

# CARRYOUT RESTAURANT

FOR  
**LEASE**



**MACKENZIE**  
RETAIL

## HIGHLIGHTS

- » 2nd generation, newly renovated
- » Large storefront in the heart of Federal Hill on highly popular Cross Street
- » Asking: \$4,000/mo., NNN (\$7.85 psf ±)
- » Brand new HVAC, electric service, interior drywall, ceilings, lighting, floor coverings
- » Existing walk-in freezer, grease hood system, 3-compartment sink and one (1) employee restroom
- » 2nd floor space: storage & private office
- » Situated across from Baltimore's iconic Cross Street Market (newly renovated)

### AVAILABLE:

**1,984 SF ±**  
(STREET LEVEL: 990 SF ±)  
(2ND FLOOR: 994 SF ±)

### RENTAL RATE:

**\$4,000/MO., NNN**  
(\$7.85 PSF ±)

### WALK SCORE:

**99 (WALKER'S PARADISE)**

### TRANSIT SCORE:

**84 (EXCELLENT TRANSIT)**

### ZONING:

**C-1 (NEIGHBORHOOD BUSINESS DISTRICT)**



**CONCEPTUAL ONLY** →

29 E CROSS ST.  
**THE LOCAL SLICE**



**29 E. CROSS STREET BALTIMORE, MD 21230**

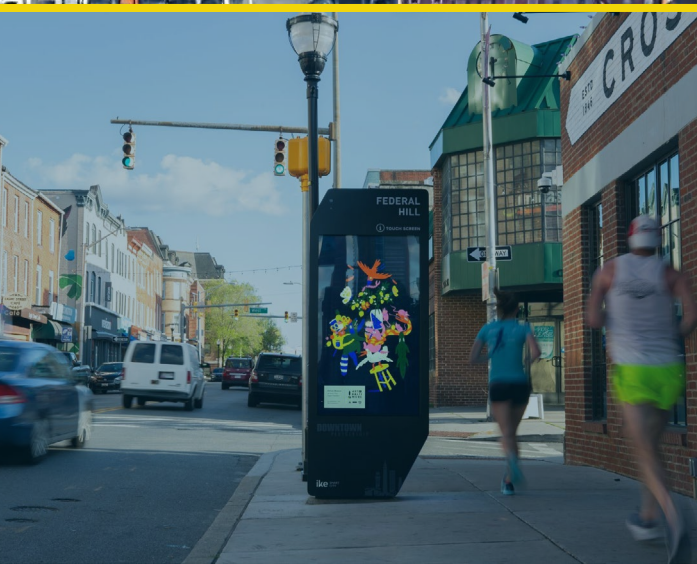


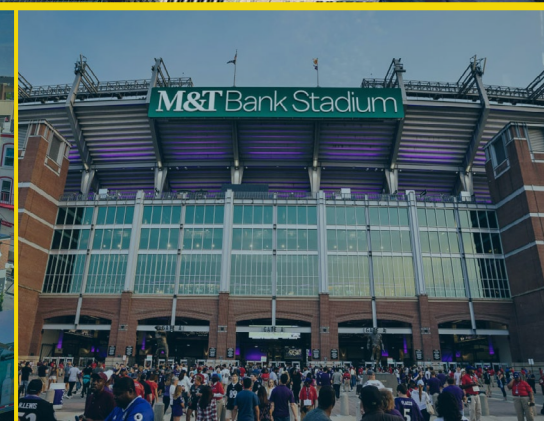
**GOOGLE STREET VIEW**

# Federal Hill



## LOCAL BIRDSEYE





# DEMOGRAPHICS

2023

WALK TIME: 5 MIN. 10 MIN. 15 MIN.

## RESIDENTIAL POPULATION



4,274	12,172	17,127
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## DAYTIME POPULATION



3,911	10,970	20,064
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## AVERAGE HOUSEHOLD INCOME



\$150,948	\$161,153	\$162,723
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## NUMBER OF HOUSEHOLDS



2,158	6,314	9,068
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## MEDIAN AGE



32.5	34.6	35.6
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FULL DEMOS REPORT



## DOMINANT LIFESTYLES: 1 MILE RADIUS

47%

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

24%

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

30%

EMERALD CITY



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.

Median Age: 37.4

Median Household Income: \$59,200



## CONTACT:



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