



STATION NORTH RETAIL BUILDING

1901 N. CHARLES STREET | BALTIMORE, MARYLAND 21218

FOR
SALE



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare opportunity to obtain a former 1940s freestanding bank branch in the Station North arts district
- 2-story bank building plus basement, with satellite drive-thru ATM and teller building in parking lot
- Signalized corner location at North Avenue and N Charles Street provides unmatched visibility
- Multiple forms of ingress and egress to the site
- Redevelopment potential for multi-family, retail, restaurant, performing arts, etc.
- High vaulted ceilings throughout the first level

BUILDING SIZE:

5,952 SF ±

LOT SIZE:

.438 ACRES ±

YEAR BUILT:

1940

STORIES:

2 (+ BASEMENT)

TRAFFIC COUNT:

16,420 AADT (NORTH AVE)

9,614 AADT (N. CHARLES ST)

ZONING:

C-2 (COMMUNITY COMMERCIAL DISTRICT)



AERIAL



CHARLES ST

9,614 AADT

AMPLE
PARKING
ON-SITE

1

NORTH AVE

16,420 AADT

N

LOCAL BIRDSEYE



NEW
PENN STATION
REDEVELOPMENT

ub UNIVERSITY
OF BALTIMORE

BALTIMORE
SYMPHONY
ORCHESTRA

277 UNITS
FITZGERALD
THE BRASS TAP

alma
TAPAS
TEATRO

CHARLES
BIG

metro gallery

PARKWAY
HOME OF THE MARYLAND FILM FEST

McDonald's

ROYAL
BLUE

BW
BALTIMORE BICYCLE WORKS

MOTOR
HOUSE

JONG KAK
KOREAN CHARCOAL BARBECUE

save
a lot

PIZZA
BOL'S



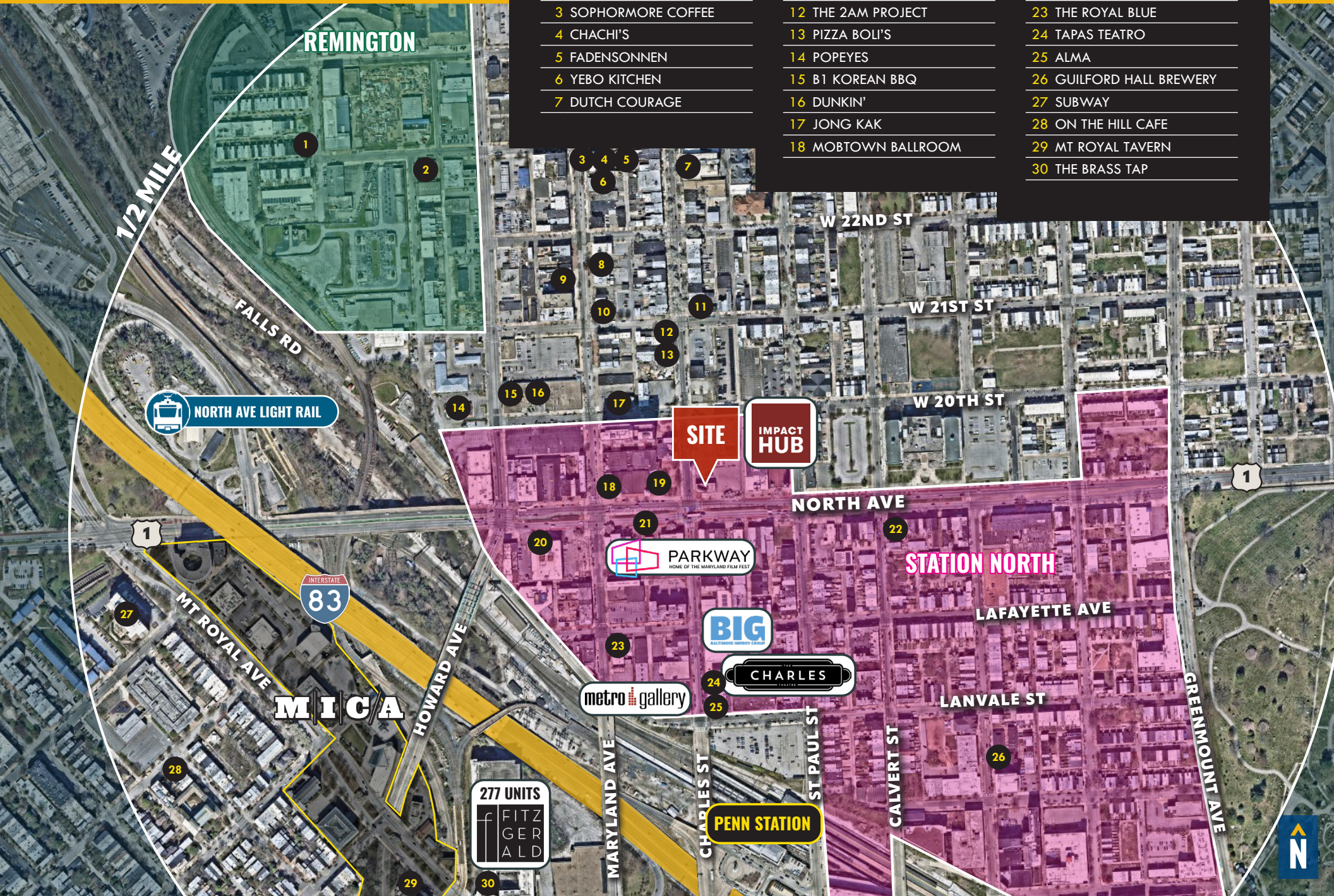
MARKET AERIAL

AREA RESTAURANTS

- 1 W.C. HARLAN
- 2 CLAVEL
- 3 SOPHORMORE COFFEE
- 4 CHACHI'S
- 5 FADENSONNEN
- 6 YEBO KITCHEN
- 7 DUTCH COURAGE

- 8 NO LAND BEYOND
- 9 IBAR
- 10 WHO KNOW'Z
- 11 MI COMALITO
- 12 THE 2AM PROJECT
- 13 PIZZA BOLI'S
- 14 POPEYES
- 15 B1 KOREAN BBQ
- 16 DUNKIN'
- 17 JONG KAK
- 18 MOBTOWN BALLROOM

- 19 THE CLUB CAR
- 20 STATION NORTH ARTS CAFE
- 21 MCDONALD'S
- 22 SOUL KUISINE
- 23 THE ROYAL BLUE
- 24 TAPAS TEATRO
- 25 ALMA
- 26 GUILFORD HALL BREWERY
- 27 SUBWAY
- 28 ON THE HILL CAFE
- 29 MT ROYAL TAVERN
- 30 THE BRASS TAP



277 UNITS
FITZGERALD

DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



43,966

144,434

285,707

DAYTIME POPULATION



53,245

258,617

395,603

AVERAGE HOUSEHOLD INCOME



\$81,763

\$80,225

\$93,511

NUMBER OF HOUSEHOLDS



21,736

69,870

130,550

MEDIAN AGE

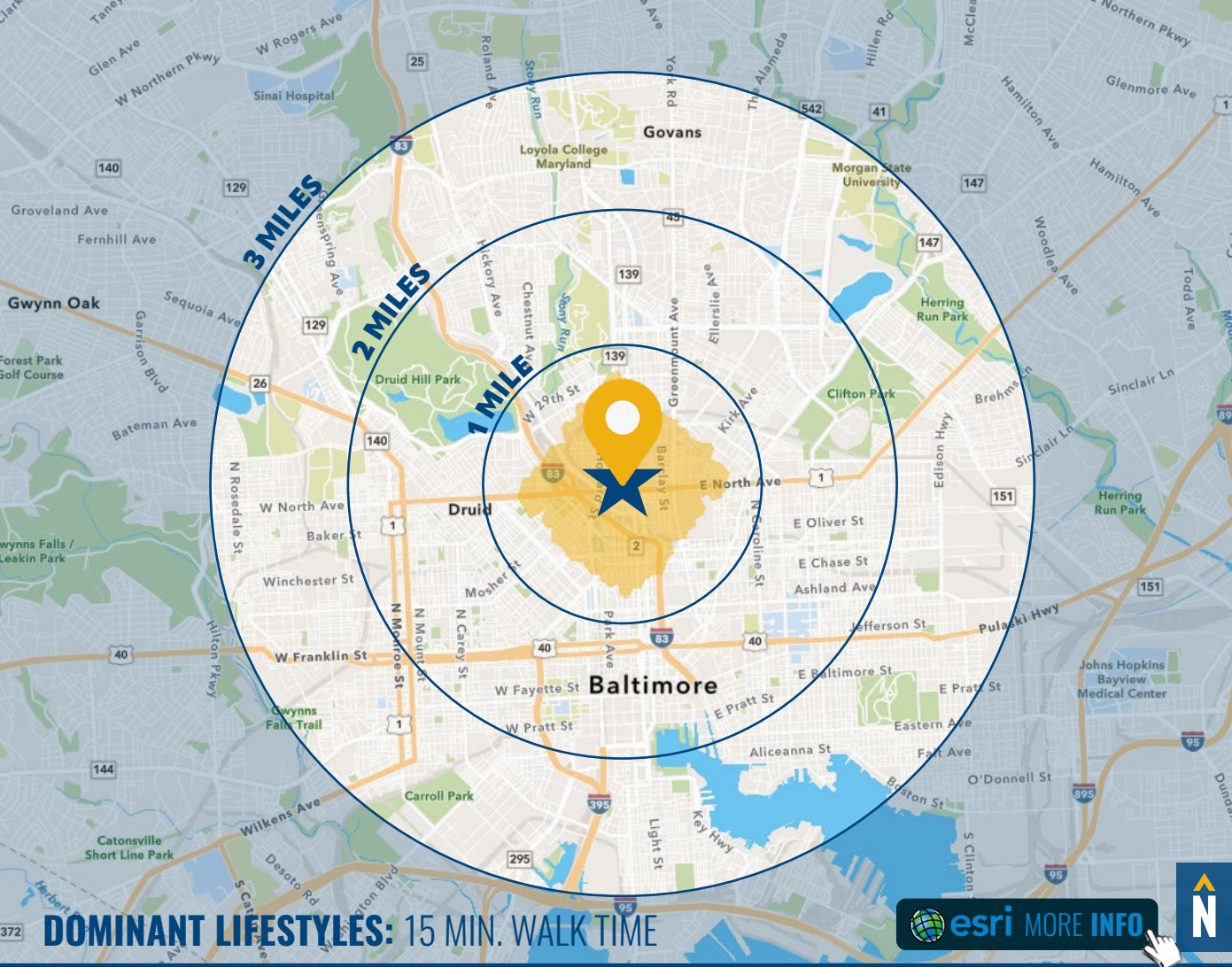


34.2

34.7

34.7

FULL DEMOS REPORT



40%
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**

20%
SOCIAL
SECURITY SET



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.

Median Age: **45.6**

Median Household Income: **\$17,900**

17%
SET TO IMPRESS



Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: **33.9**

Median Household Income: **\$32,800**

FOR MORE INFO **CONTACT:**

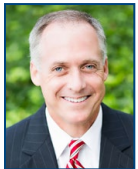


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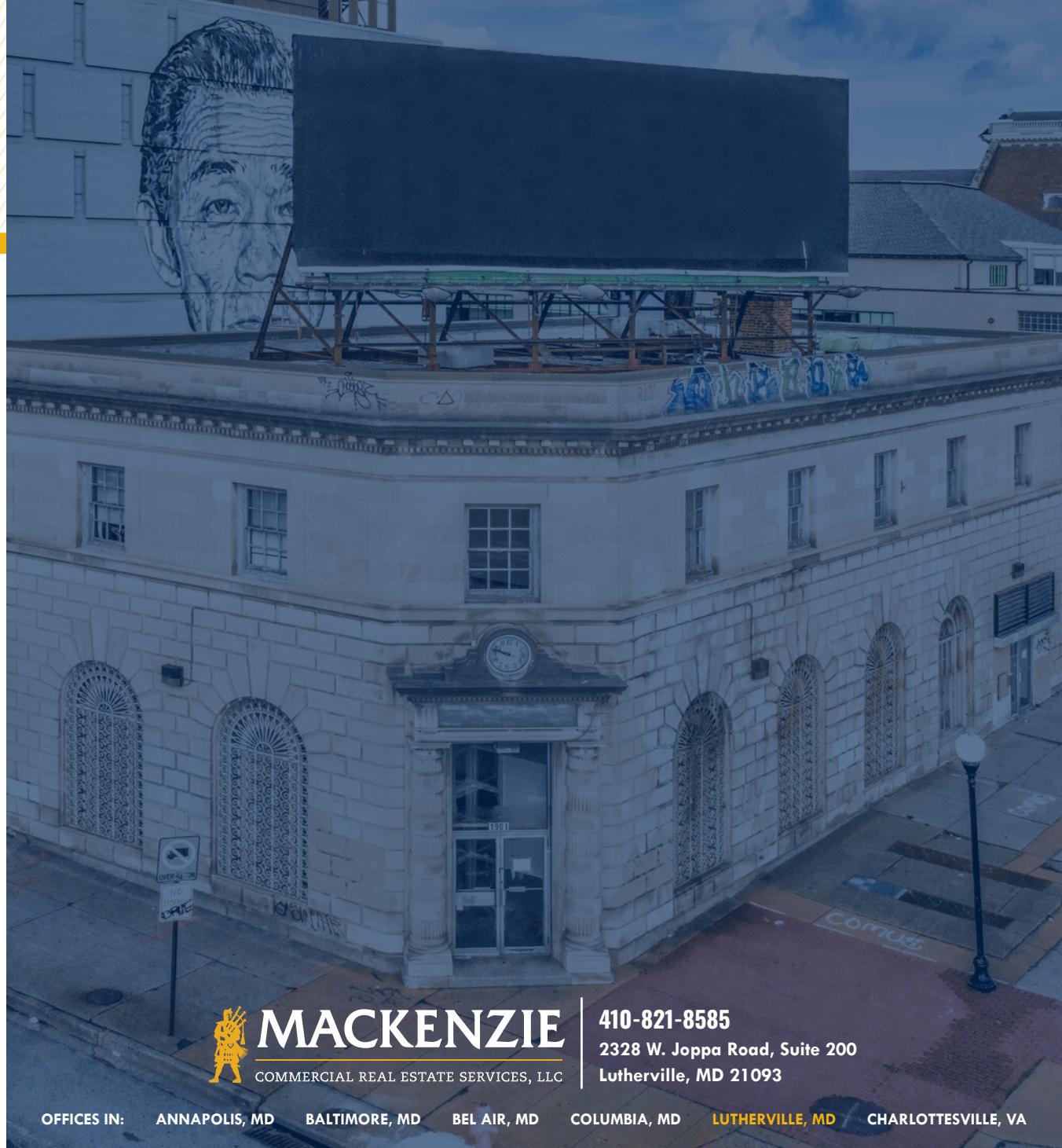
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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