



STOREFRONT RETAIL

300 ST. PAUL PLACE | BALTIMORE, MARYLAND 21202

FOR
LEASE



GOOGLE STREET VIEW



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4,981 SF retail storefront space
 - » Ground Floor: 3,727 SF
 - » Mezzanine: 1,254 SF
- Unique ground level retail/office space
- 2 private dedicated restrooms
- Recently renovated space with ample lighting and high exposed ceilings
- 279 Luxury residential apartments above with garage parking
- Sits opposite Mercy Hospital and Embassy Suites, and is in close proximity to the Baltimore City District Courthouse building complex

AVAILABLE:

4,981 SF ±

WALK SCORE:

99 (WALKER'S PARADISE)

TRANSIT SCORE:

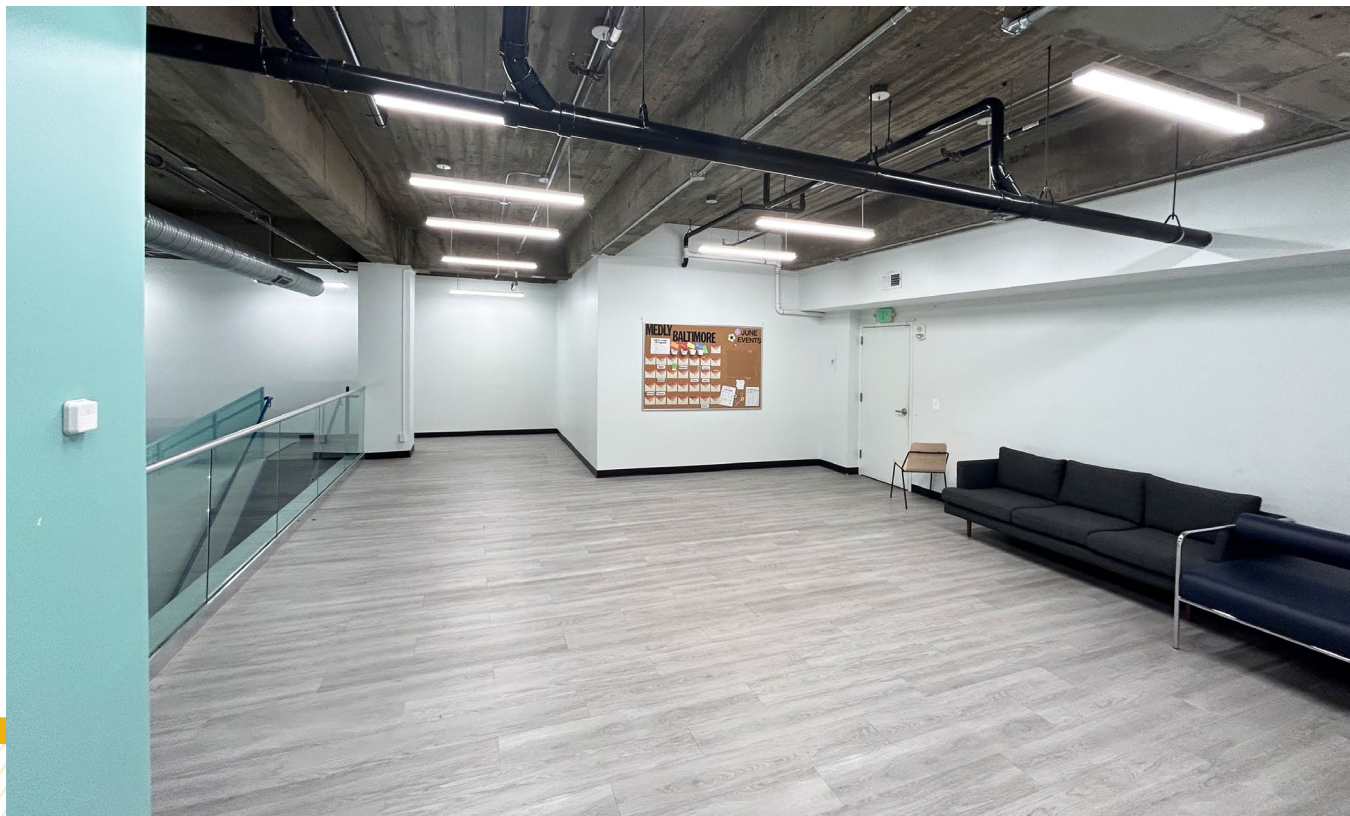
100 (RIDER'S PARADISE)

ZONING:

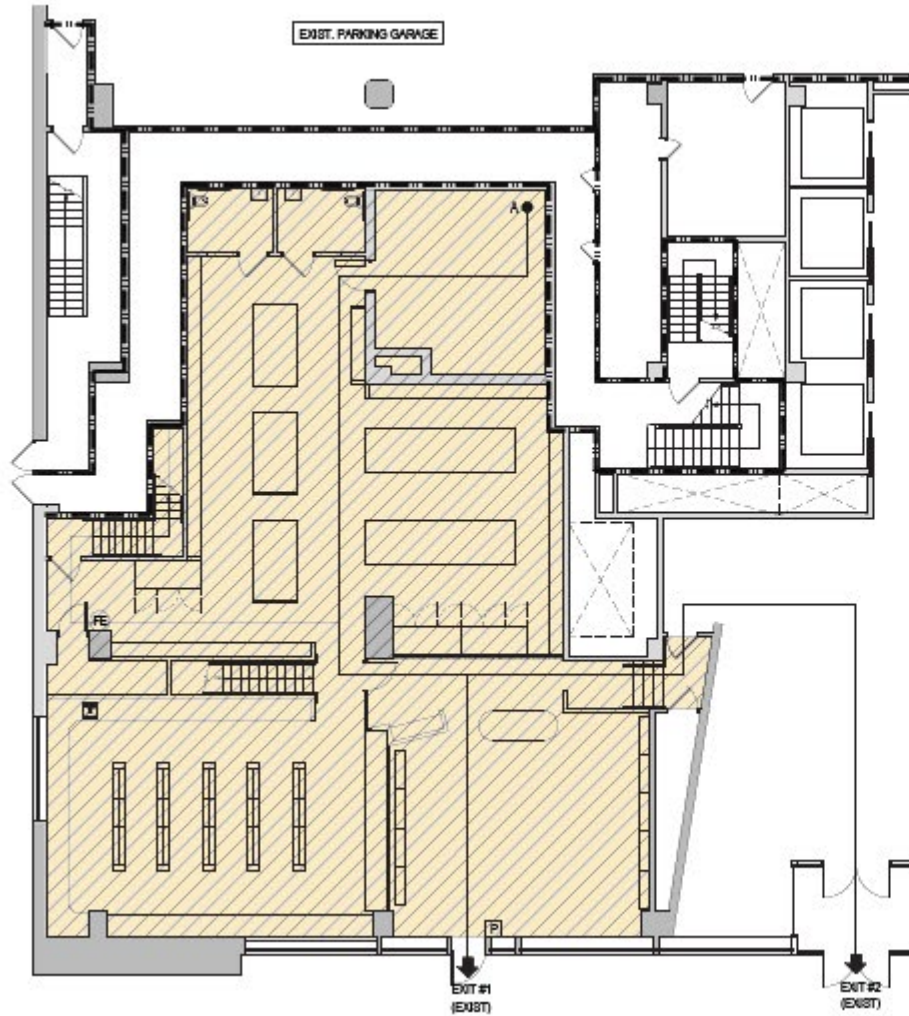
C-5-DC (DOWNTOWN CORE SUBDISTRICT)

RENTAL RATE:

\$18.00 PSF, NNN

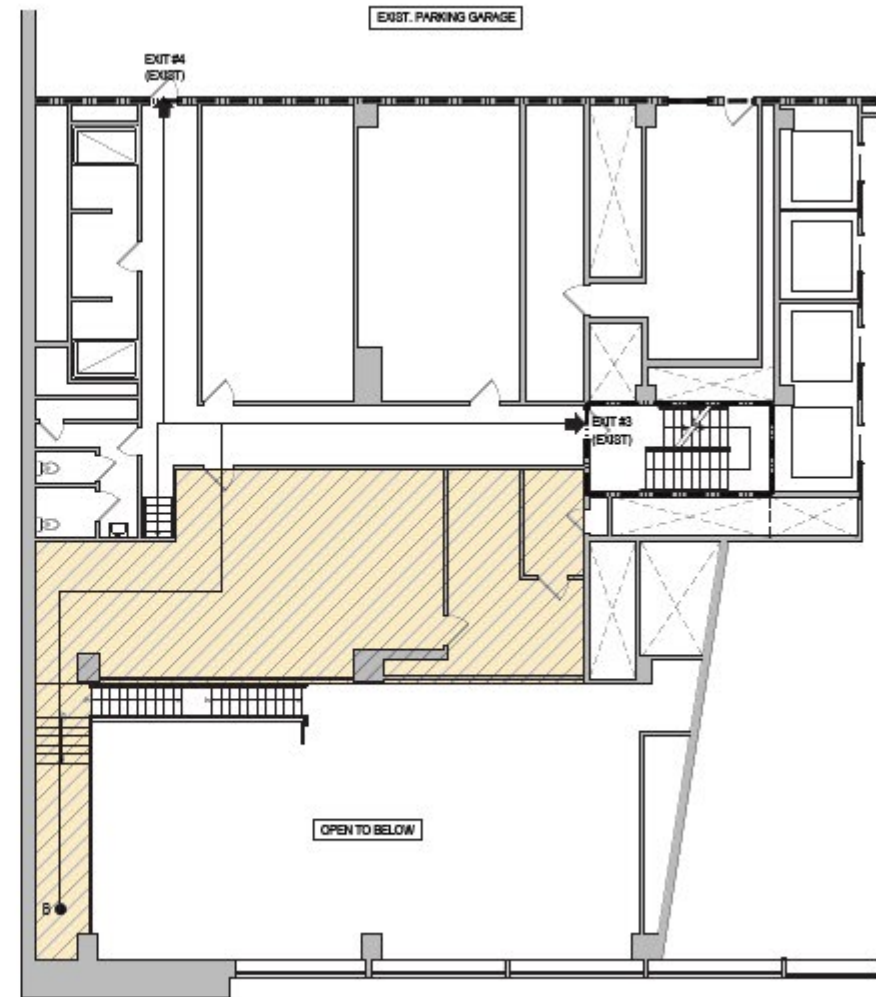


FLOOR PLANS



GROUND FLOOR:

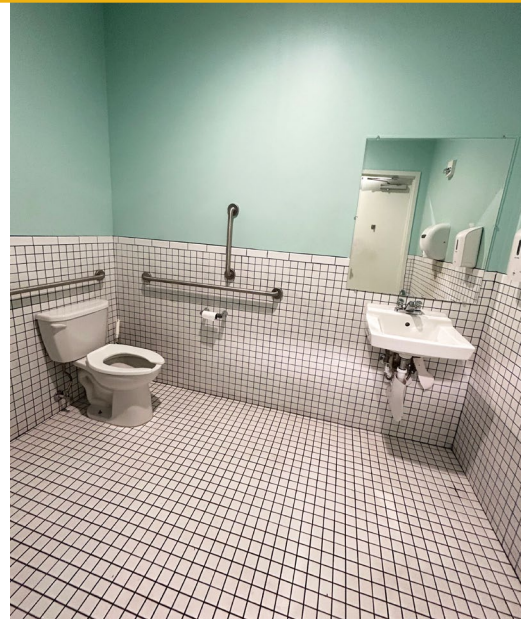
3,727 SF ±



MEZZANINE:

1,254 SF ±

ADDITIONAL PHOTOS

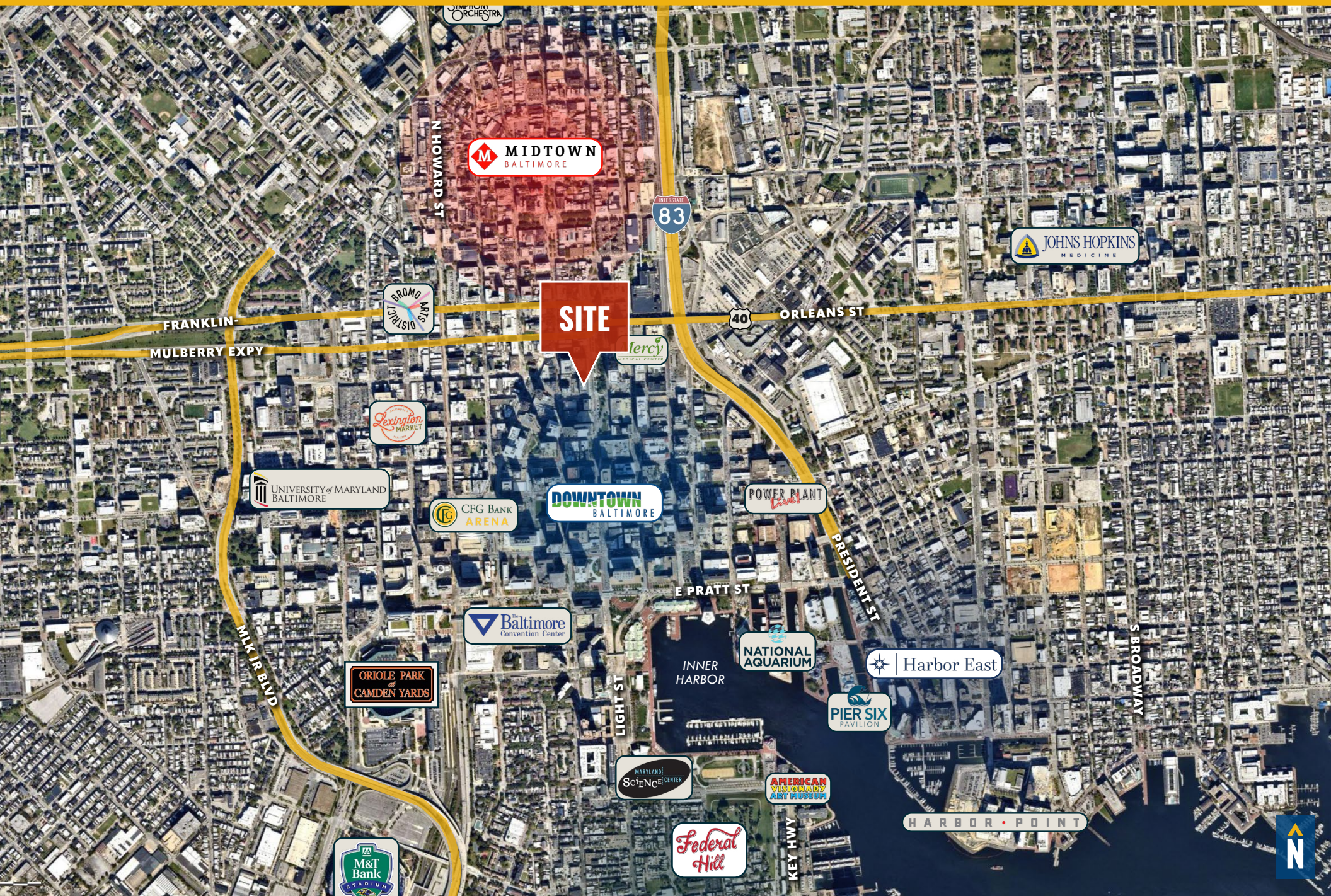


LOCAL BIRDSEYE/PARKING

ABUNDANT
GARAGE
PARKING
NEARBY!



MARKET AERIAL



DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



44,032

150,558

253,688

DAYTIME POPULATION



148,446

284,515

387,669

AVERAGE HOUSEHOLD INCOME



\$81,835

\$93,906

\$92,657

NUMBER OF HOUSEHOLDS



23,947

73,571

117,575

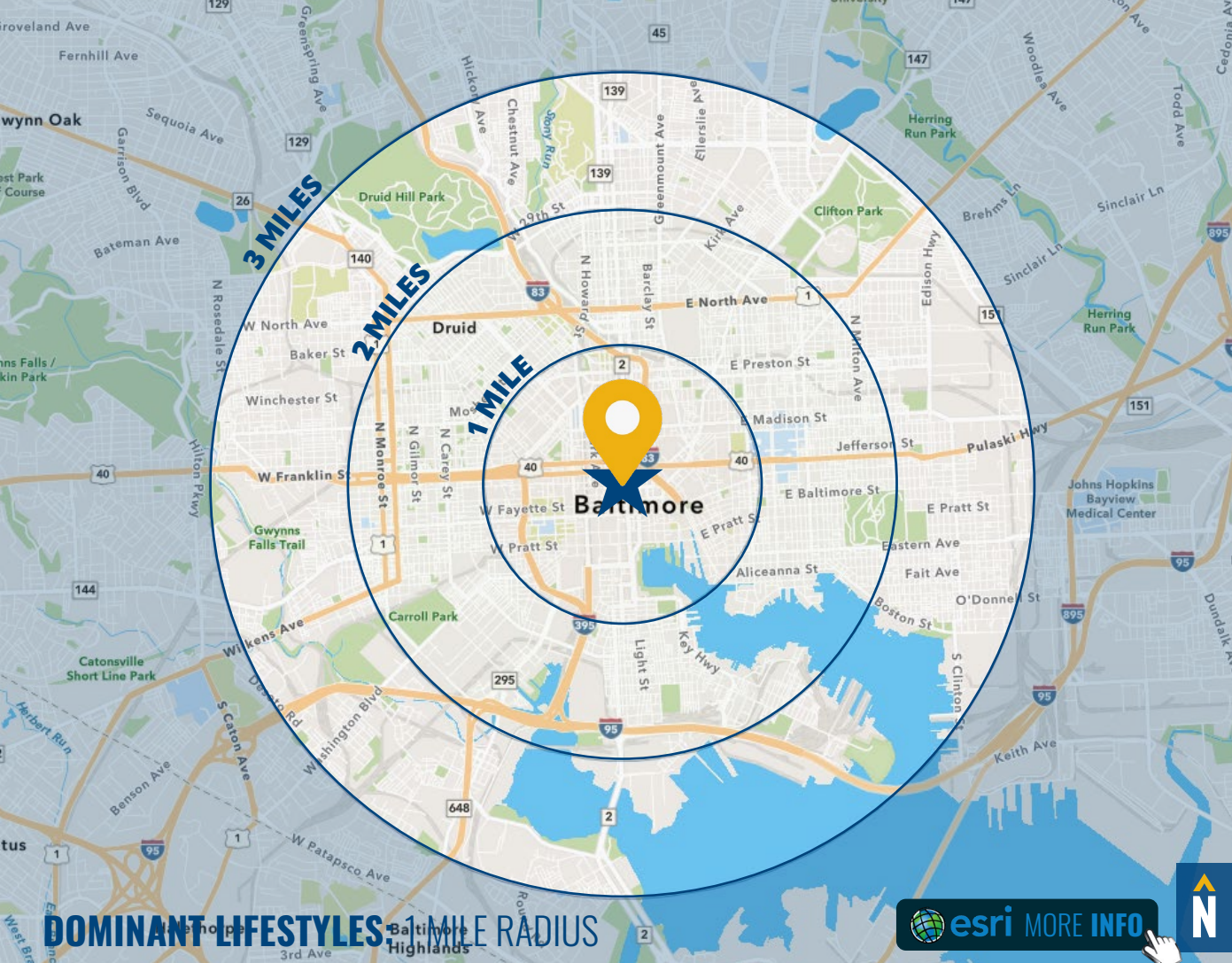
MEDIAN AGE



33.3

34.8

34.9



51%
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**

16%
CITY
COMMONS



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.

Median Age: **28.5**

Median Household Income: **\$18,300**

8%
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**

FULL DEMOS REPORT

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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