



# RETAIL STOREFRONTS

32-36 S. CALVERT STREET | BALTIMORE, MARYLAND 21200

FOR  
LEASE

36 S. CALVERT

1,520 SF  
AVAILABLE

34 S. CALVERT

1,350 SF  
AVAILABLE

32 S. CALVERT

1,305 SF  
AVAILABLE

YOUR  
SIGN  
HERE!



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Newly remodeled, street level retail/office space
- High visibility location on S. Calvert Street
- Site is positioned next to 9 hotels within a one-block radius
- Nestled within a four-building cluster of high-end apartment conversions
- 1 block and a 5-minute walk from Baltimore's Inner Harbor/Harborplace
- Within close proximity to various dining options and entertainment venues
- Within walking distance of multiple parking garages (street parking also available)

### AVAILABLE:

1,305 SF ± (32 S. CALVERT STREET)

1,350 SF ± (34 S. CALVERT STREET)

1,520 SF ± (36 S. CALVERT STREET)

### ZONING:

C-5 (DOWNTOWN DISTRICT)

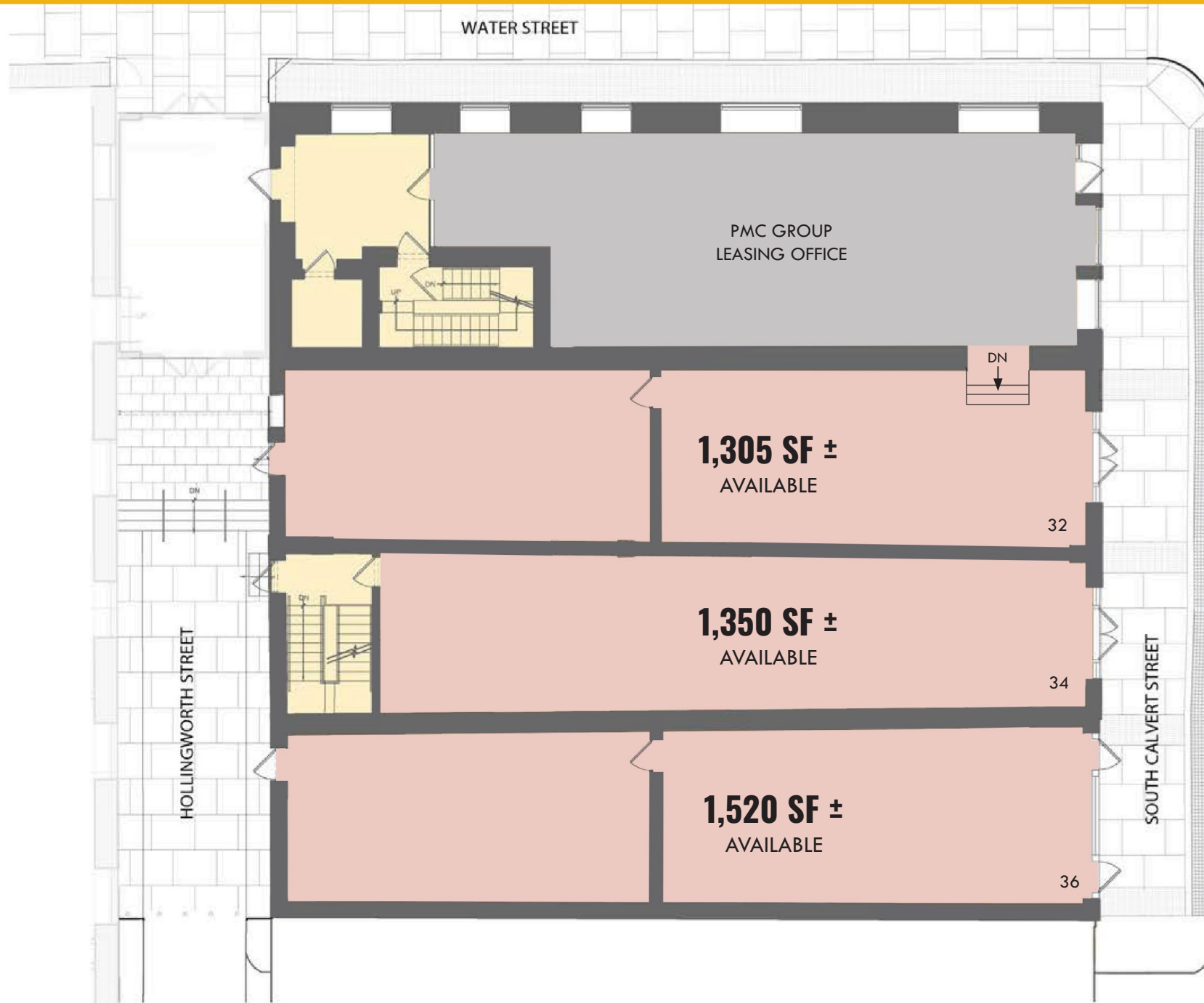
### RENTAL RATE:

\$20.00 PSF, NNN





# FLOOR PLAN





# LOCAL BIRDSEYE



FEDERAL HILL

Rusty Scupper

MARYLAND  
SCIENCE CENTER

414 LIGHT  
STREET  
Facci

NATIONAL  
AQUARIUM

HARBORPLACE  
The Cheesecake Factory  
MASON'S  
SATURDAY MORNING CAFE

Hard Rock  
CAFE

Chick-fil-z  
SHAKE SHACK  
THE HALAL GUY'S  
Cafe and Chicken

RENAISSANCE  
BALTIMORE HARBORPLACE HOTEL

Starbucks  
T.Rowe Price

PNC  
KONA GRILL

THE CAPITAL  
GRILL  
McALISTER'S  
DELI

E PRATT ST

SOUTH ST

The UPS Store

S CALVERT ST

SITE

Comfort  
INN

STAYBRIDGE  
SUITES

Hampton  
by HILTON

SPRINGHILL SUITES  
MARRIOTT



# MARKET AERIAL



**STREETS**  
Market



SPRINGHILL SUITES



Residence INN BY MARRIOTT



414 LIGHT STREET

BALTIMORE COURTHOUSE

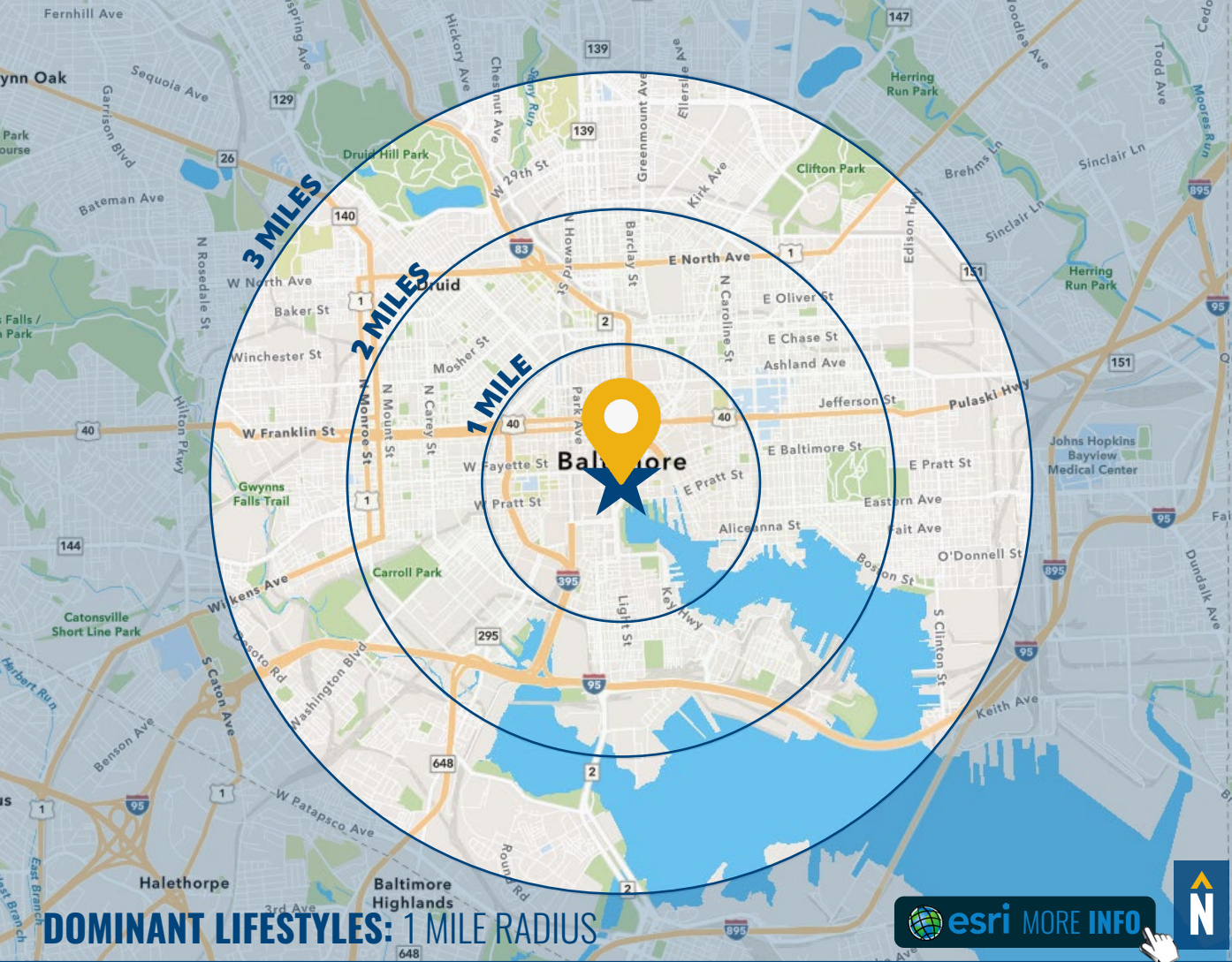
BALTIMORE CITY HALL



HARBORPLACE







# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



41,803

139,840

243,166

## DAYTIME POPULATION



133,335

268,960

371,028

## AVERAGE HOUSEHOLD INCOME



\$107,061

\$104,484

\$96,577

## NUMBER OF HOUSEHOLDS



23,218

69,742

113,835

## MEDIAN AGE



32.8

33.8

34.2

**56%**  
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**

**11%**  
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%**  
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**

**FULL DEMOS REPORT**



# FOR MORE INFO **CONTACT:**



## **PATRICK J. SMITH**

REAL ESTATE ADVISOR

**847.346.2701**

**PJSMITH@mackenziecommercial.com**



## **NICK MAGGIO**

REAL ESTATE ADVISOR

**410.494.4880**

**NMAGGIO@mackenziecommercial.com**



## **MIKE RUOCCO**

SENIOR VICE PRESIDENT & PRINCIPAL

**410.494.4868**

**MRUOCCO@mackenziecommercial.com**



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



# **MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

**410-821-8585**

**2328 W. Joppa Road, Suite 200  
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

**[www.MACKENZIECOMMERCIAL.com](http://www.MACKENZIECOMMERCIAL.com)**

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- Newly remodeled, street level retail/office space
- High visibility location on S. Calvert Street
- Site is positioned next to 9 hotels within a one-block radius
- Nestled within a four-building cluster of high-end apartment conversions
- 1 block and a 5-minute walk from Baltimore's Inner Harbor/Harborplace
- Within close proximity to various dining options and entertainment venues
- Within walking distance of multiple parking garages (street parking also available)

### AVAILABLE:

1,305 SF  $\pm$  (32 S. CALVERT STREET)

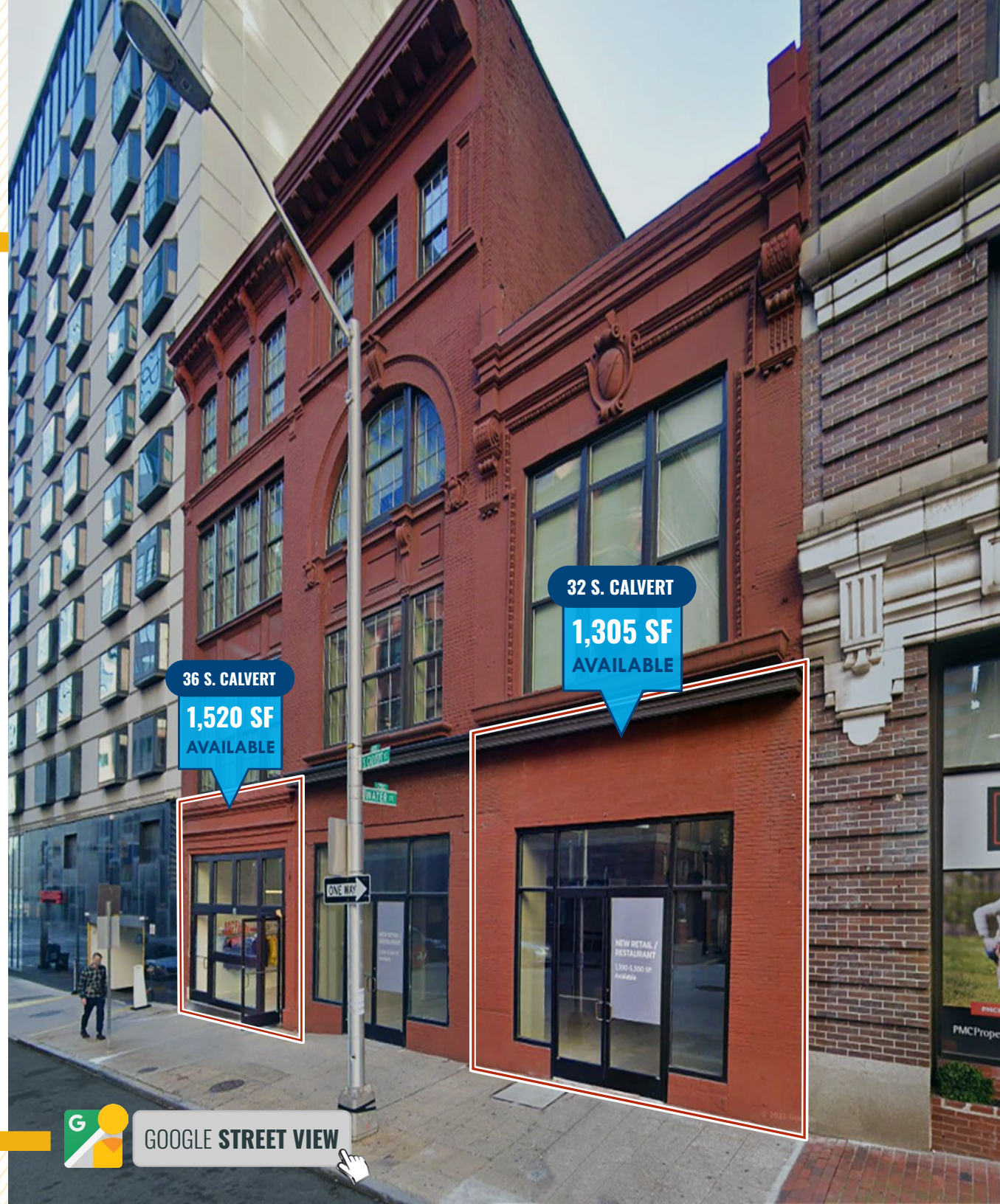
1,520 SF  $\pm$  (36 S. CALVERT STREET)

### ZONING:

C-5 (DOWNTOWN DISTRICT)

### RENTAL RATE:

\$20.00 PSF, NNN



GOOGLE STREET VIEW





# RETAIL STOREFRONTS

32 & 36 S. CALVERT STREET | BALTIMORE, MARYLAND 21200

FOR  
LEASE

36 S. CALVERT

1,520 SF  
AVAILABLE

32 S. CALVERT

1,305 SF  
AVAILABLE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC