

# Aromes

BALTIMORE, MD



OFFERING MEMORANDUM

**KW COMMERCIAL**  
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## BALTIMORE, MD

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AROMES

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS



# Executive Summary



**SALE PRICE:** \$150,000

**BUILDING SIZE:** 1120 SF

**MARKET:** Hampden

**CROSS STREETS:** 36th Street

## PROPERTY OVERVIEW

Aromes, a beguiling new 28-seat French restaurant in Hampden, is unique in Baltimore. Aromes, whose name in French translates to "aromas." The long dining room at Aromes is comfortable and chic! Rows of bare light bulbs are suspended from the ceiling, The brick walls are adorned with local art. The wooden tables are simply set in a warm and cozy atmosphere that welcomes diners A perfect starter restaurant. A Steal at this new price!.

## PROPERTY FEATURES

- Turnkey fully functional restaurant
- Recently built- mostly new equipment
- Tasteful interior
- Great location
- Easy to operate
- Perfect starter restaurant
- Easy to operate
- Bring your own flair to an established french restaurant



## Property Description



### PROPERTY OVERVIEW

Aromes, a beguiling new 28-seat French restaurant in Hampden, is unique in Baltimore. Aromes, whose name in French translates to "aromas." The long dining room at Aromes is comfortable and chic! Rows of bare light bulbs are suspended from the ceiling, The brick walls are adorned with local art. The wooden tables are simply set in a warm and cozy atmosphere that welcomes diners A perfect starter restaurant. A Steal at this new price!.

### LOCATION OVERVIEW

Steps away from the avenue. Baltimore's new gastronomical center.

### "BEST HIDDEN GEM IN BALTIMORE"

Chef owner brings France to Baltimore.

### FOOD AND AMBIANCE IS AMAZING

Farm to table.... everything fresh

### YELP RATES IT 4.5/5!

Head and shoulders above fine dining!  
"Everything was superb"

## Property Details

<b>PROPERTY NAME:</b>	Aromes
<b>STREET ADDRESS:</b>	3520 Chesnut Ave
<b>CITY, STATE, ZIP:</b>	Baltimore, MD 21211
<b>PROPERTY TYPE:</b>	Commercial
<b>GROSS LEASABLE AREA:</b>	1120 SF
<b>BUILDING CLASS:</b>	B



# Complete Highlights

## PROPERTY HIGHLIGHTS

- Turnkey fully functional restaurant
- Recently built- mostly new equipment
- Tasteful interior
- Great location. Steps from the avenue.
- Easy to operate
- Perfect starter restaurant
- Easy to operate
- Bring your own flair to an established french restaurant

## FUTURE GROWTH

- Further potential in lunch
- Wine and beer license available
- Sidewalk dining





## Additional Photos



AROMES

# LOCATION INFORMATION

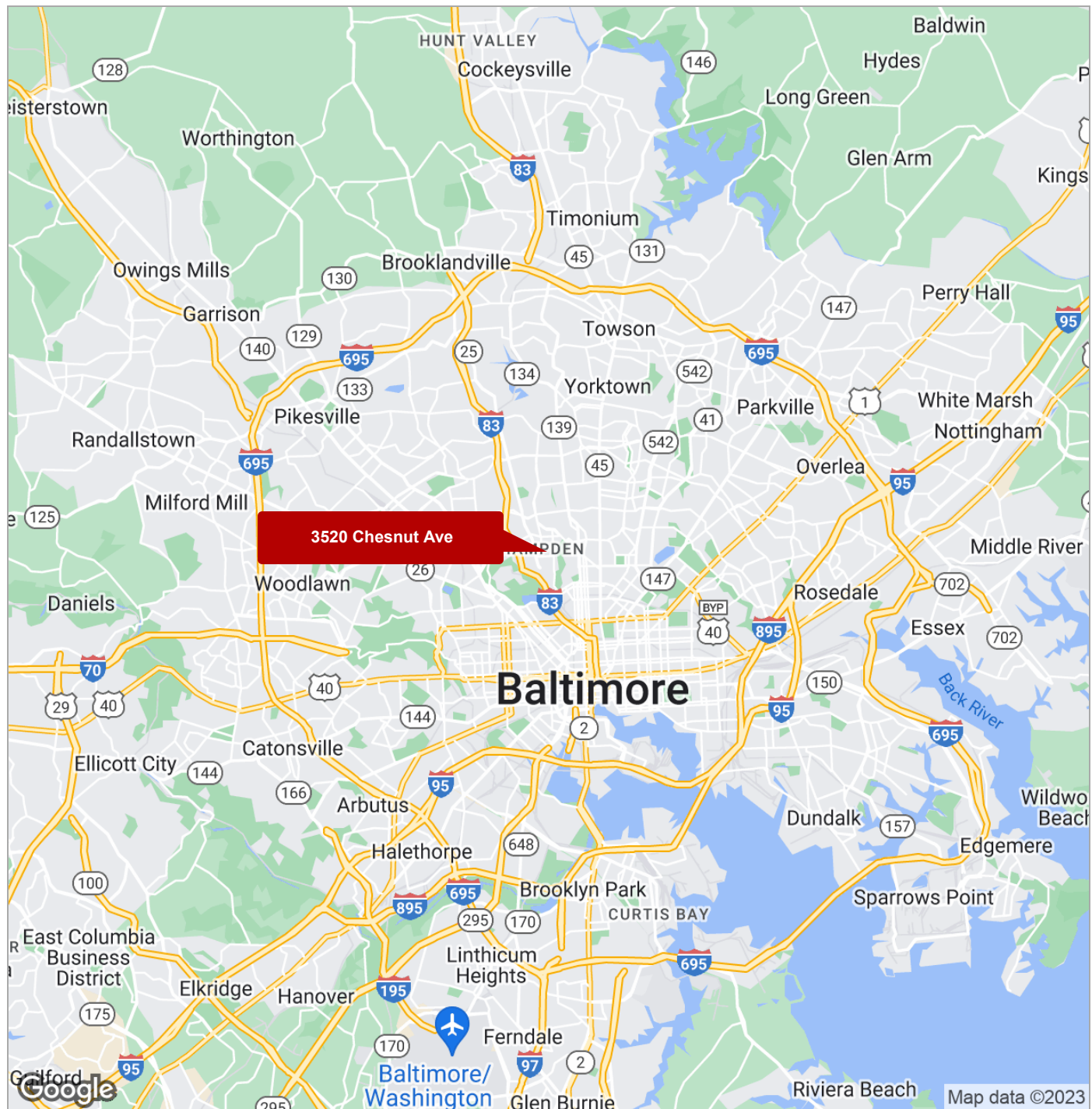
# 2

REGIONAL MAP

LOCATION MAPS

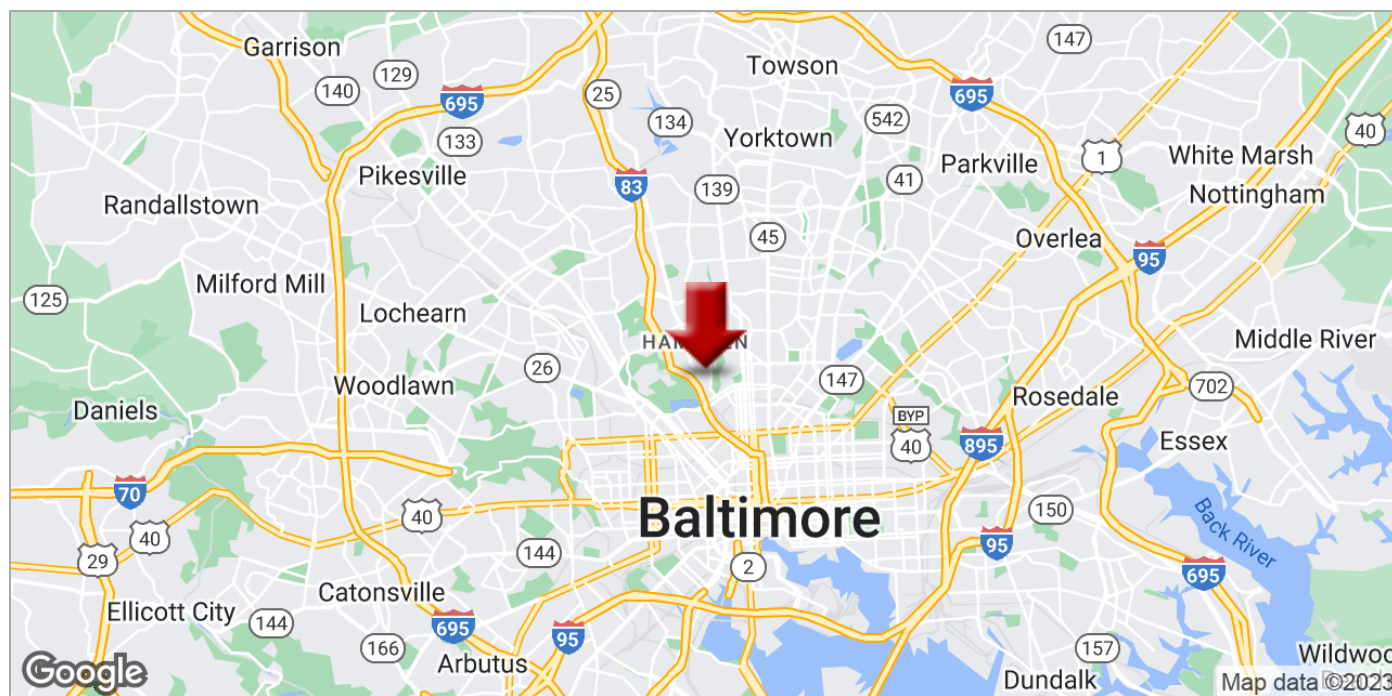
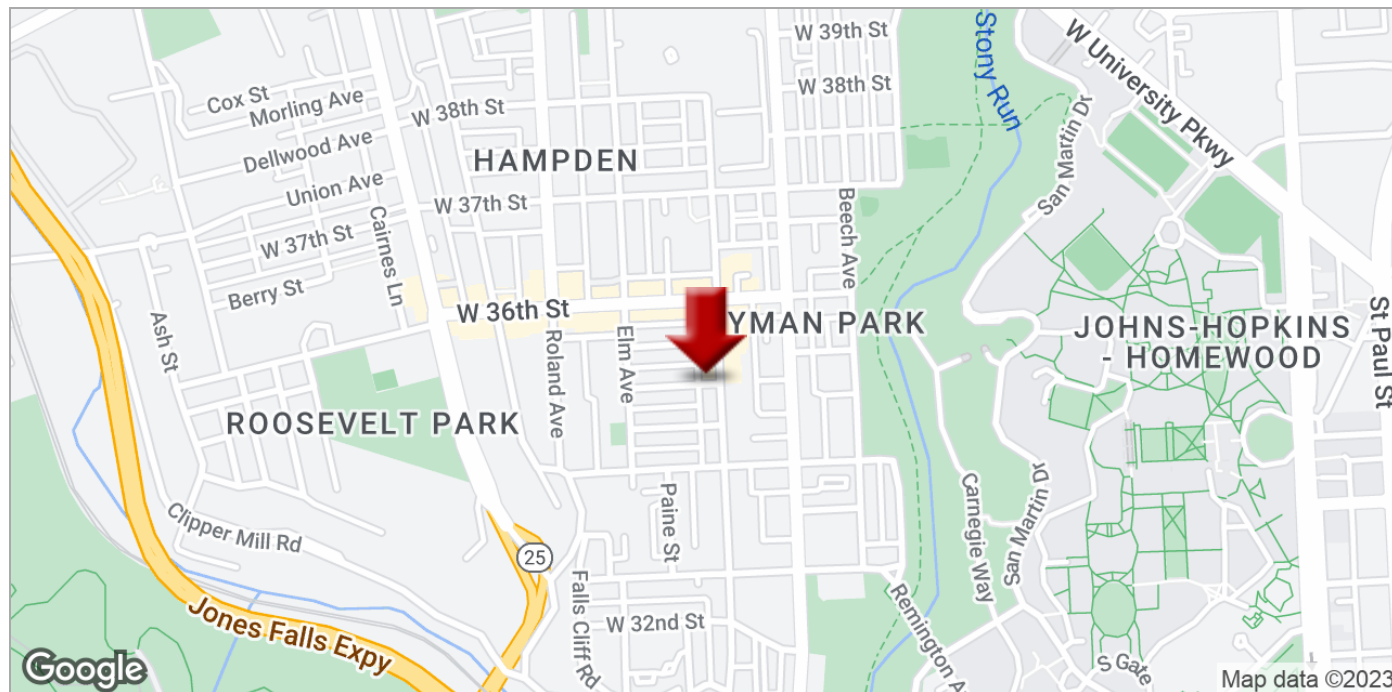
AERIAL MAP

## Regional Map



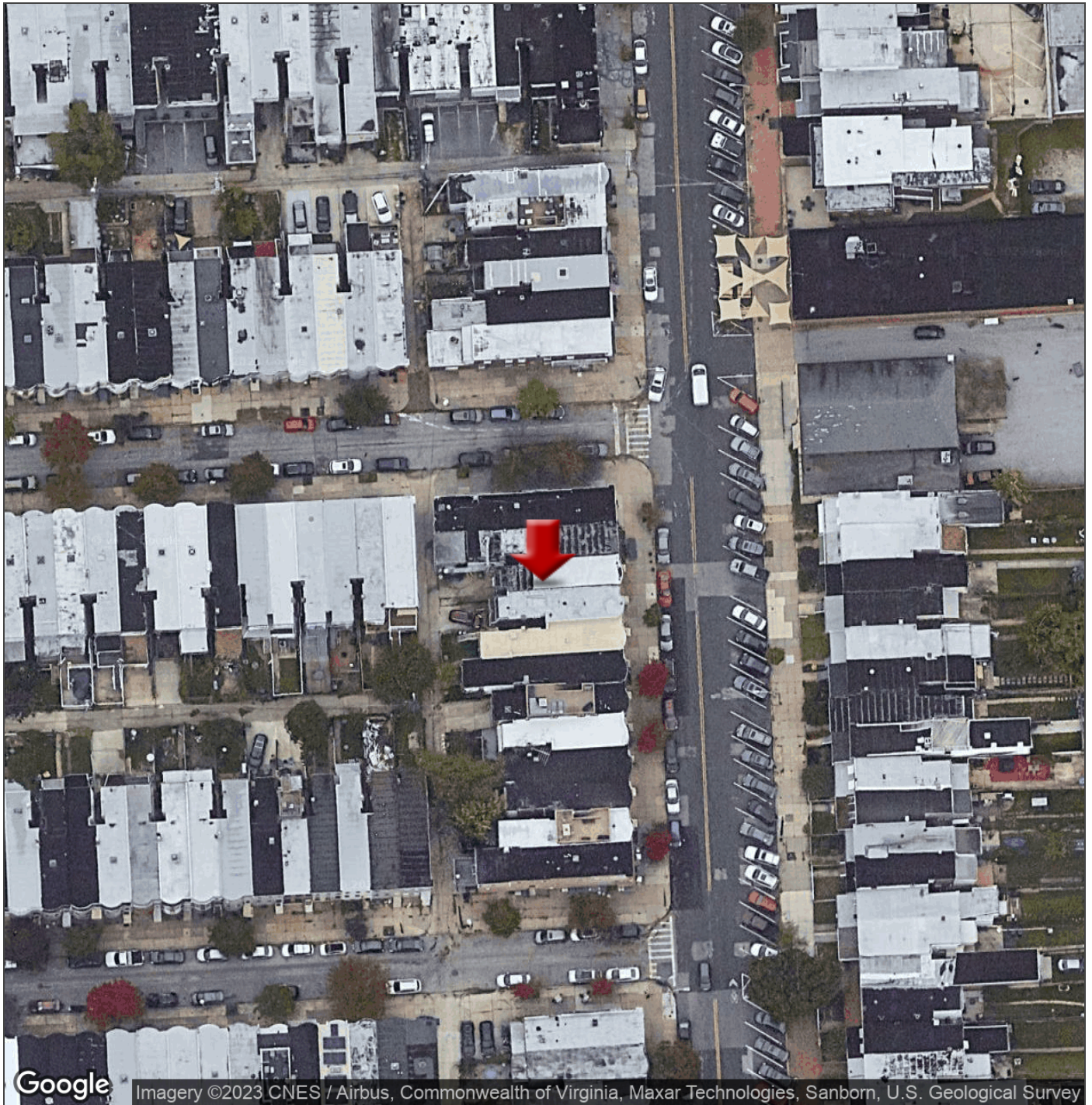


## Location Maps





# Aerial Map



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# FINANCIAL ANALYSIS

# 3

FINANCIAL SUMMARY



# Financial Summary

## INVESTMENT OVERVIEW

Price	\$150,000
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## OPERATING DATA

Gross Scheduled Income	\$348,524
Other Income	-
Total Scheduled Income	
Gross Income	\$261,455
Operating Expenses	\$244,095
Net Operating Income	\$17,360
Cash Flow	\$56,072

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

AROMES

# DEMOGRAPHICS

# 4

DEMOGRAPHICS REPORT

DEMOGRAPHICS MAP

ADVISOR BIO & CONTACT 1

# Demographics Report

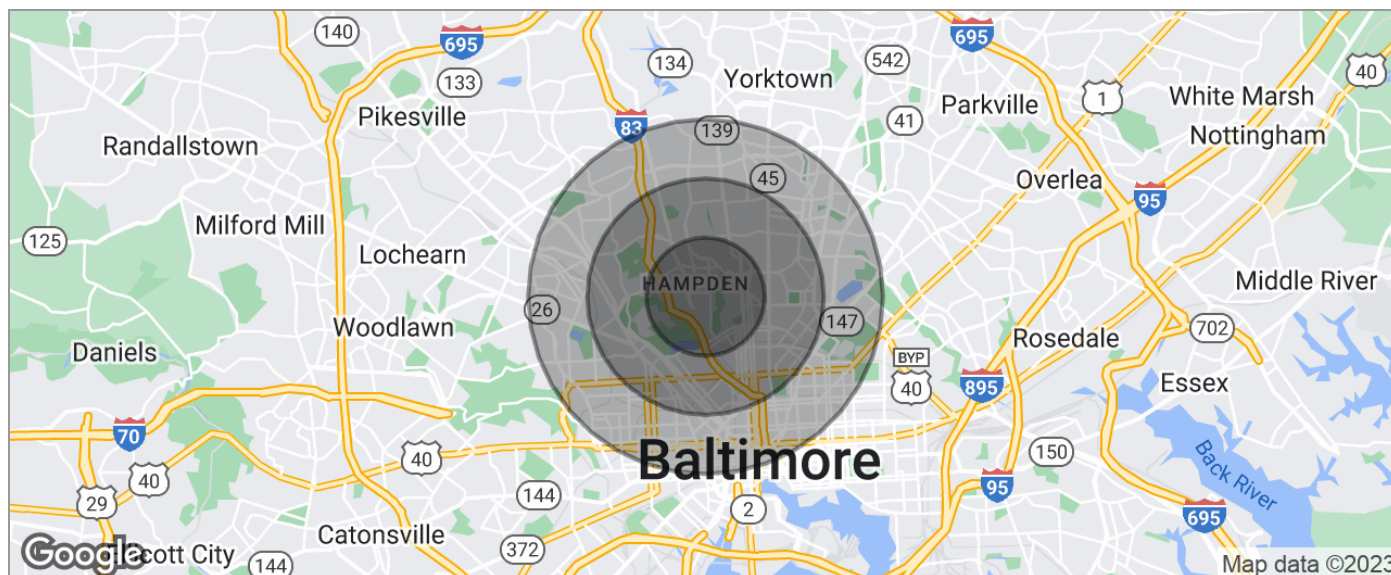
	1 MILE	2 MILES	3 MILES
Total households	12,642	49,295	109,790
Total persons per hh	2.3	2.5	2.6
Average hh income	\$69,847	\$64,101	\$57,060
Average house value	\$331,519	\$304,991	\$270,856

	1 MILE	2 MILES	3 MILES
Total population	29,631	121,651	284,428
Median age	33.5	34.0	35.0
Median age (male)	32.8	32.5	32.6
Median age (female)	34.7	34.6	36.5

\* Demographic data derived from 2020 ACS - US Census



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	29,631	121,651	284,428
MEDIAN AGE	33.5	34.0	35.0
MEDIAN AGE (MALE)	32.8	32.5	32.6
MEDIAN AGE (FEMALE)	34.7	34.6	36.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	12,642	49,295	109,790
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$69,847	\$64,101	\$57,060
AVERAGE HOUSE VALUE	\$331,519	\$304,991	\$270,856
RACE	1 MILE	2 MILES	3 MILES
% WHITE	71.4%	42.6%	26.4%
% BLACK	13.7%	48.2%	67.4%
% ASIAN	10.8%	5.3%	3.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	1.0%	1.0%	0.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	3.4%	2.7%	2.0%

\* Demographic data derived from 2020 ACS - US Census

## Advisor Bio & Contact 1



### Nicholas Piscatelli

#### ASSOCIATE BROKER KELLER WILLIAMS FLAGSHIP

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#### BACKGROUND

Specializing in the sale of multi-family properties, office buildings, restaurants developing, leasing and consulting on historic properties. A real estate Broker and developer with over 40 years of experience. Purchased and/or sold over 300 single and multi family properties. Developed and or operated several restaurants, hotels, and multiple other commercial enterprises. Developed over 400 apartment units in several different apartment buildings, and condominium regimes, Procured and syndicated several projects using Historic Tax credits and low income housing tax credits. As President of Tax sale Investors, we purchased over 15,000 tax liens in Maryland for over 7 years. Associate Broker with KW Commercial. Broker of Maryland Commercial Ventures. Recently certified in International Property Sales as a CIPS designee.

#### EDUCATION

2016

Certified International Property Specialist

1979-1980

Studied Business and Marketing University of Baltimore

1970-1972

L'Ecole Bachelors degree Restaurant and Hotel management

1968-1970

Culinary Institute of America trained as an Executive Chef

#### MEMBERSHIPS & ASSOCIATIONS

National Association Of Realtors

Greater Baltimore Board of Realtors

Certified International Property Specialist

Knight Of Grace- Order Saint John of Jerusalem

Board member Aids Interfaith Residential Services (non-profit) 1990-1996, 2010-2014

Board member Jobs Housing Recovery(non-profit) 2012-2014

Executive Director American Dream House(non-profit)1996-Present

Awards:

Baltimore Heritage Award

Historic Preservation Award

Craftsmanship Award

Downtown Developer Award Mercantile Bldg. (Baltimore)

Midtown Development Award 106 E Chase St (Mt Vernon)

(3) Best of Baltimore Awards (Redwood Trust)