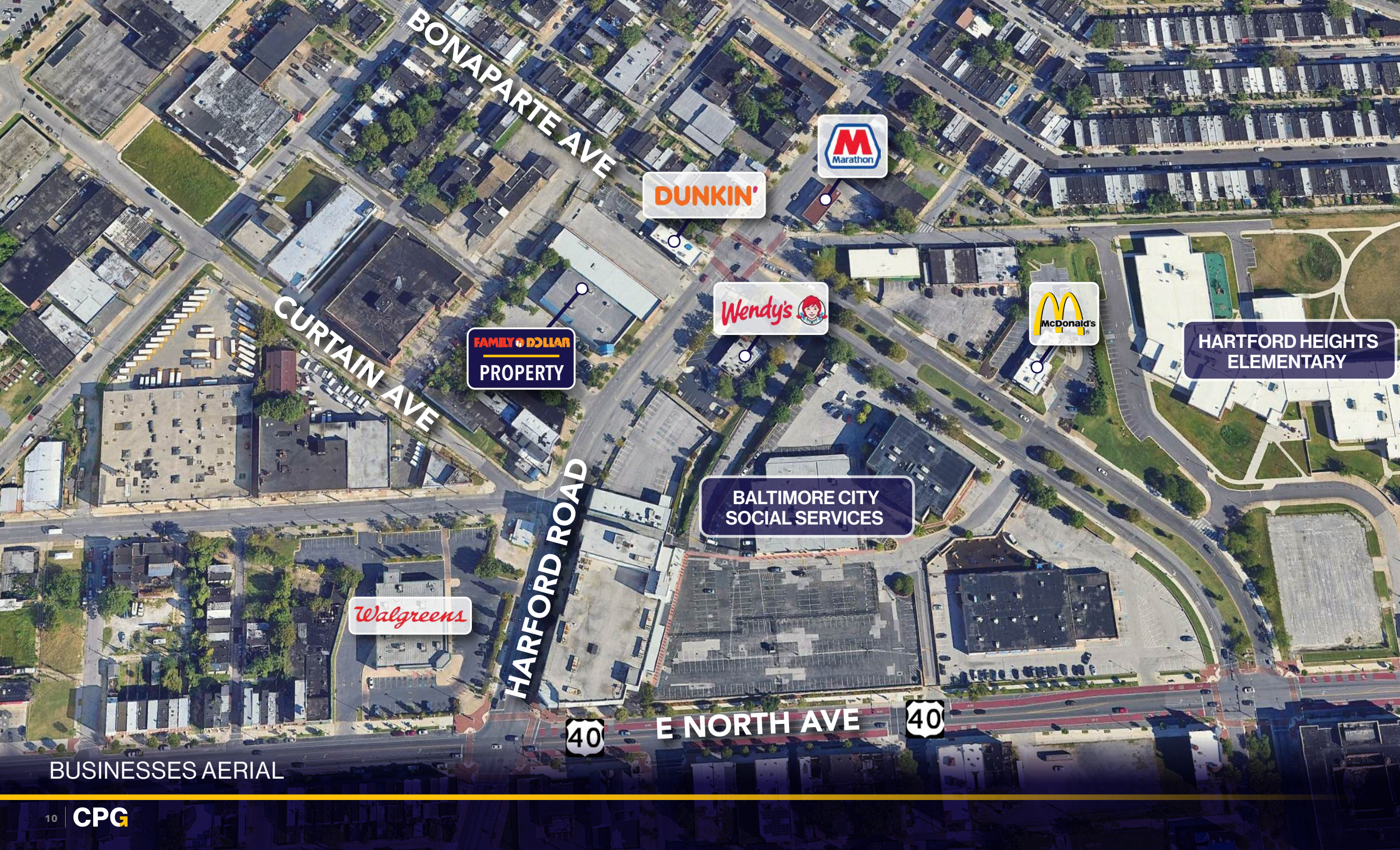




ENTRANCE



LEFT SIDE/REAR



BONAPARTE AVE

CURTAIN AVE

HARFORD ROAD

E NORTH AVE

DUNKIN'



FAMILY DOLLAR
PROPERTY

Walgreens

BALTIMORE CITY
SOCIAL SERVICES

HARTFORD HEIGHTS
ELEMENTARY



BUSINESSES AERIAL

CONTACT



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