

Now under new **ownership & management**



ZAMIR EQUITIES

**DMP** | Diversified  
Management  
Plus

36

SOUTH  
CHARLES

*Retail*

36

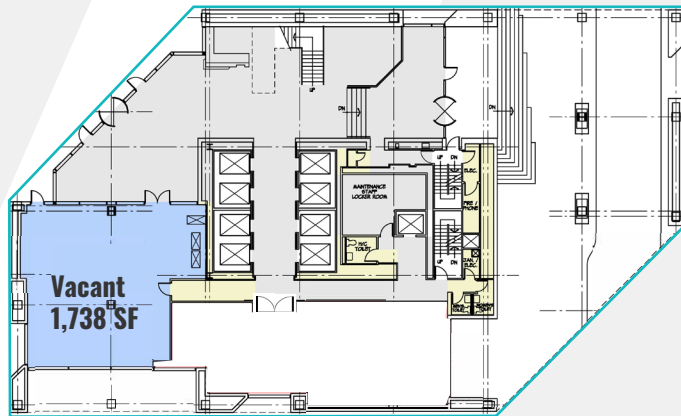
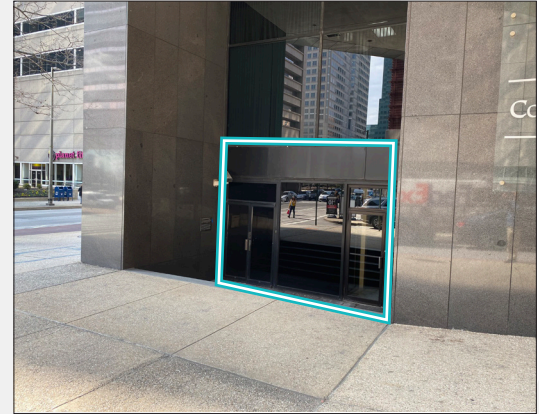
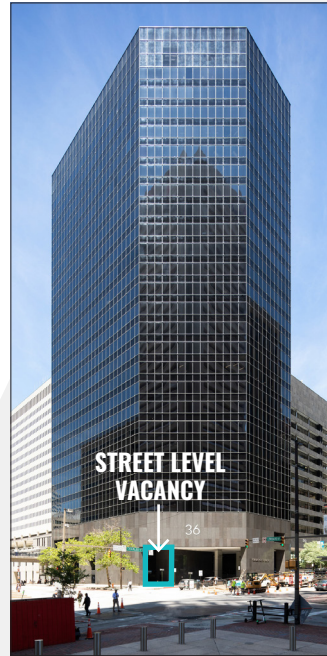
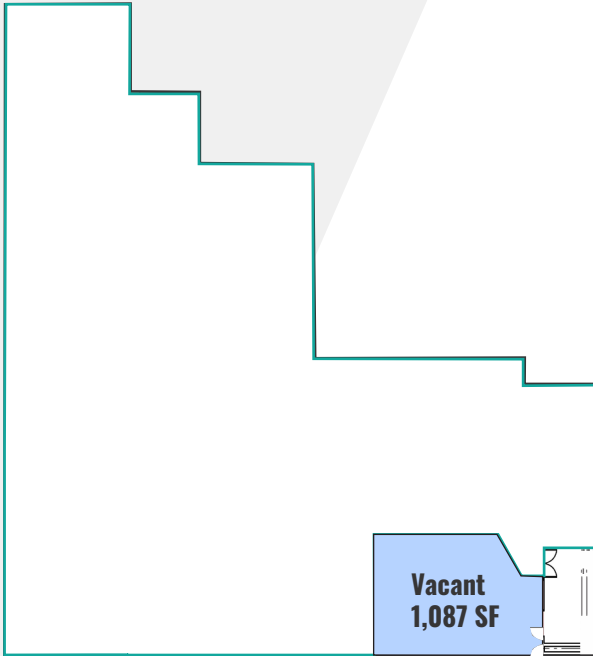
**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# 36 SOUTH CHARLES STREET

*Baltimore, Maryland*



## *The Building*

This iconic 307,435 SF 25 story building under **new ownership and management** is looking for an experienced café operation as well as other retail operators for two retail vacancies in the building.

Ownership will consider “partnering” with a café operator by offering competitive rental terms. **Signage is available** on Charles and Lombard. Adjacent outdoor plaza is available for outdoor seating. Existing café infrastructure ready for lease.

## *The Location*

Located **two blocks from the Inner Harbor**, 36 South Charles Street is less than a block from the Metro, on the Charm City Circulator route, and two blocks from the Light Rail.

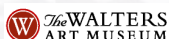
36 South Charles Street is located in **HUB and Entepriize Zones**.



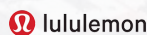
# Downtown Amenities



FOREVER 21



PANDORA



south moon under



ANTHROPOLOGIE



36  
SOUTH CHARLES





ZAMIR EQUITIES



Diversified  
Management  
Plus

36

SOUTH  
CHARLES

## LEASING TEAM

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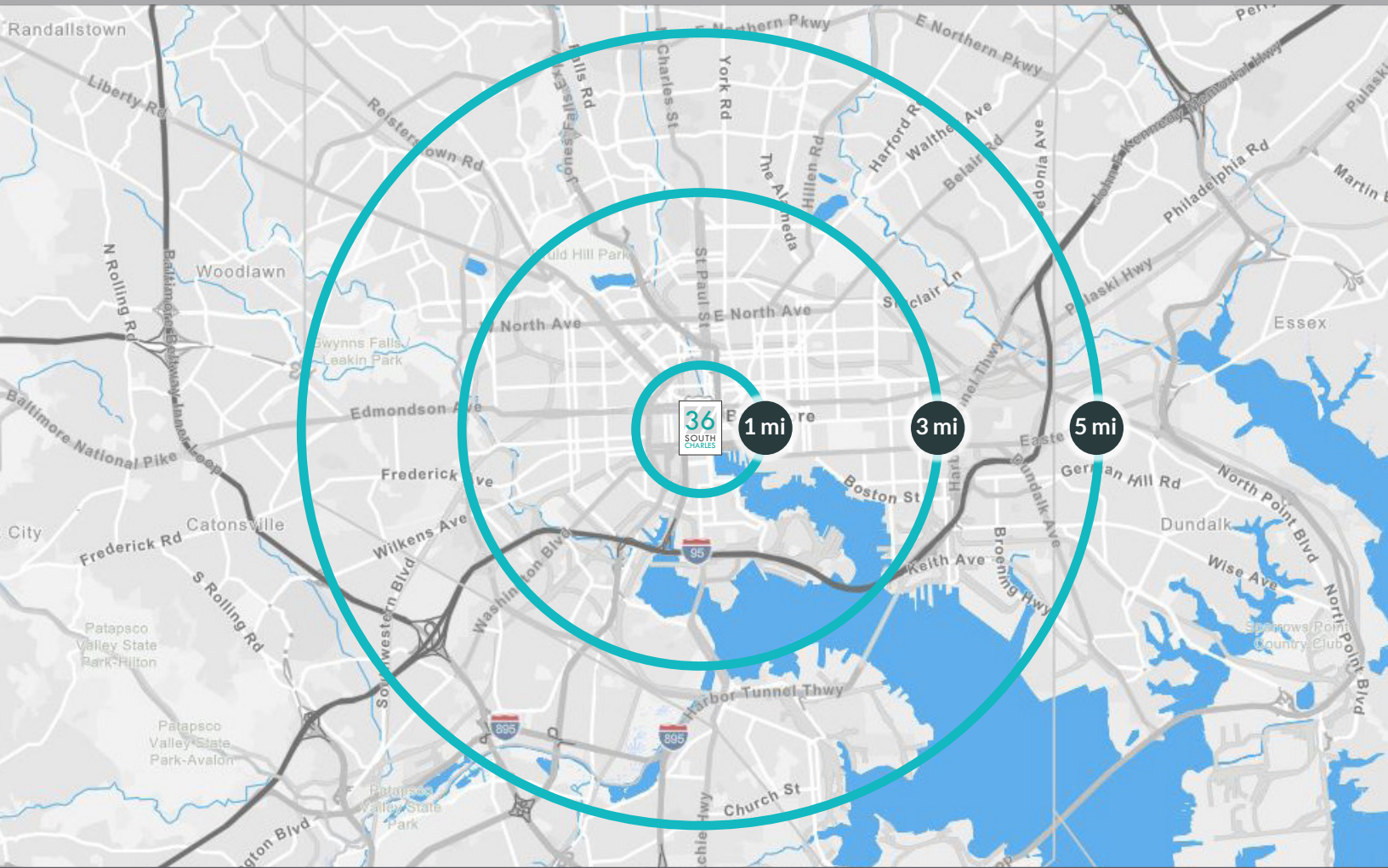


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# 2019 DEMOGRAPHICS



1 mile      3 miles      5 miles

## RESIDENTIAL POPULATION 🏠🏠🏠

44,813 1 MI.	266,774 3 MI.	536,094 5 MI.
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## DAYTIME POPULATION 🏠🏠🏠

151,225 1 MI.	396,584 3 MI.	655,765 5 MI.
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## AVERAGE HOUSEHOLD INCOME \$\$\$

\$84,528 1 MI.	\$73,675 3 MI.	\$71,923 5 MI.
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## MEDIAN AGE 🎂

32.7 1 MI.	34.0 3 MI.	35.6 5 MI.
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## 50.4% METRO RENTERS 1 MILE RADIUS

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.



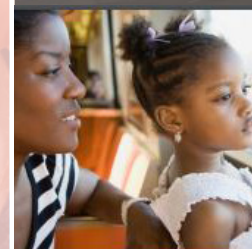
1.67  
AVERAGE HH SIZE

32.5  
MEDIAN AGE

\$67,000  
MEDIAN HH INCOME

## 12.3% CITY COMMONS 1 MILE RADIUS

While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school, which has a profound effect on their economic circumstance.



2.67  
AVERAGE HH SIZE

28.5  
MEDIAN AGE

\$18,300  
MEDIAN HH INCOME

## 8.3% LAPTOPS & LATES 1 MILE RADIUS

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

## 7.2% COLLEGE TOWNS 1 MILE RADIUS

About half the residents are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports.



2.14  
AVERAGE HH SIZE

24.5  
MEDIAN AGE

\$32,200  
MEDIAN HH INCOME