

SALE/LEASE

Baltimore City, Maryland

STOREFRONT RETAIL AVAILABLE

THE B&O BUILDING | 2 N. CHARLES STREET | BALTIMORE, MARYLAND 21201

AVAILABLE

3,657 Leasable SF (3,180 Usable SF)

Can be demised to:

- ▶ 1,710 Leasable SF (1,487 Usable SF)
- ▶ 1,947 Leasable SF (1,693 Usable SF)

ZONING

C-5 (Downtown District)

TRAFFIC COUNT

8,901 AADT (N. Charles Street)

SALE PRICE

\$1,250,000

HIGHLIGHTS

- ▶ Corner retail space available at the iconic B&O Railroad Company headquarters
- ▶ Located in the heart of Downtown Baltimore's CBD
- ▶ Can easily be repurposed as a bank branch or modified for retail, restaurant, or medical
- ▶ Built in 1906; Renovated in 2009
- ▶ The property is currently operated as a mixed-use facility including office, retail, and full-service hotel (Hotel Monaco by Kimpton Hotels)



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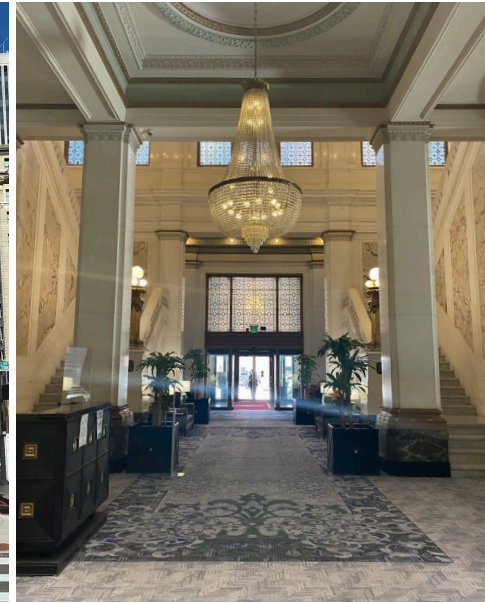
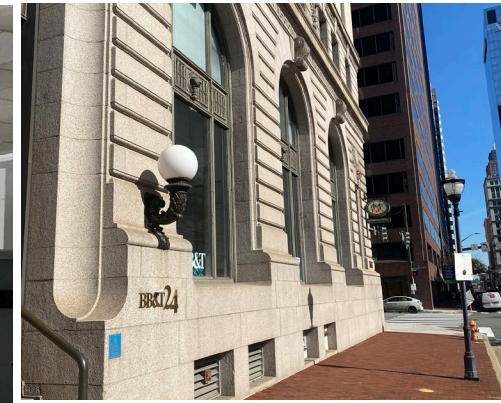
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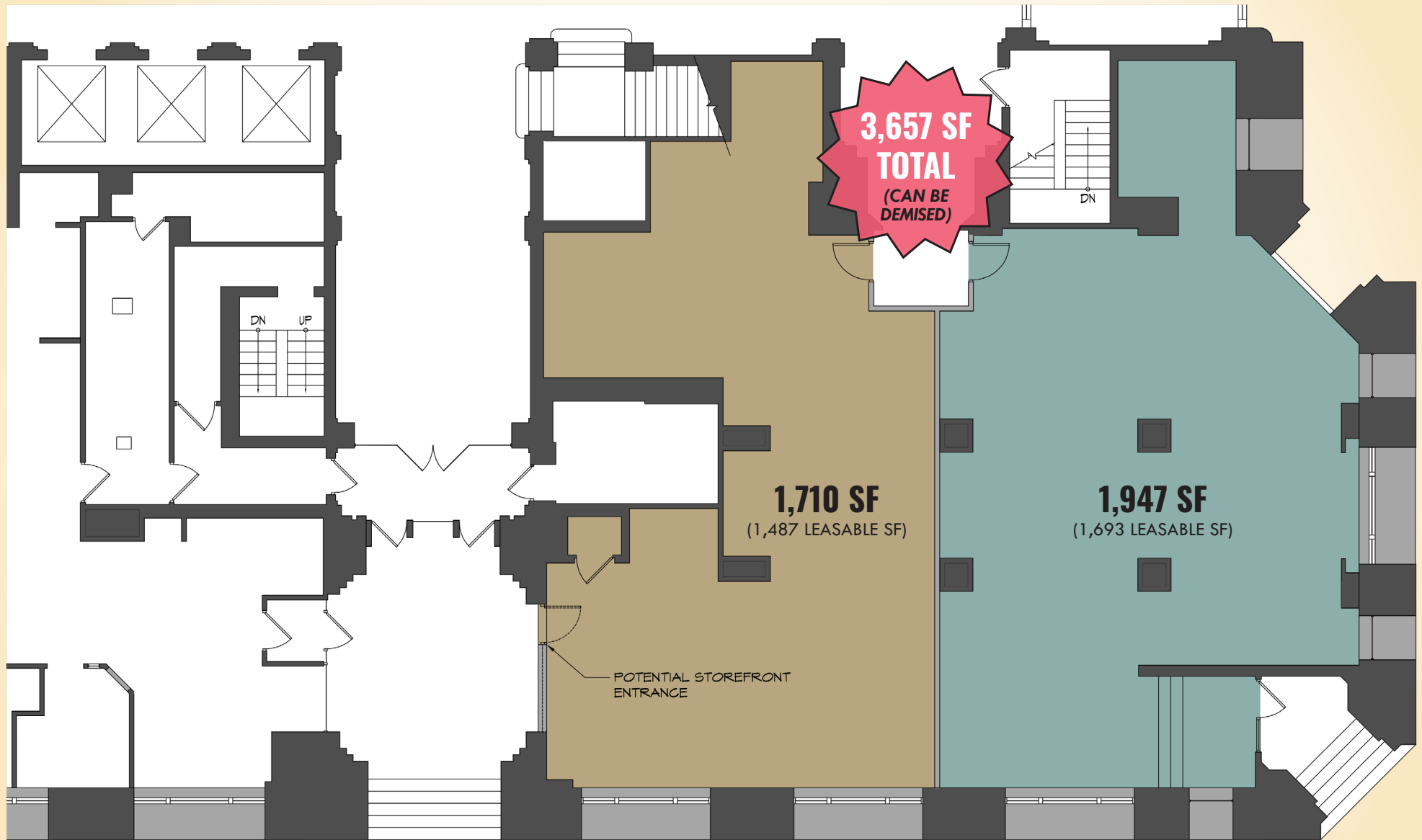
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FLOOR PLAN

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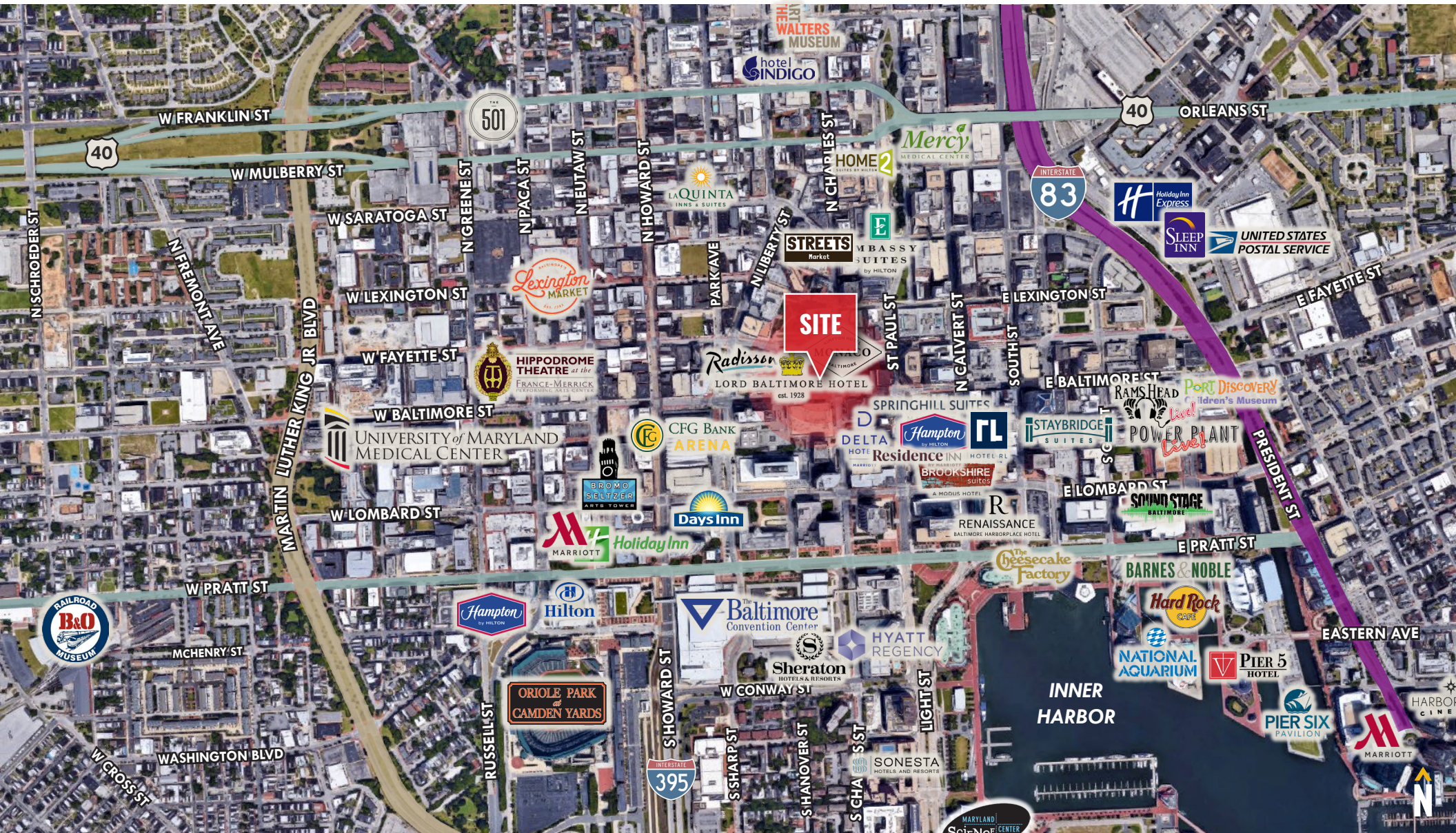
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TRADE AREA

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LOCATION / DEMOGRAPHICS (2022)

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FULL REPORT

RESIDENTIAL POPULATION 44,006 1 MILE 141,717 2 MILES 249,311 3 MILES	NUMBER OF HOUSEHOLDS 23,726 1 MILE 69,695 2 MILES 114,719 3 MILES	AVERAGE HH SIZE 1.70 1 MILE 1.96 2 MILES 2.09 3 MILES	MEDIAN AGE 33.1 1 MILE 34.6 2 MILES 34.6 3 MILES
AVERAGE HH INCOME \$94,723 1 MILE \$99,471 2 MILES \$93,776 3 MILES	EDUCATION (COLLEGE+) 70.3% 1 MILE 63.4% 2 MILES 59.4% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.0% 1 MILE 94.9% 2 MILES 94.4% 3 MILES	DAYTIME POPULATION 130,354 1 MILE 249,513 2 MILES 359,827 3 MILES

50% METRO RENTERS
1 MILE

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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

17% CITY COMMONS
1 MILE

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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

7% COLLEGE TOWNS
1 MILE

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This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME

7% RETIREMENT COMMUNITIES
1 MILE

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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.

1.88
AVERAGE HH SIZE

53.9
MEDIAN AGE

\$40,800
MEDIAN HH INCOME