

# FOR SALE

Baltimore City, Maryland

# CANTON TURN-KEY CORNER BAR/RESTAURANT

601 S. CLINTON STREET | BALTIMORE, MARYLAND, 21224



## AVAILABLE

2,040 sf (2 levels)

## ZONING

B-2-2 (Business)

## LOCAL POPULATION

12,978 (10 min. walk time)

## WALK SCORE

94 (Walker's Paradise)

## PRICE REDUCTION!

~~\$639,500~~ \$529,000

## HIGHLIGHTS

- ▶ 52 seats (including 18 bar stools)
- ▶ Permitted outdoor patio seating (5 tables)
- ▶ 7 Day Tavern "Class D" Liquor License (w/ package goods)
- ▶ Sale price includes all FF&E, Liquor License and Poe-themed menu and concept
- ▶ Finished apartment upstairs, currently used as office/storage



Mike Gioioso | Vice President

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# BIRDSEYE

601 S. CLINTON STREET | BALTIMORE, MARYLAND, 21224

## DOMINANT LIFESTYLES

1 mile radius



**33%** Metro Renters



LEARN MORE

esri.com/tapestry

Average HH Size: 1.66  
Median Age: 31.8  
Median HH Income: \$52,000

**13%** Laptops and Lattes



LEARN MORE

esri.com/tapestry

Average HH Size: 1.85  
Median Age: 36.9  
Median HH Income: \$93,000

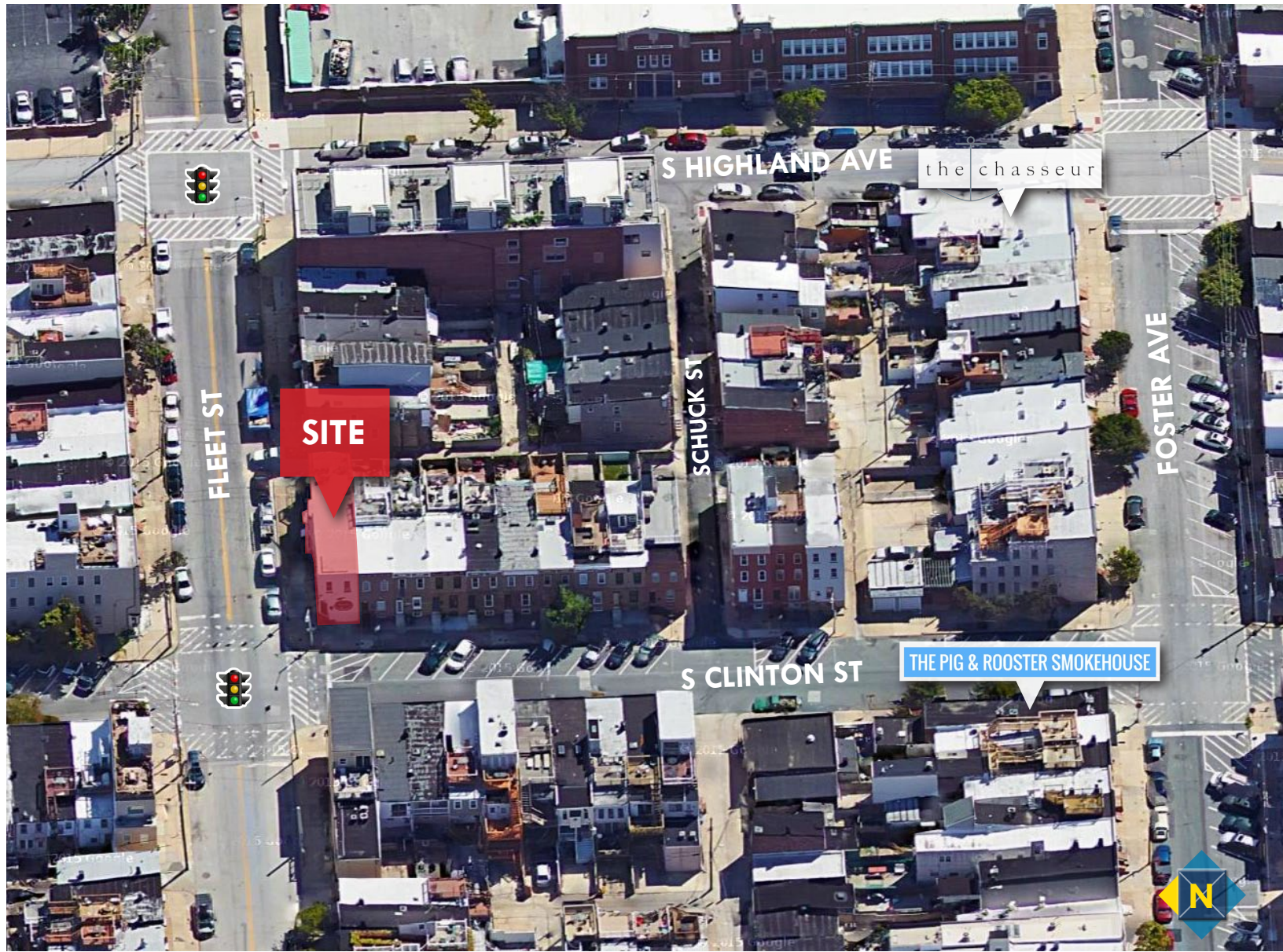
**11%** Emerald City



LEARN MORE

esri.com/tapestry

Average HH Size: 2.05  
Median Age: 36.6  
Median HH Income: \$52,000



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# TRADE AREA

601 S. CLINTON STREET | BALTIMORE, MARYLAND, 21224



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Baltimore City, Maryland

# LOCATION / DEMOGRAPHICS

601 S. CLINTON STREET | BALTIMORE, MARYLAND, 21224

## DEMOGRAPHICS

1 mile 2 miles 3 miles



Population

40,248 92,392 194,739



Number of Households

16,710 38,684 81,229



Average Household Income

\$81,631 \$70,282 \$65,187



Daytime Employees

16,451 74,314 190,181

## RETAIL EXPENDITURES

1 mile 2 miles 3 miles



Furniture & Home

\$19.4M \$38.6M \$75.2M



Entertainment & Recreation

\$50.4M \$101.0M \$196.7M



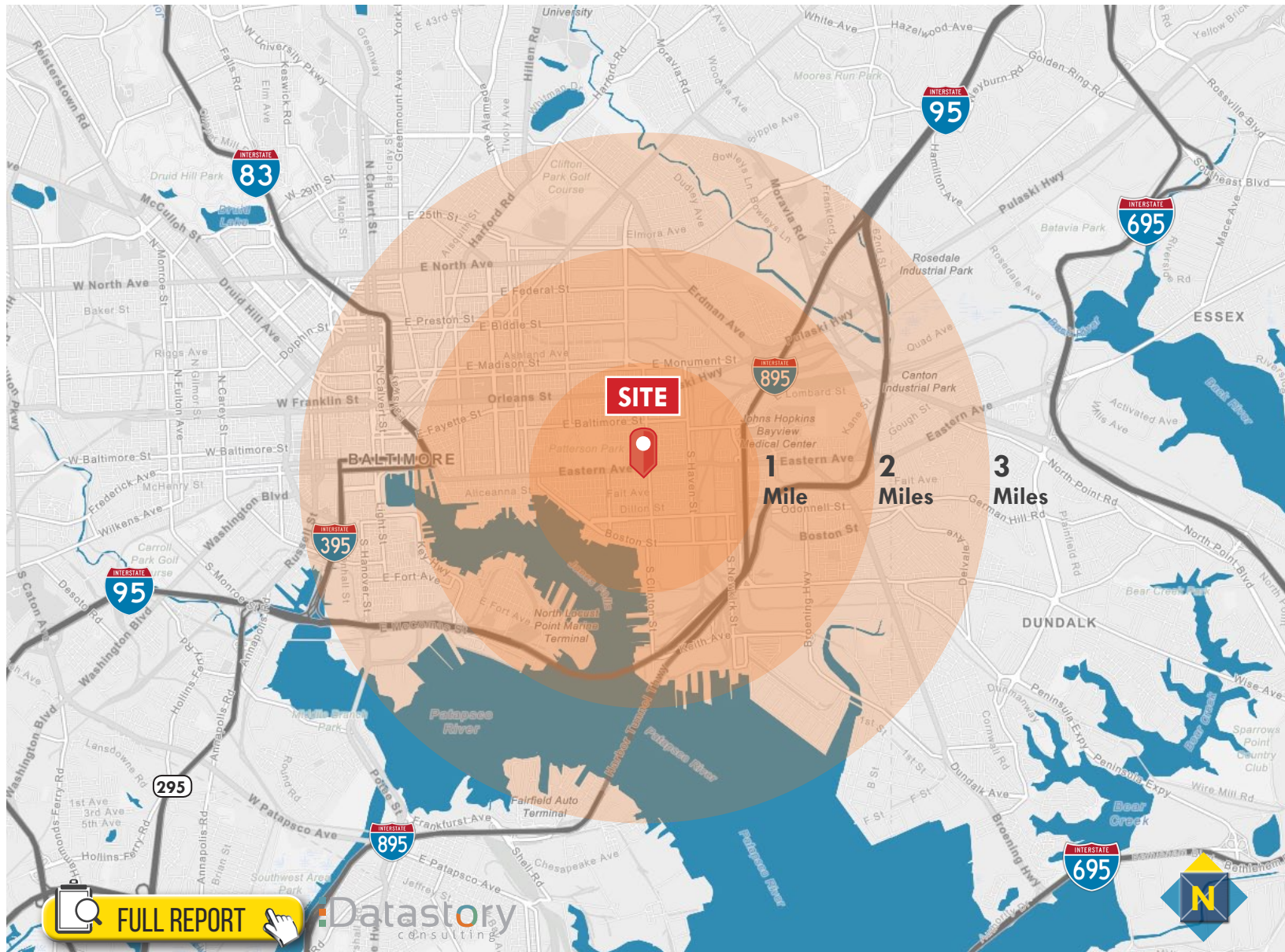
Fashion & Clothing

\$38.7M \$76.3M \$147.1M



Food & Drink

\$58.6M \$115.7M \$223.9M



FULL REPORT

**Datastory**  
consulting



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