FOR LEASE

Baltimore City, Maryland

1731-1735 EASTERN AVENUE

BALTIMORE, MARYLAND 21231

AVAILABLE
1,500 sf ±

LOT SIZE
.048 Acres

ZONING
B-2-2 (Business)

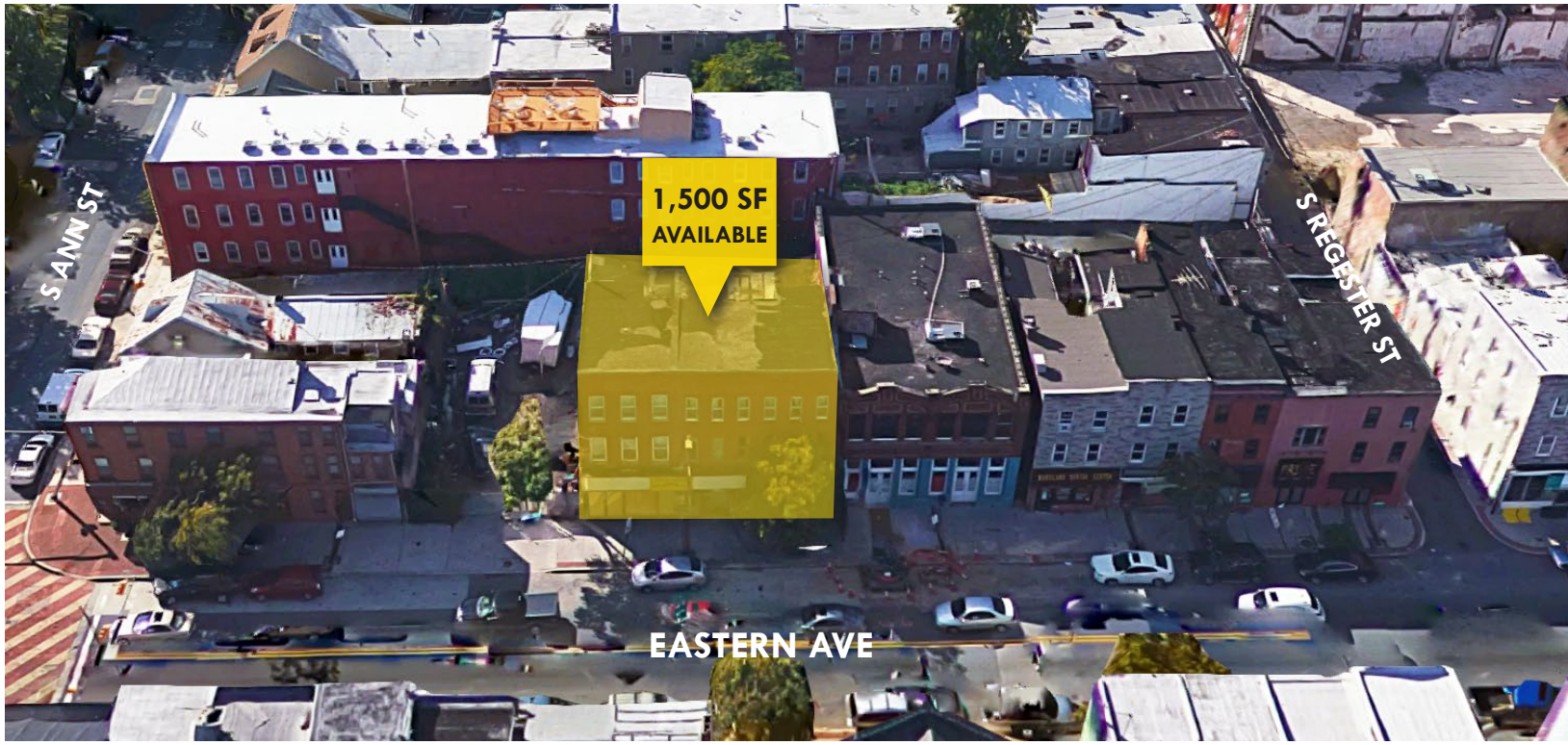
TRAFFIC COUNT
20,102 AADT (Eastern Ave)

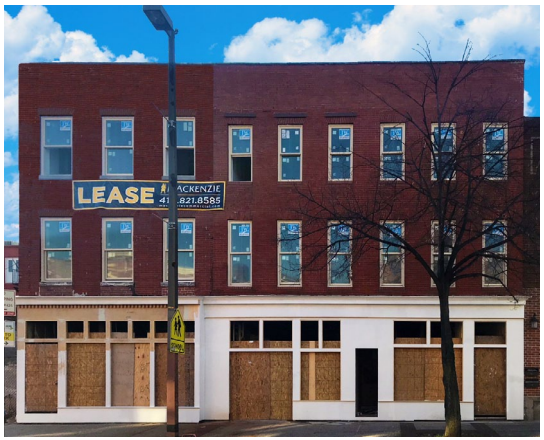
RENTAL RATE
Negotiable

HIGHLIGHTS

- 1,500 sf ground floor retail
- Mixed-use building in the heart of Fells Point
- Full building redevelopment underway
- Conveniently located within walking distance to the Inner Harbor
- Direct road visibility and frontage on Eastern Avenue
- Potential for on-site parking

STREET VIEW





MACKENZIE RETAIL

Mike Ruocco | *Vice President*

☎ 443.798.9338 ✉ mruocco@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore City, Maryland

SITE/FLOOR PLAN

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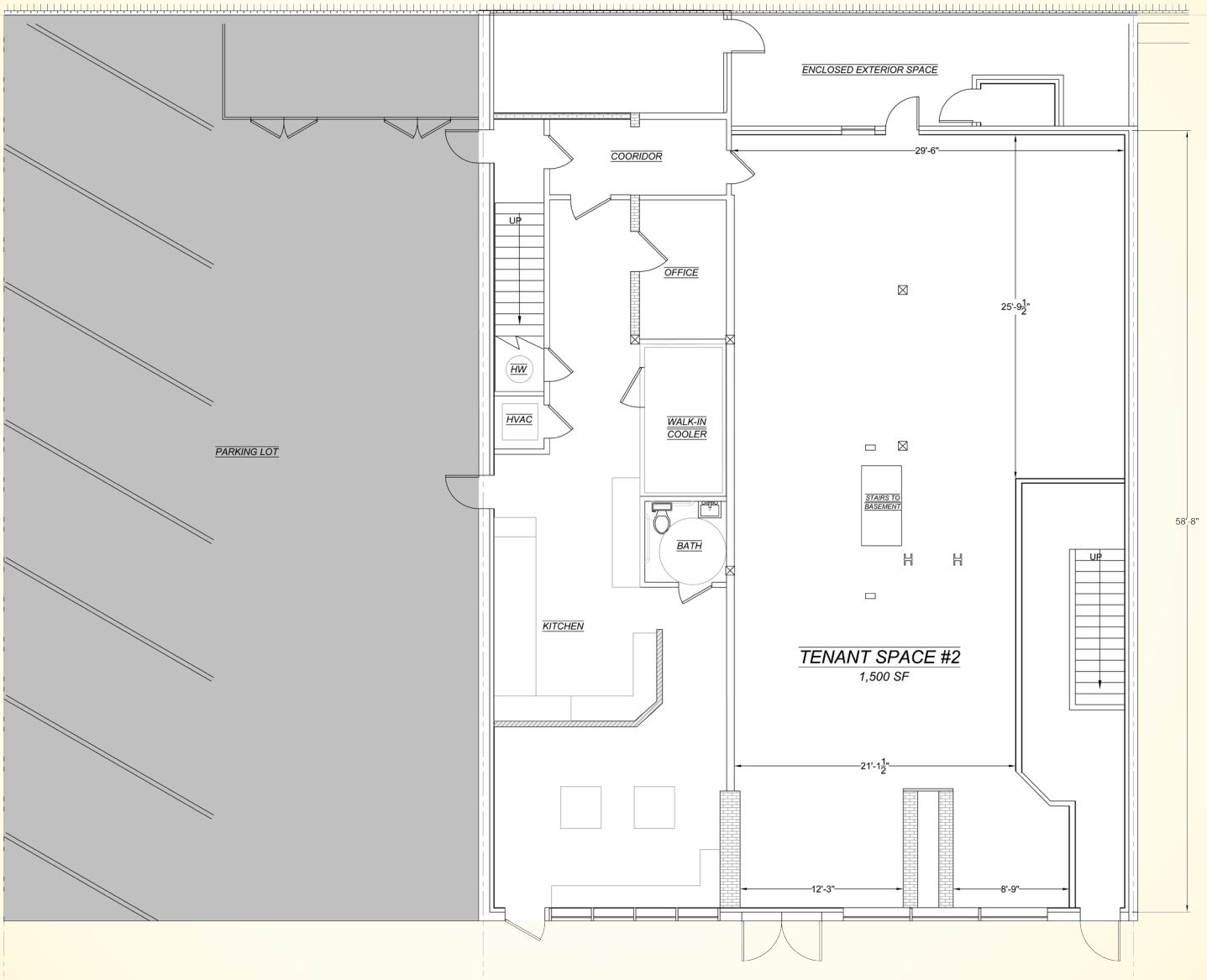

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ELEVATIONS

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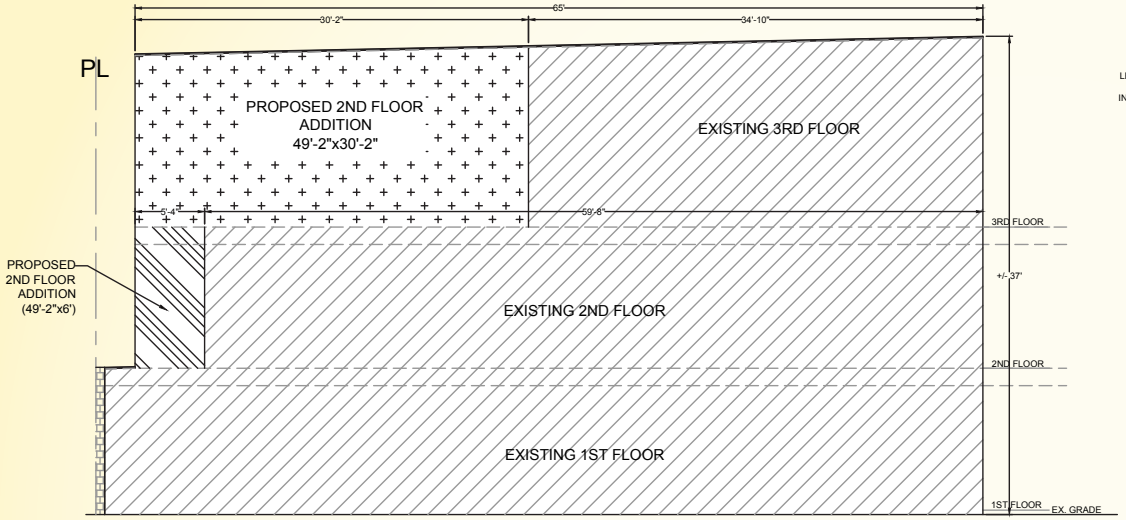
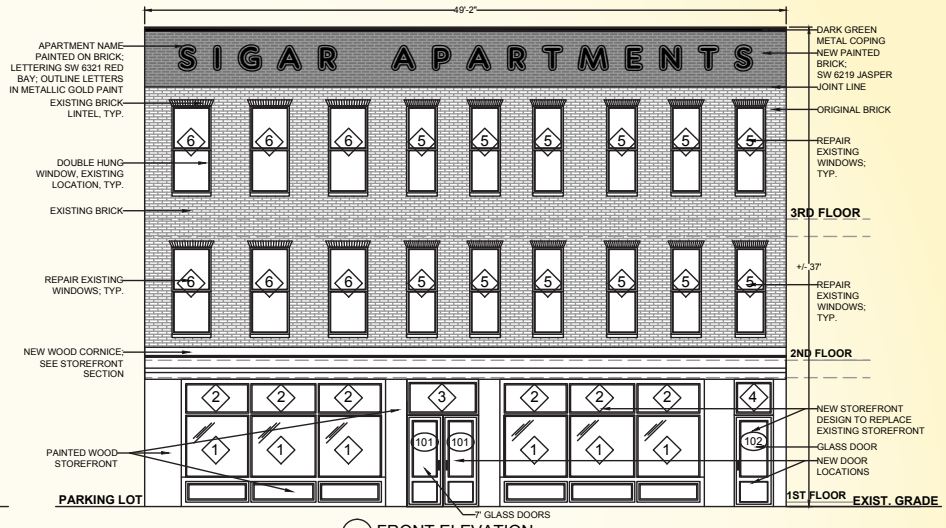
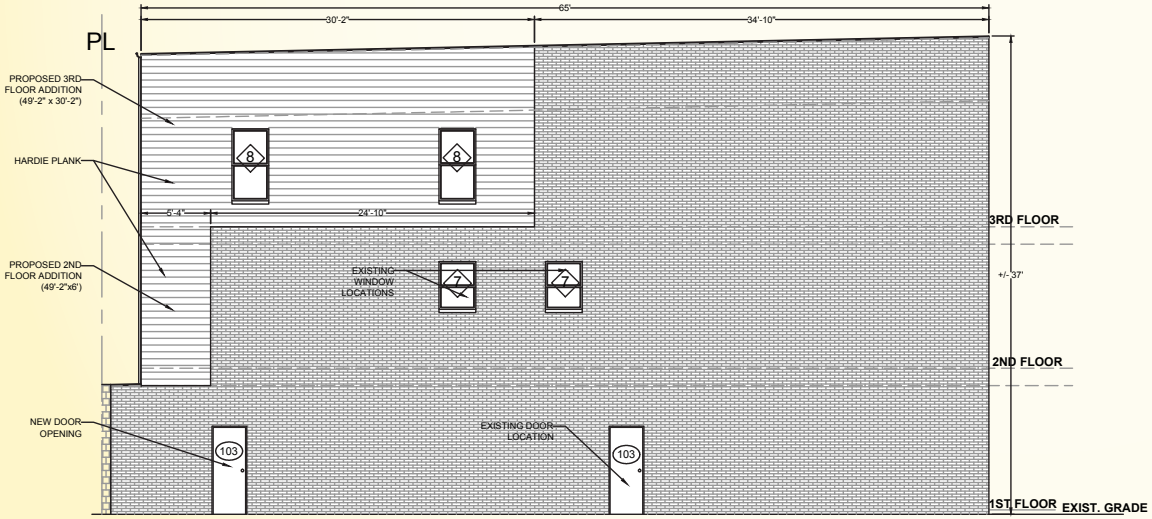


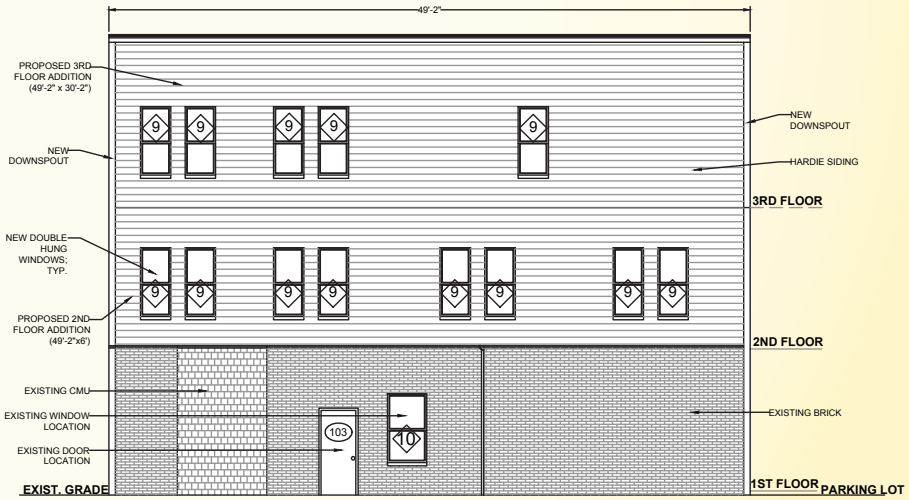
1 SIDE ELEVATION



3 FRONT ELEVATION



2 SIDE ELEVATION



4 REAR ELEVATION

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FOR LEASE

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BIRDSEYE / LOCAL AMENITIES

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FOR LEASE

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TRADE AREA

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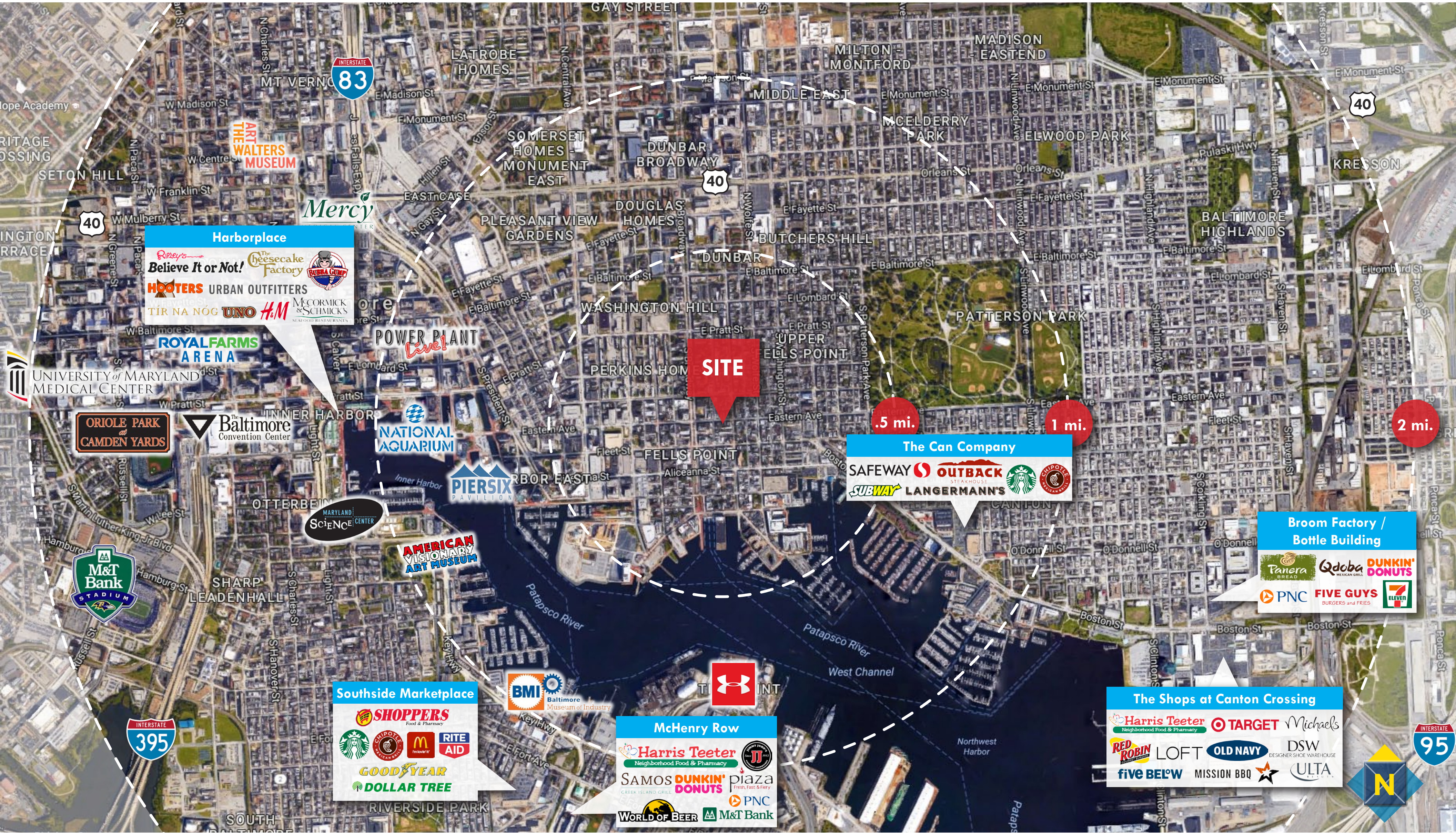

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FOR LEASE

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LOCATION / DEMOGRAPHICS

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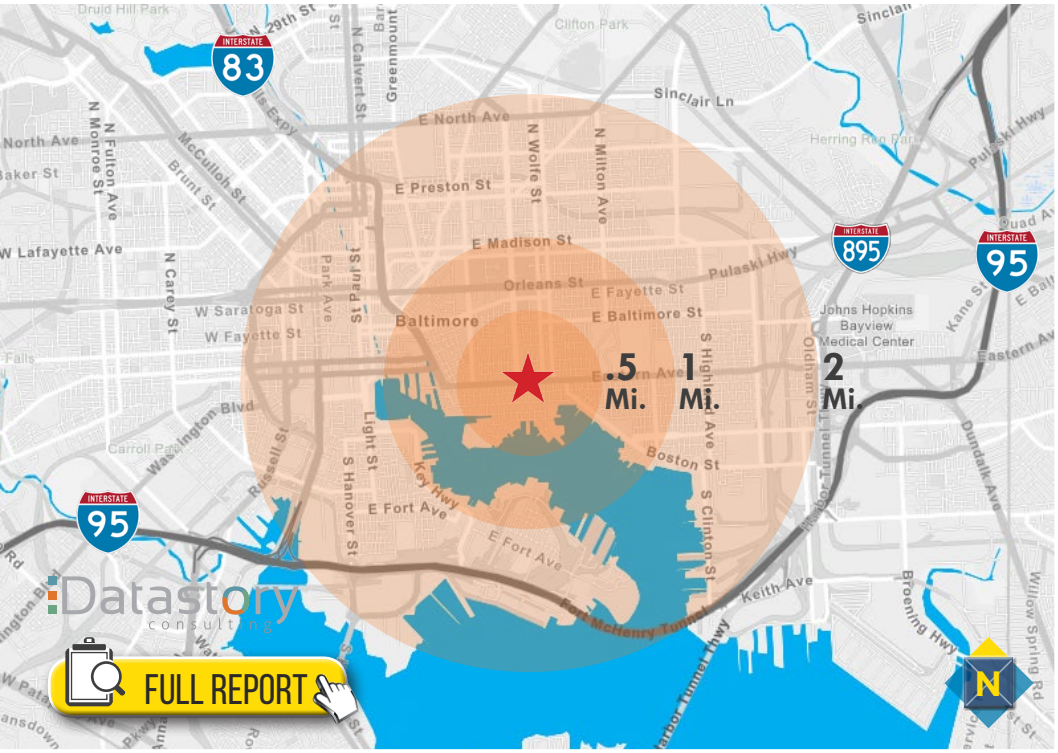


	RESIDENTIAL POPULATION	NUMBER OF HOUSEHOLDS	AVERAGE HH SIZE	MEDIAN AGE
.5 MILES	13,862	6,901	1.97	34.2
1 MILE	35,423	16,748	2.04	33.8
2 MILES	133,118	57,870	2.14	33.4

	AVERAGE HH INCOME	EDUCATION (COLLEGE+)	EMPLOYMENT (AGE 16+ IN LABOR FORCE)	DAYTIME POPULATION
.5 MILES	$99,477	74.3%	94.6%	15,748
1 MILE	$91,566	69.8%	93.7%	79,336
2 MILES	$74,724	61.4%	92.2%	255,896

The popularity of urban life continues to increase for these consumers in their late twenties and thirties. Residents spend a large portion of their wages on rent, clothes, and the latest technology.

1.66 AVERAGE HH SIZE

31.8 MEDIAN AGE

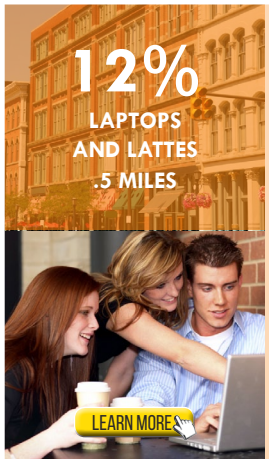
$52,000 MEDIAN HH INCOME

These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

2.10 AVERAGE HH SIZE

35.5 MEDIAN AGE

$51,000 MEDIAN HH INCOME

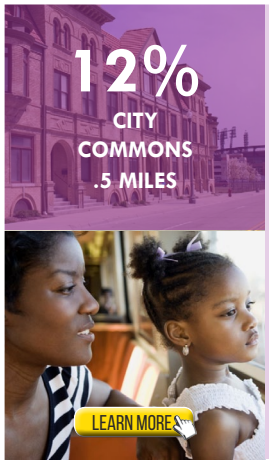


These residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living and its amenities.

1.85 AVERAGE HH SIZE

36.9 MEDIAN AGE

$93,000 MEDIAN HH INCOME



Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.66 AVERAGE HH SIZE

27.6 MEDIAN AGE

$17,000 MEDIAN HH INCOME

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