



Gold and Company, LLC
Commercial Real Estate in the Baltimore Metropolitan Area
5601 Newbury St.
Baltimore, MD 21209

www.goldcommercial.net

Property and Tenant Summary

3517 – 3519 Eastern Ave. Baltimore, MD 21224

Property Information

• Legal Description	Block 6424 and Lot 029
• Property Size:	6,425 sf
• Property Land Area:	2,800 sf
• Zoning:	C-2 Zoning
• Parking:	All Street Parking
• Real Estate Taxes:	\$12,182 Annually
• Year Built	1880
• Assessed Value:	\$519,900

Tenant and Lease Information

• Tenant	Famous Pawn, Inc
• Corporate Ownership	First Cash Inc. is the leading international operator of pawn stores with approximately 2,750 retail pawn locations - FirstCash's common stock (ticker symbol "FCFS") is traded on the Nasdaq
• Effective Date	May 7 th , 2013
• Lease Termination	May 31 st , 2023
• Tenant Options	Three (3) Five (5)-year options to renew
• Current Monthly Rent	\$5,400 per month
• Current Annual Rent	\$64,800
• Current Rent Per SF	\$10.09 psf
• Operating Expenses	Landlord pays Real Estate Taxes and Insurance
• Rent Escalation	Option 1: June 1 st , 2023 – May 31 st 2028 \$5,600 per month Option 2: June 1 st , 2028 – May 31 st 2033 \$5,800 per month Option 3: June 1 st 2033 – May 31 st 2038 \$6,000 per month

For More Information:

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