

FOR SALE

Baltimore City, Maryland

OFFICE/RETAIL/RESIDENTIAL CONDOMINIUM

723 S. CHARLES STREET | BALTIMORE, MARYLAND 21230

AVAILABLE

- ▶ 2,050 sf contiguous
 - Suite 104: 927 sf
 - LL 4: 1,123 sf

BUILDING SIZE

15,804 sf

YEAR BUILT

1985

ZONING

O-R-2 (Office/Residential)

TRAFFIC COUNT

7,321 AADT (S. Charles St)

SALE PRICE

\$278,000

HIGHLIGHTS

- ▶ Features multiple offices, kitchenette and 2 restrooms
- ▶ Direct street level entrance
- ▶ Adjacent to private (monthly) parking lot
- ▶ Walking distance to Federal Hill Retail District



AUCTION 10/10 11:00 AM
\$160,000
OPENING BID



STREET VIEW

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BIRDSEYE

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TRADE AREA

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DOMINANT LIFESTYLES

2 mile radius



% Savvy Suburbanites



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esri.com/tapestry

Average HH Size: 2.00
Median Age: 33.0
Median HH Income: \$50,000

% Parks and Rec



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esri.com/tapestry

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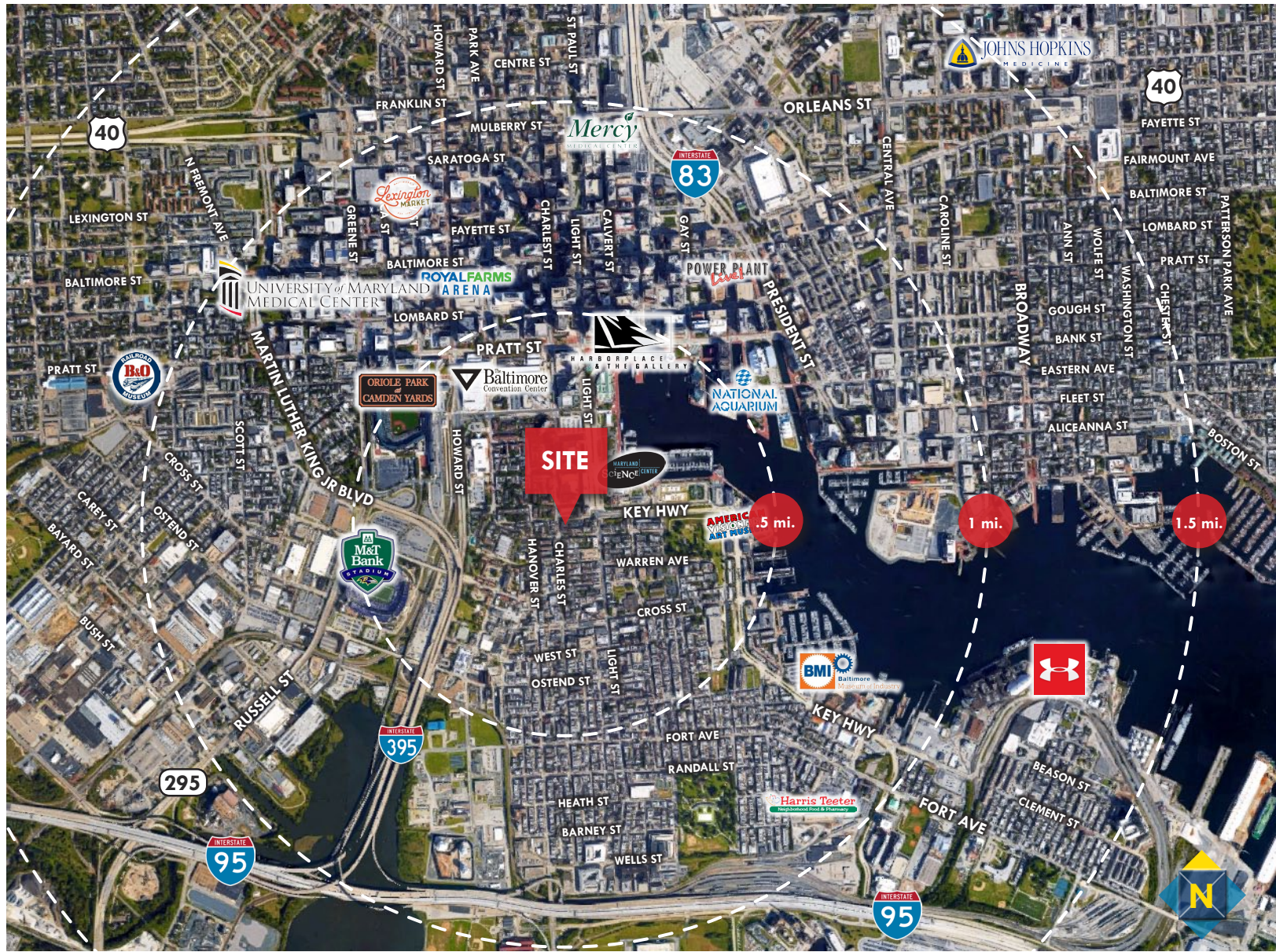
% Golden Years



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LOCATION / DEMOGRAPHICS

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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Total Population	29,059	118,651	247,263
Male Population	14,742	60,467	121,329
Female Population	14,318	58,184	125,934
Number of Households	15,303	54,089	104,131
Average Household Size	1.84	2.02	2.26
Median Age	32.2	33.1	33.7
Average Household Income	\$88,979	\$69,565	\$58,217
Daytime Population	115,557	244,579	372,585
Education (College+)	76.7%	59.8%	51.5%

