

FOR SALE

Baltimore City, Maryland

PRICE REDUCED!

TURN-KEY CANTON RESTAURANT

2821-2823 O'DONNELL STREET
BALTIMORE, MARYLAND 21224



Henry Deford | Vice President

410.494.4861

hdeford@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21093 • www.MACKENZIECOMMERCIAL.com

FOR SALE



Baltimore City, Maryland

TURN-KEY CANTON RESTAURANT

2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224

PRICE REDUCED!

BUILDING SIZES:

- ▶ 2821 O'Donnell Street: 2,250 sf
- ▶ 2823 O'Donnell Street: 2,250 sf

ZONING

C-1
(Neighborhood Business District)

TRAFFIC COUNT

26,732 AADT (O'Donnell Street)

SALE PRICE (Reduced!)

~~\$1,800,000~~ \$1,200,000

HIGHLIGHTS

- ▶ Two (2) unique turn-key restaurants available
- ▶ High-profile location on Canton's busy O'Donnell Square
- ▶ Affluent demographics with high disposable incomes
- ▶ Furniture, fixtures and equipment included
- ▶ Class BD-7 7-Day Liquor License included



Henry Deford | Vice President

410.494.4861

hdeford@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

FOR SALE

Baltimore City, Maryland

PHOTOS: 2821 O'DONNELL

TURN-KEY CANTON RESTAURANT | 2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224



Henry Deford | Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

410.494.4861

hdeford@mackenziecommercial.com

FOR SALE



Baltimore City, Maryland

PHOTOS: 2823 O'DONNELL

TURN-KEY CANTON RESTAURANT | 2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224



Henry Deford | Vice President

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

☎ 410.494.4861

✉ hdeford@mackenziecommercial.com

FOR SALE

Baltimore City, Maryland

BIRDSEYE: O'DONNELL SQUARE

TURN-KEY CANTON RESTAURANT | 2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224



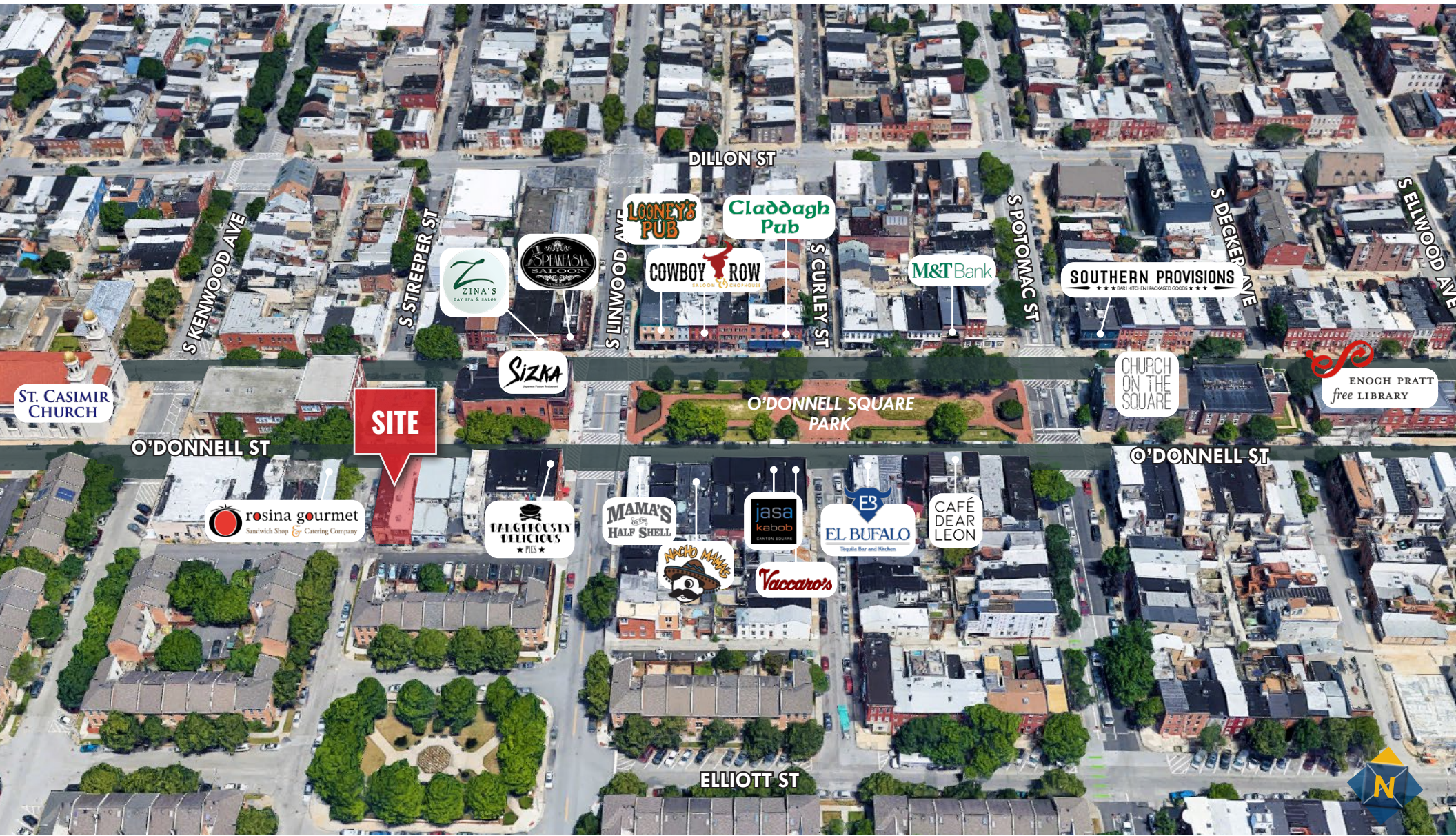
FOR SALE



Baltimore City, Maryland

BIRDSEYE: O'DONNELL SQUARE

TURN-KEY CANTON RESTAURANT | 2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224

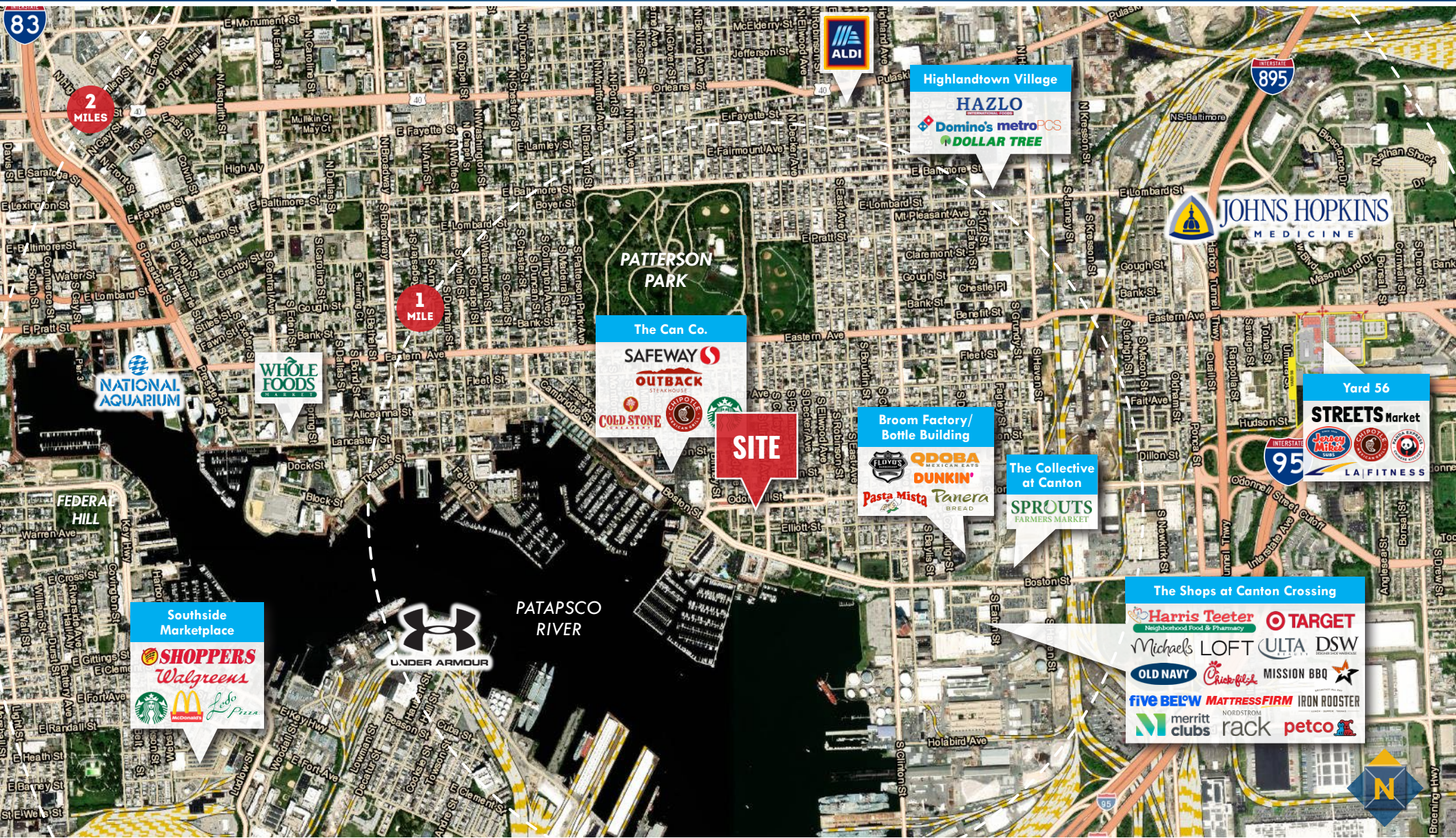


FOR SALE

Baltimore City, Maryland

TRADE AREA

TURN-KEY CANTON RESTAURANT | 2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224

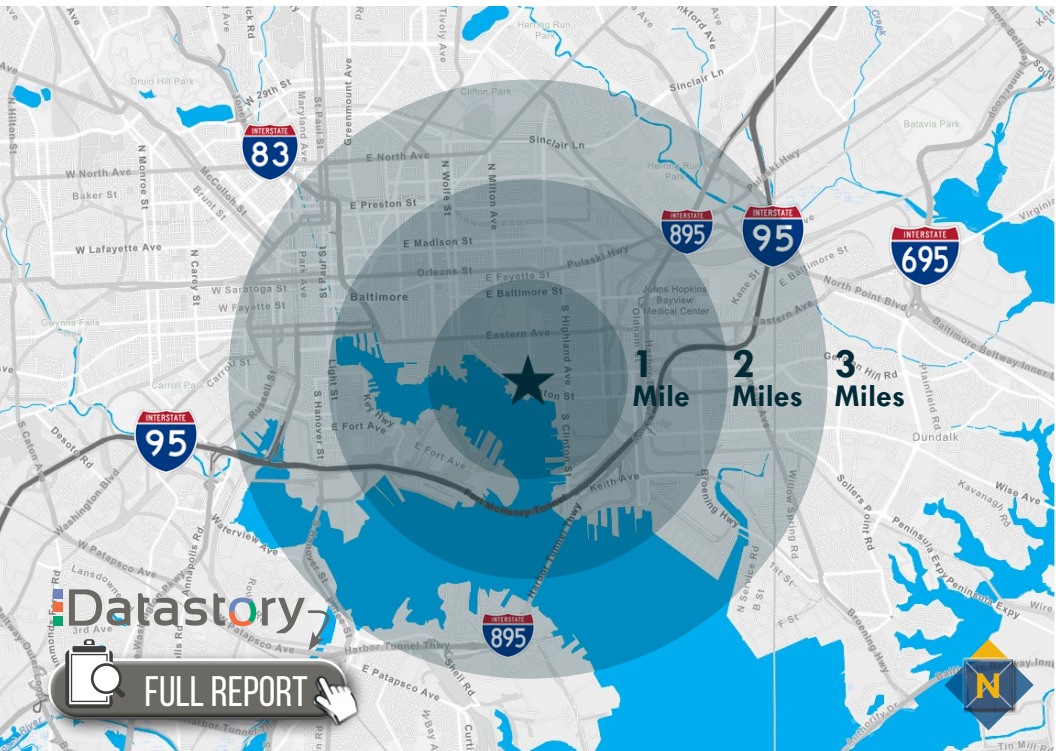


FOR SALE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS (2020)

TURN-KEY CANTON RESTAURANT | 2821-2823 O'DONNELL STREET | BALTIMORE, MARYLAND 21224



RESIDENTIAL POPULATION 32,961 1 MILE 94,390 2 MILES 181,572 3 MILES	NUMBER OF HOUSEHOLDS 15,640 1 MILE 39,980 2 MILES 77,326 3 MILES	AVERAGE HH SIZE 2.09 1 MILE 2.30 2 MILES 2.23 3 MILES	MEDIAN AGE 34.8 1 MILE 34.6 2 MILES 34.6 3 MILES
AVERAGE HH INCOME \$134,550 1 MILE \$109,224 2 MILES \$90,190 3 MILES	EDUCATION (COLLEGE+) 79.0% 1 MILE 66.2% 2 MILES 61.0% 3 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 91.6% 1 MILE 89.1% 2 MILES 88.2% 3 MILES	DAYTIME POPULATION 36,343 1 MILE 126,120 2 MILES 257,555 3 MILES

50% METRO RENTERS
1 MILE

[LEARN MORE](#)

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

16% LAPTOPS AND LATTES
1 MILE

[LEARN MORE](#)

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.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

12% EMERALD CITY
1 MILE

[LEARN MORE](#)

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

7% TRENDSETTERS
1 MILE

[LEARN MORE](#)

These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

2.12
AVERAGE HH SIZE

36.3
MEDIAN AGE

\$63,100
MEDIAN HH INCOME