



FOR **SALE/LEASE**

FEDERAL HILL/CROSS STREET RESTAURANT

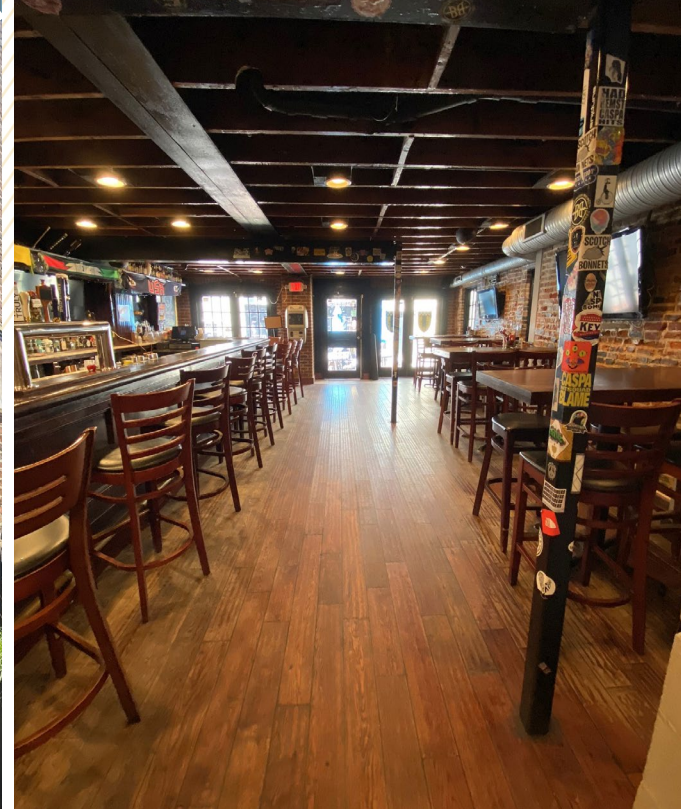
1041-1043 MARSHALL STREET | BALTIMORE, MARYLAND 21230



PROPERTY OVERVIEW

HIGHLIGHTS:

- Restaurant/Tavern in the heart of Baltimore's "Federal Hill" Neighborhood
- 2 floors of restaurant space/private party areas with multiple bars and a second level kitchen
- Street level windows allow for an indoor / outdoor feel
- 7-Day Beer/Wine/Liquor License conveys
- Outdoor seating potential along Marshall Street
- External walk-in cooler in alley for draft beer loading
- Directly on the walking path between Federal Hill, the Baltimore Orioles Stadium and Ravens Stadium



BUILDING SIZE:

2,650 SF ±

LOT SIZE:

1,351 SF ±

STORIES:

2

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

RENTAL RATE:

NEGOTIABLE

SALE PRICE:

\$995,000



GOOGLE STREET VIEW

INTERIOR PHOTOS



LOCAL TRADE AREA



Federal Hill

INTERSTATE 95

INTERSTATE 395

HORSESHOE CASINO • BALTIMORE

M&T Bank STADIUM TOPGOLF

7 ELEVEN

CVS

CHARLES ST

E HENRIETTA ST

ORIOLE PARK at CAMDEN YARDS

SITE

LIGHT ST



BMORE LICKS

TAQUERIA EL RODEO

Fulton Bank DUNKIN'

CROSS STREET MARKET

FH FITNESS

CEREMONY COFFEE ROASTERS

DMV EMPANADAS

Water Song

Pizza di Joey

WATERSHED

8x0

MAGERKS, ILLUSIONS, ANGEL'S, INSOMNIA COOKIES, ZAATAR, M.C.C.

PANDORA'S BOX, THE WURST, SPOONS, CROSSBAR, PUBLIC HOUSE, COUNTRY CLUB, Bank of America, PUB DOG, NO LA

BLUE MOON CAFE, BLUE AGAVE, MEXICAN FOOD, POKE BOWL, TINYBRICK OVEN

urban X deli

Brendali ITALIAN RISTORANTE, Be more Thai

SAM'S BAGELS

MOO MOO COWS DAIRY FARM FRESH ICE CREAM

Zoe's DeZert

TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

.5 MILES

1 MILE

1.5 MILES

RESIDENTIAL POPULATION



3,888

9,032

21,959

DAYTIME POPULATION



12,386

98,699

156,530

AVERAGE HOUSEHOLD INCOME



\$165,454

\$146,164

\$126,644

NUMBER OF HOUSEHOLDS



7,382

18,179

33,843

MEDIAN AGE

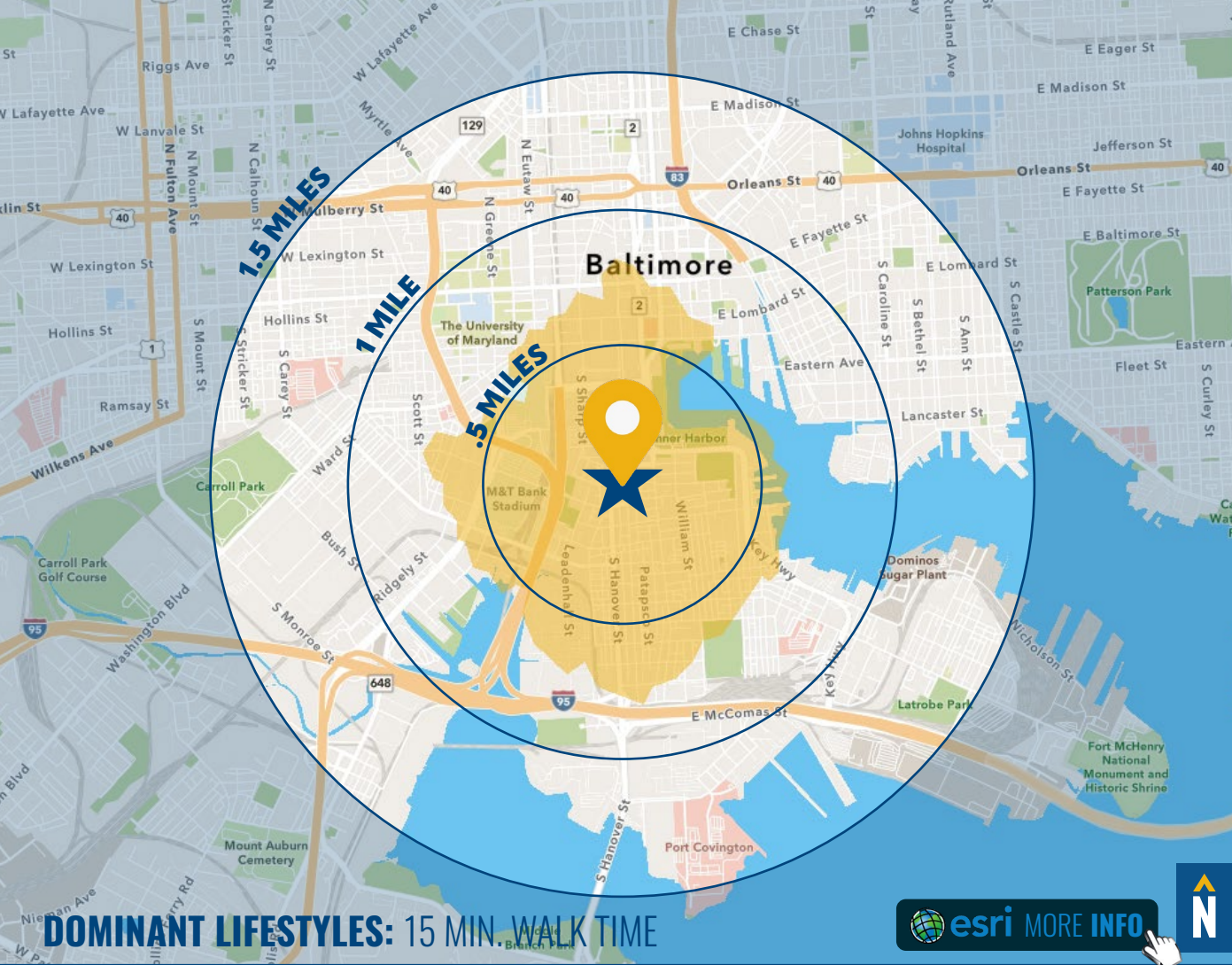


32.3

32.5

33.0

FULL DEMOS REPORT



38%

METRO RENTERS



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.

Median Age: **32.5**

Median Household Income: **\$67,000**

21%
LAPTOPS
AND LATTES



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.

Median Age: **37.4**

Median Household Income: **\$112,200**

17%
RETIREMENT
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: **53.9**

Median Household Income: **\$40,800**

FOR MORE INFO **CONTACT:**



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