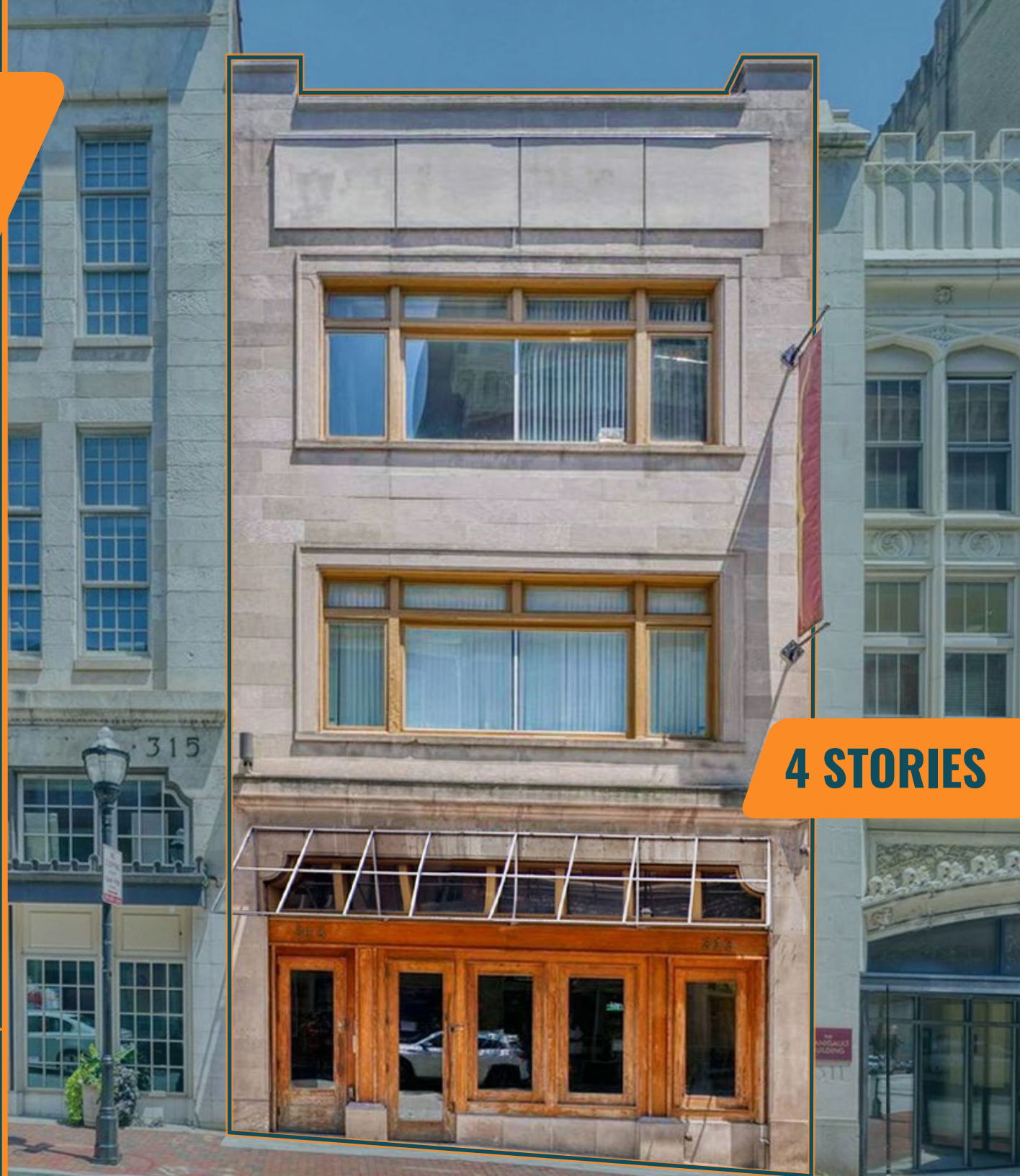


MIXED-USE BLDG. FOR SALE

2ND GENERATION
**RESTAURANT/
BAR AVAILABLE**

**313 N. CHARLES STREET
BALTIMORE, MD 21201**



4 STORIES

HIGHLIGHTS

- » Restaurant includes a Class "BD-7" On-and-Off Premises **Beer, Wine, and Liquor License**
- » Great **visibility** on Charles Street serving a dense daytime and residential population in Midtown Baltimore
- » Building includes two (2) finished **luxury apartment units** for additional rental income
- » Full **commercial kitchen** including: walk-in cooler(s), range & hood systems, pizza oven, grease trap, etc.
- » A short walk to **Mercy Medical Center**, the **Courthouse**, and Baltimore's **Central Business District**

AVAILABLE:

4,250 SF ±

TOTAL BUILDING:

8,772 SF ±

WALK SCORE:

99 (WALKER'S PARADISE)

TRANSIT SCORE:

100 (RIDER'S PARADISE)

ZONING:

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

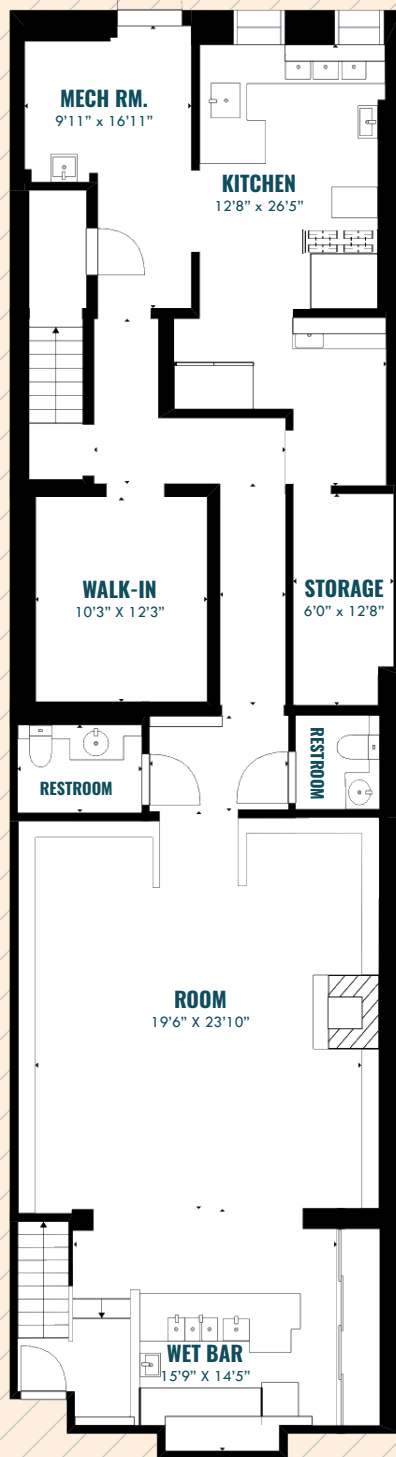
SALE PRICE:

\$1,350,000

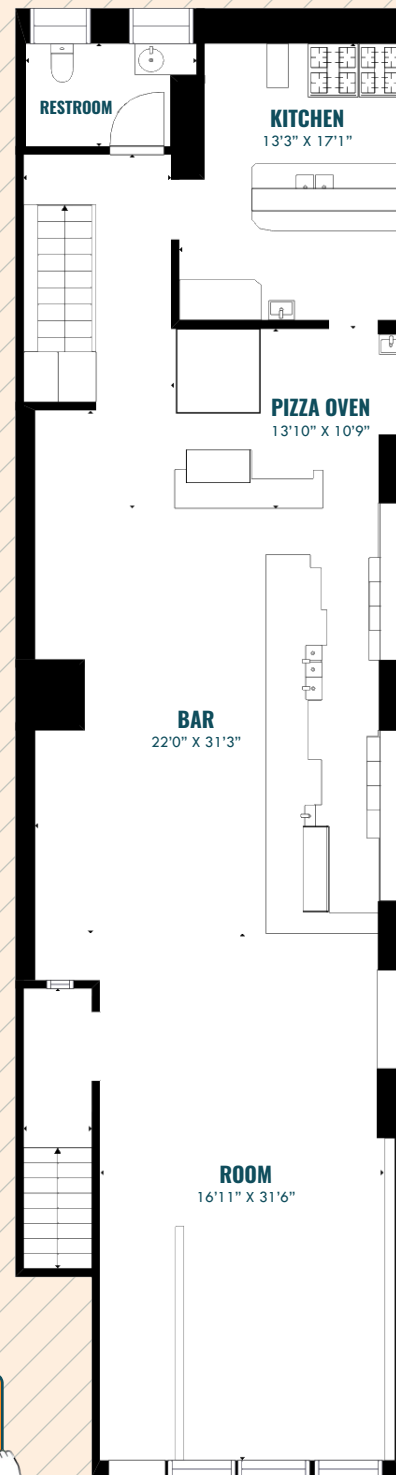


GOOGLE STREET VIEW





BASEMENT

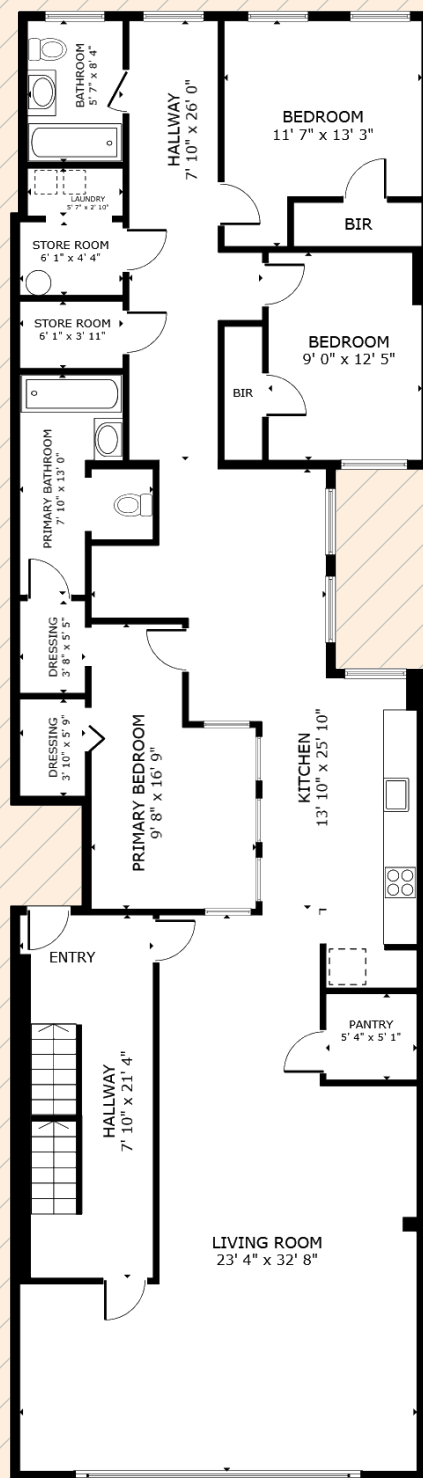
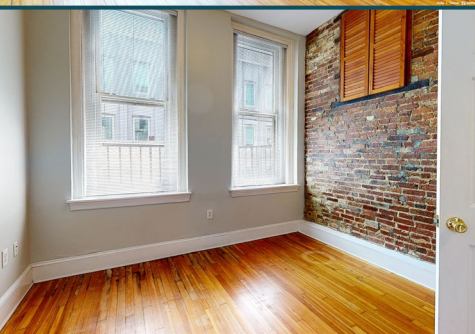


STREET LEVEL

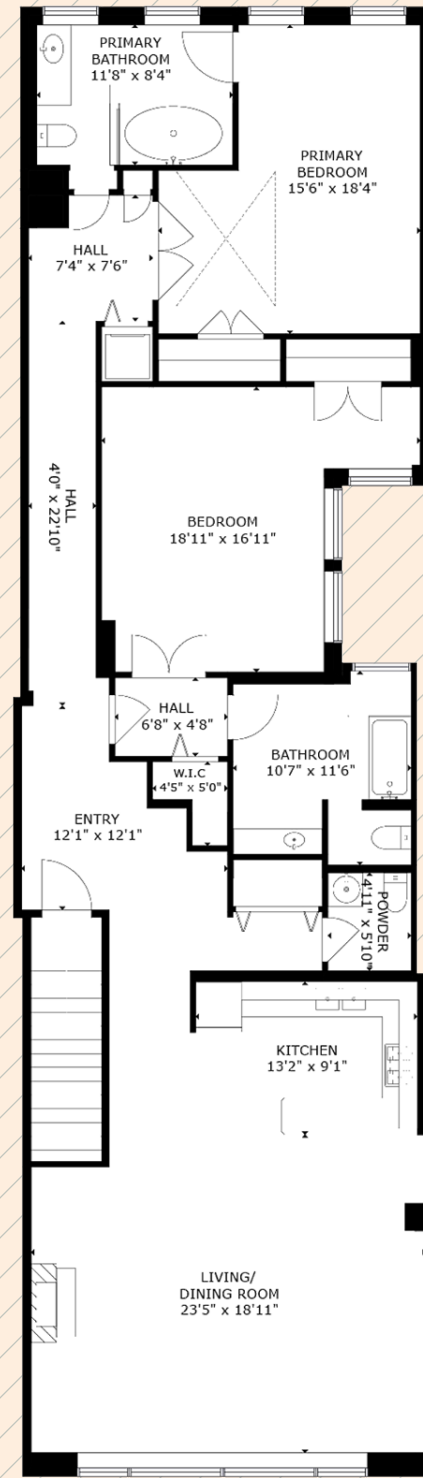




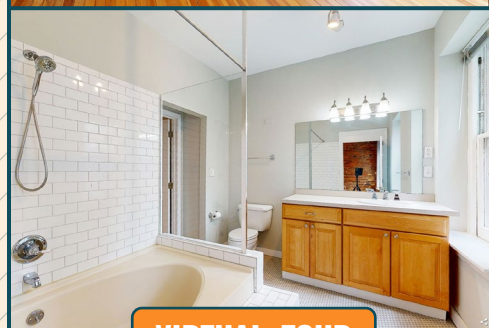
VIRTUAL TOUR



2ND FL: APT. UNIT 1



3RD FL: APT. UNIT 2



VIRTUAL TOUR





DEMOGRAPHICS

2023

WALK TIME:

5 MIN.

10 MIN.

15 MIN.

RESIDENTIAL POPULATION



4,295

10,095

19,927

DAYTIME POPULATION



21,325

54,235

83,763

AVERAGE HOUSEHOLD INCOME



\$77,208

\$81,870

\$82,459

NUMBER OF HOUSEHOLDS



3,157

7,227

12,287

MEDIAN AGE

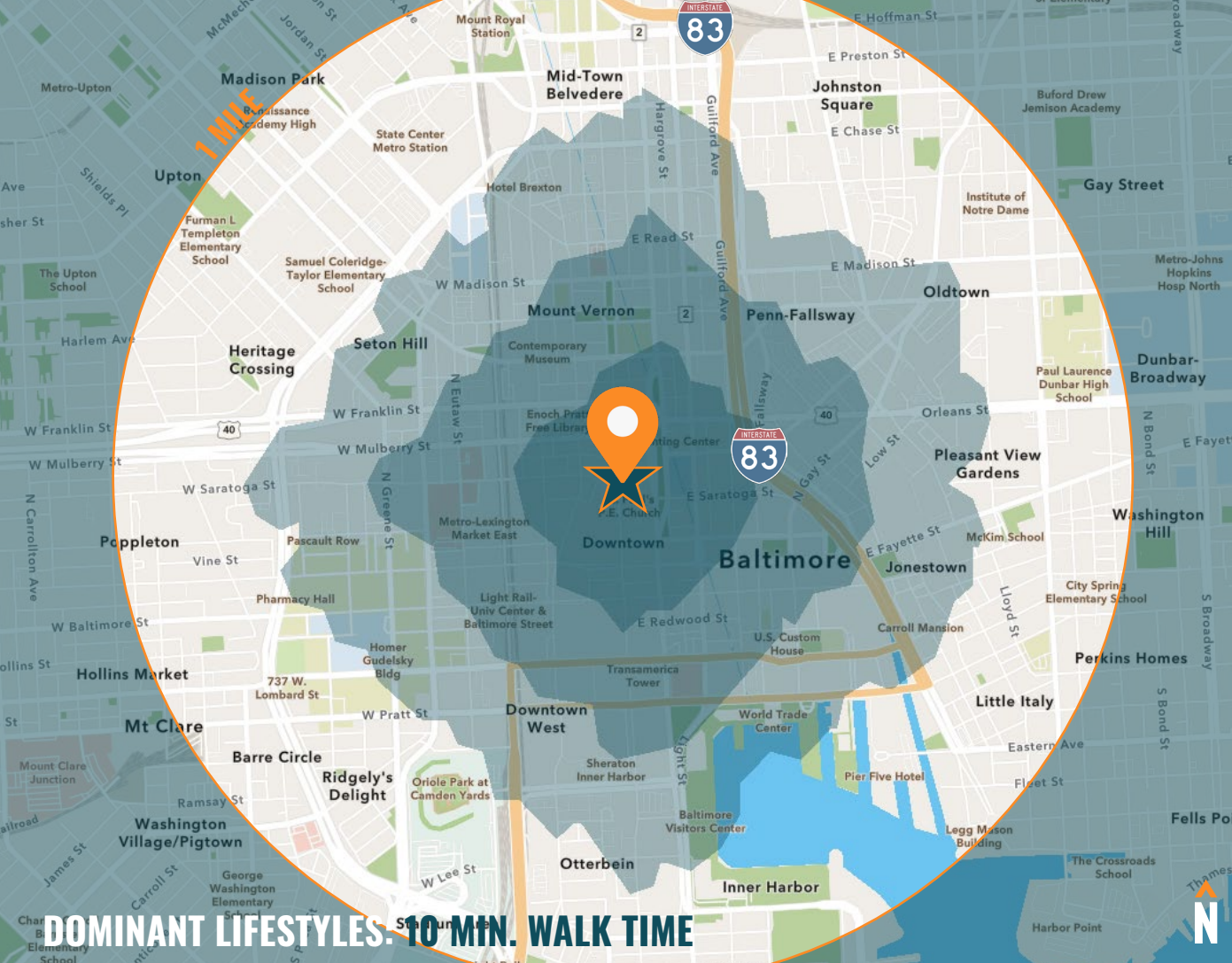


29.4

30.5

31.7

FULL DEMOS REPORT



83%

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%

COLLEGE TOWNS



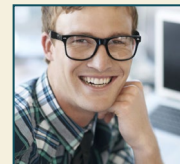
This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

Median Age: 24.5

Median Household Income: \$32,200

1%

YOUNG AND RESTLESS



These well-educated young workers, some of whom are still completing their education, are largely employed in professional/technical occupations. Smartphones and the Internet are a way of life.

Median Age: 29.8

Median Household Income: \$40,500



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