

FOR LEASE

 Baltimore City, Maryland



OFFICE/RETAIL SPACE

1012 MORTON STREET | BALTIMORE, MD 21201

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AVAILABLE

- ▶ 1st Floor: 2,500 sf
- ▶ 2nd Floor: 2,500 sf
- Total: 5,000 sf

TERM

3-10 years

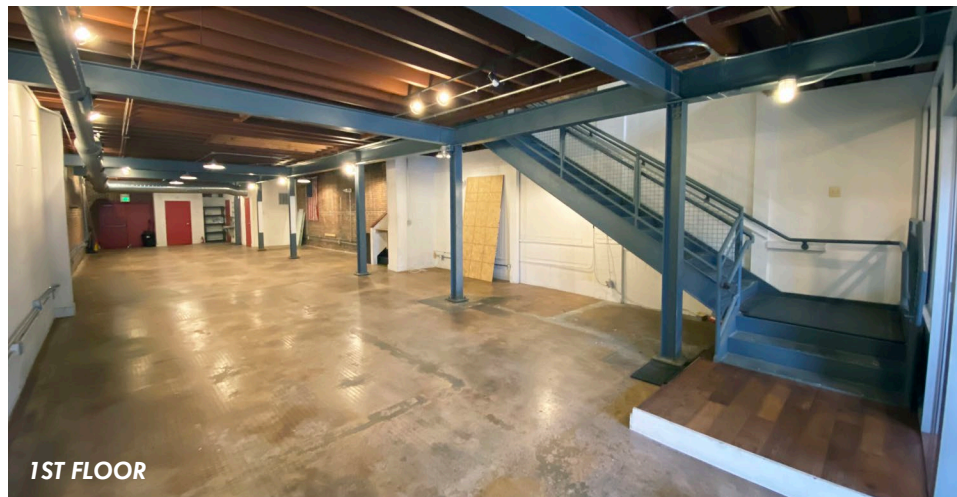
RENTAL RATE

- ▶ 1st Floor: \$17.25 psf
- ▶ 2nd Floor: \$15.50 psf

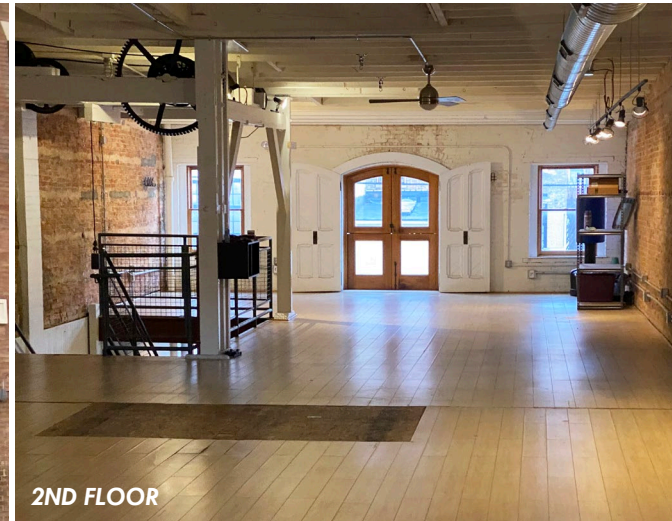
Tenant pays HVAC, electric, janitorial

HIGHLIGHTS

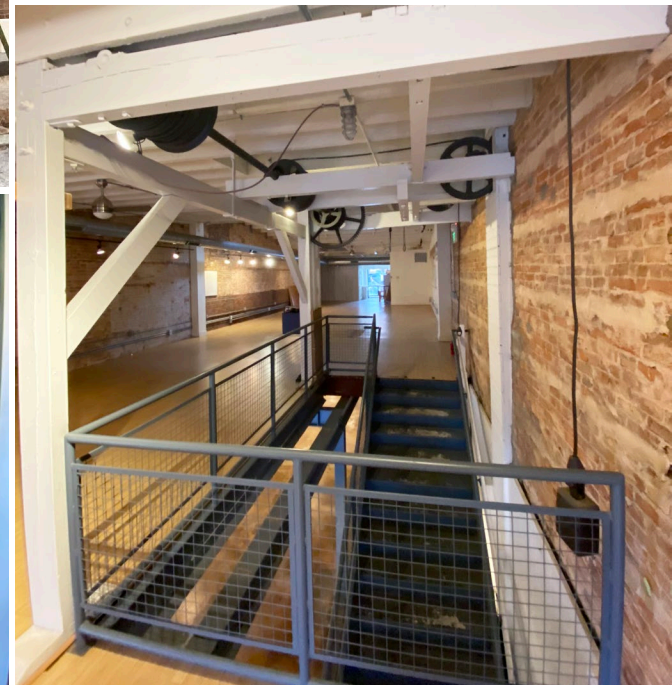
- ▶ Historic carriage house converted to commercial space
- ▶ Restroom on each floor; 2nd floor restroom includes shower
- ▶ Wide open space on each floor; 2nd floor has high ceilings and a skylight
- ▶ Tenant-controlled HVAC with separate systems for each floor
- ▶ Parking in a secured private garage; Additional public parking in lot across the street



1ST FLOOR



2ND FLOOR

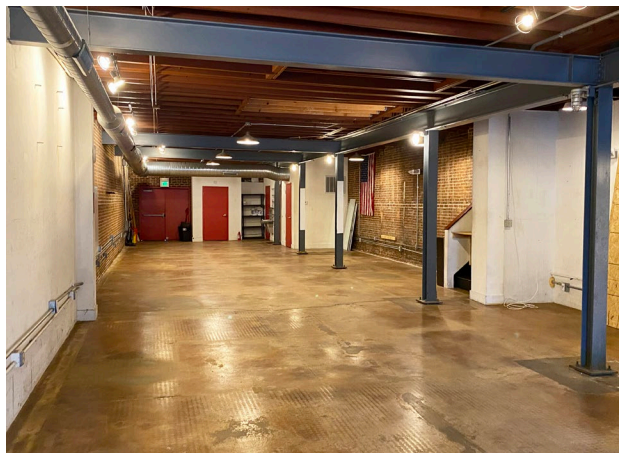
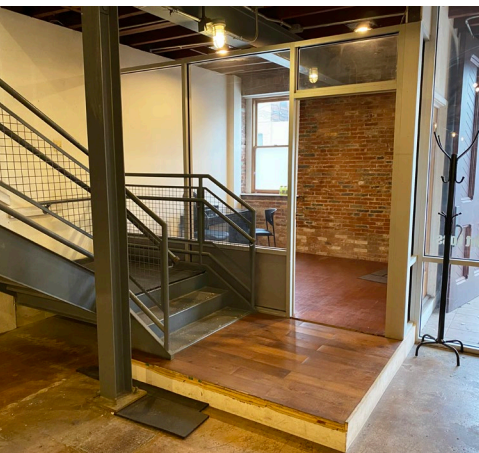


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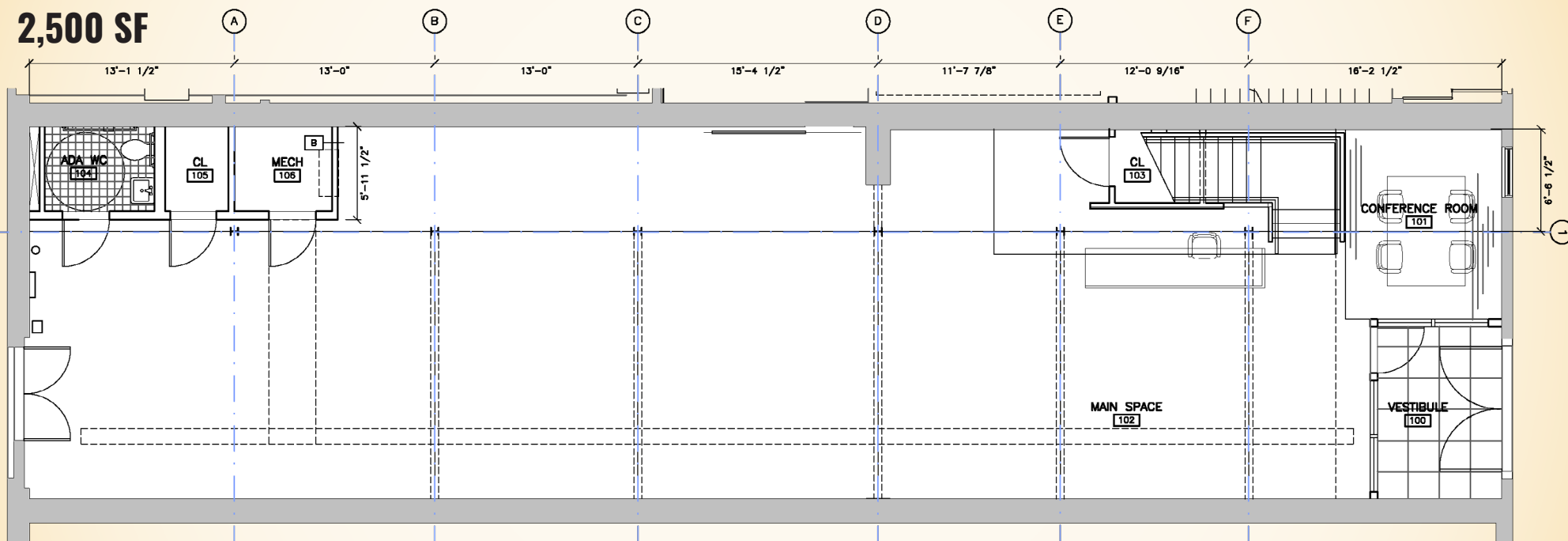
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1ST FLOOR

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2,500 SF

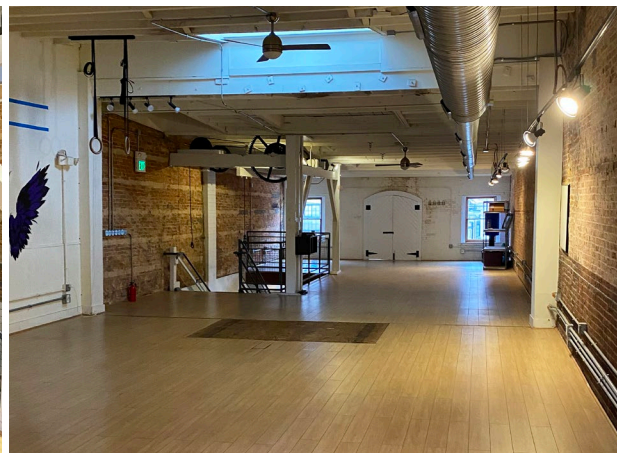


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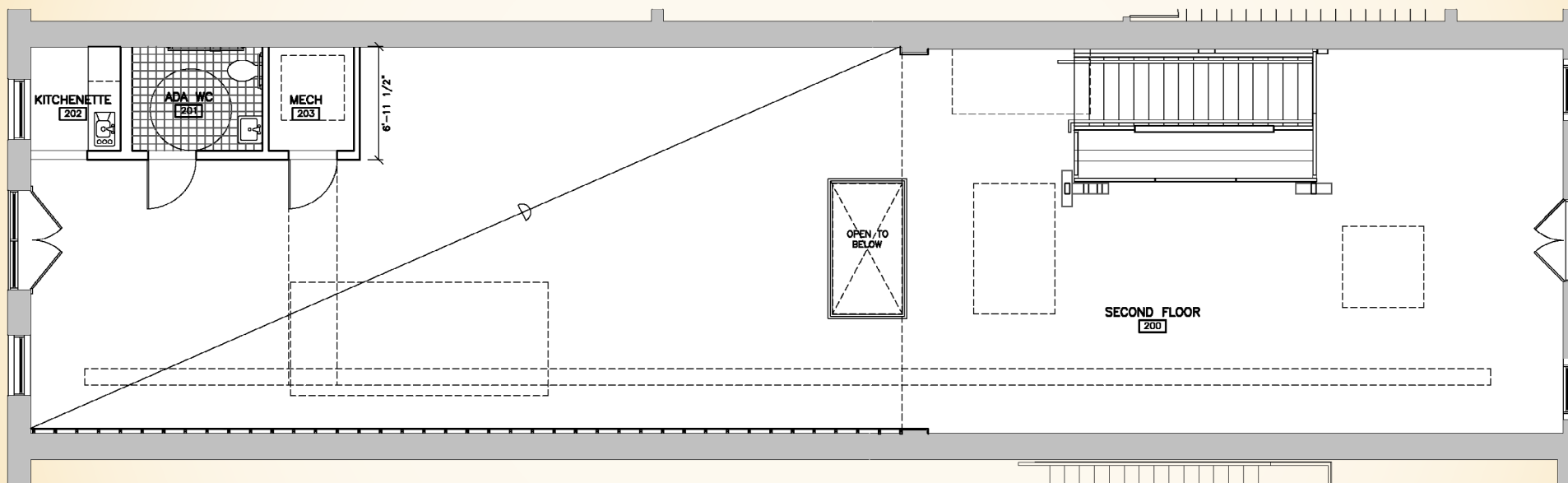
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2ND FLOOR

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2,500 SF



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BIRDSEYE

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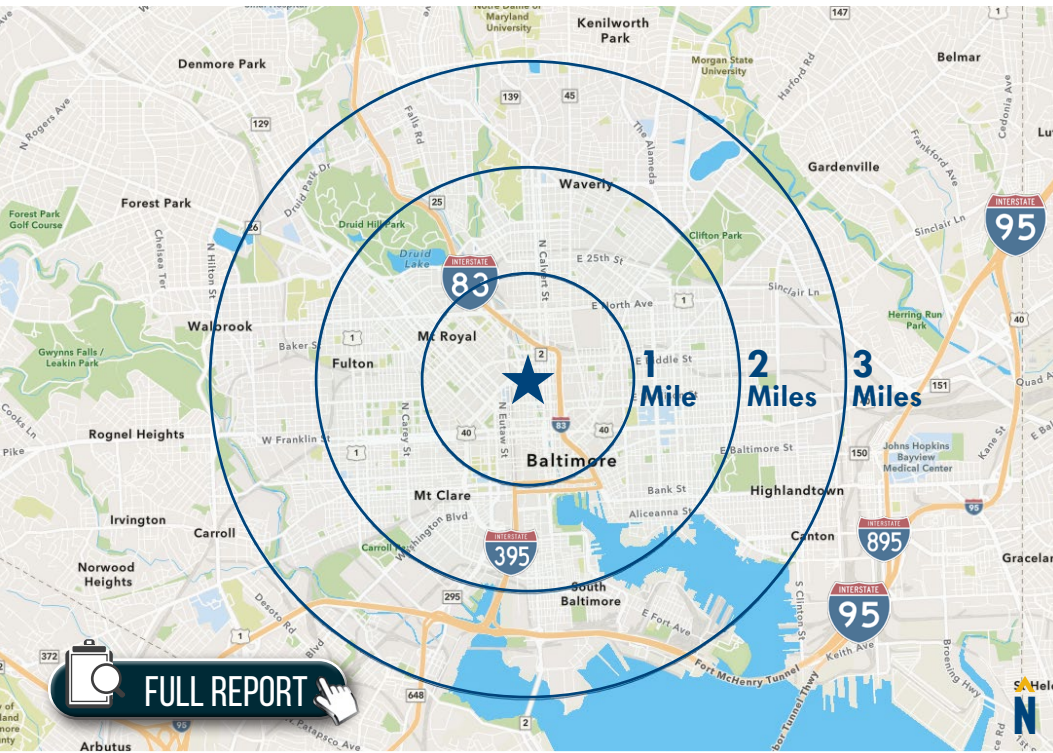


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LOCATION / DEMOGRAPHICS (2022)

1012 MORTON STREET | BALTIMORE, MARYLAND 21201



RESIDENTIAL POPULATION

48,187

1 MILE

157,982

2 MILES

273,977

3 MILES

NUMBER OF HOUSEHOLDS

25,226

1 MILE

75,478

2 MILES

126,306

3 MILES

AVERAGE HH SIZE

1.75

1 MILE

1.99

2 MILES

2.09

3 MILES

MEDIAN AGE

33.1

1 MILE

34.3

2 MILES

35.3

3 MILES

AVERAGE HH INCOME

\$75,818

1 MILE

\$85,513

2 MILES

\$95,763

3 MILES

EDUCATION (COLLEGE+)

63.0%

1 MILE

60.2%

2 MILES

60.3%

3 MILES

EMPLOYMENT (AGE 16+ IN LABOR FORCE)

95.0%

1 MILE

94.2%

2 MILES

94.5%

3 MILES

DAYTIME POPULATION

95,090

1 MILE

2612,799

2 MILES

374,762

3 MILES

26%

METRO RENTERS

2 MILES

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.

1.67

AVERAGE HH SIZE

32.5

MEDIAN AGE

\$67,000

MEDIAN HH INCOME

LEARN MORE

17%

CITY COMMONS

2 MILES

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.

2.67

AVERAGE HH SIZE

28.5

MEDIAN AGE

\$18,300

MEDIAN HH INCOME

LEARN MORE

14%

MODEST INCOME HOMES

2 MILES

Religious faith and family values guide the modest lifestyles of families in this urban segment. Consumers in this market live for today, choosing to save only for a specific purpose. TV is the media of choice.

2.56

AVERAGE HH SIZE

37.0

MEDIAN AGE

\$23,900

MEDIAN HH INCOME

LEARN MORE

11%

SOCIAL SECURITY SET

2 MILES

This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

1.73

AVERAGE HH SIZE

45.6

MEDIAN AGE

\$17,900

MEDIAN HH INCOME

LEARN MORE



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