



FOR LEASE

FELLS POINT RESTAURANT/RETAIL SPACE

631 S. BROADWAY | BALTIMORE, MARYLAND 21231

**NOW
AVAILABLE!**

**936 SF
AVAILABLE**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 936 SF ground level retail/restaurant space
- Allows for kitchen venting (to the roof)
- Outdoor seating available
- Adjacent to new Starbucks café
- New multi-family project containing 8 luxury residential units and 2,700 SF of retail
- Adjacent to the new Broadway Market and 1 block from the historic Fell's Point Waterfront
- High density residential, office and tourist area
- Average household income of \$153,062 in a 1 mile radius

AVAILABLE:

936 SF ± (STOREFRONT RETAIL)

TRAFFIC COUNT:

8,232 AADT (S. BROADWAY)

11,400 AADT (ALICEANNA ST)

ZONING:

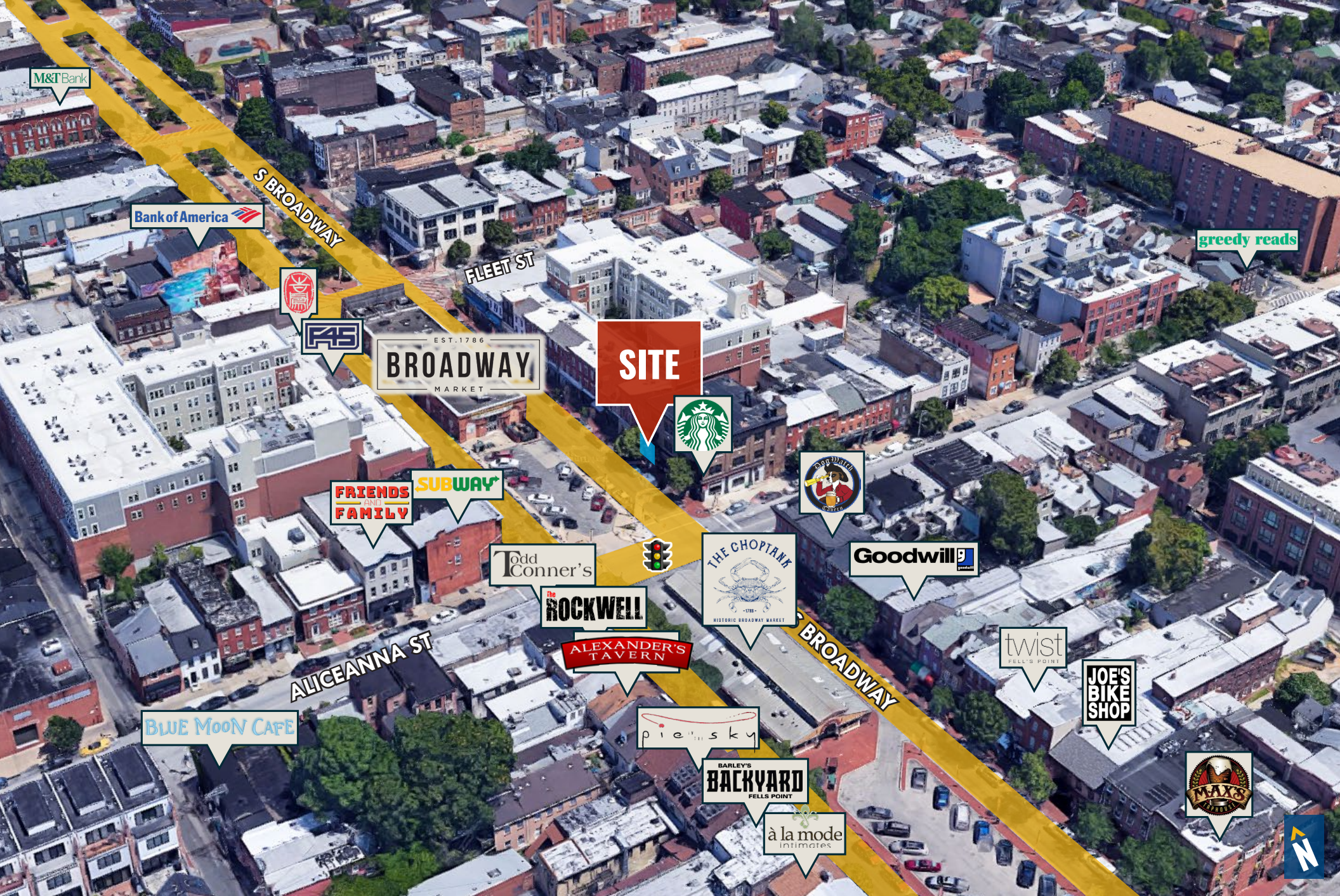
C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

DELIVERY:

NOW AVAILABLE!



LOCAL BIRDSEYE



M&T Bank

Bank of America



F&S

FLEET ST

BROADWAY MARKET
EST. 1786

SITE



FRIENDS AND FAMILY

SUBWAY

Todd Conner's



THE ROCKWELL

ALEXANDER'S TAVERN

THE CHOPTANK
HISTORIC BROADWAY MARKET



Goodwill

ALICEANNA ST

BLUE MOON CAFE

pie'sky

BARLEY'S BACKYARD
FELLS POINT

à la mode
intimates

twist
FELLS POINT

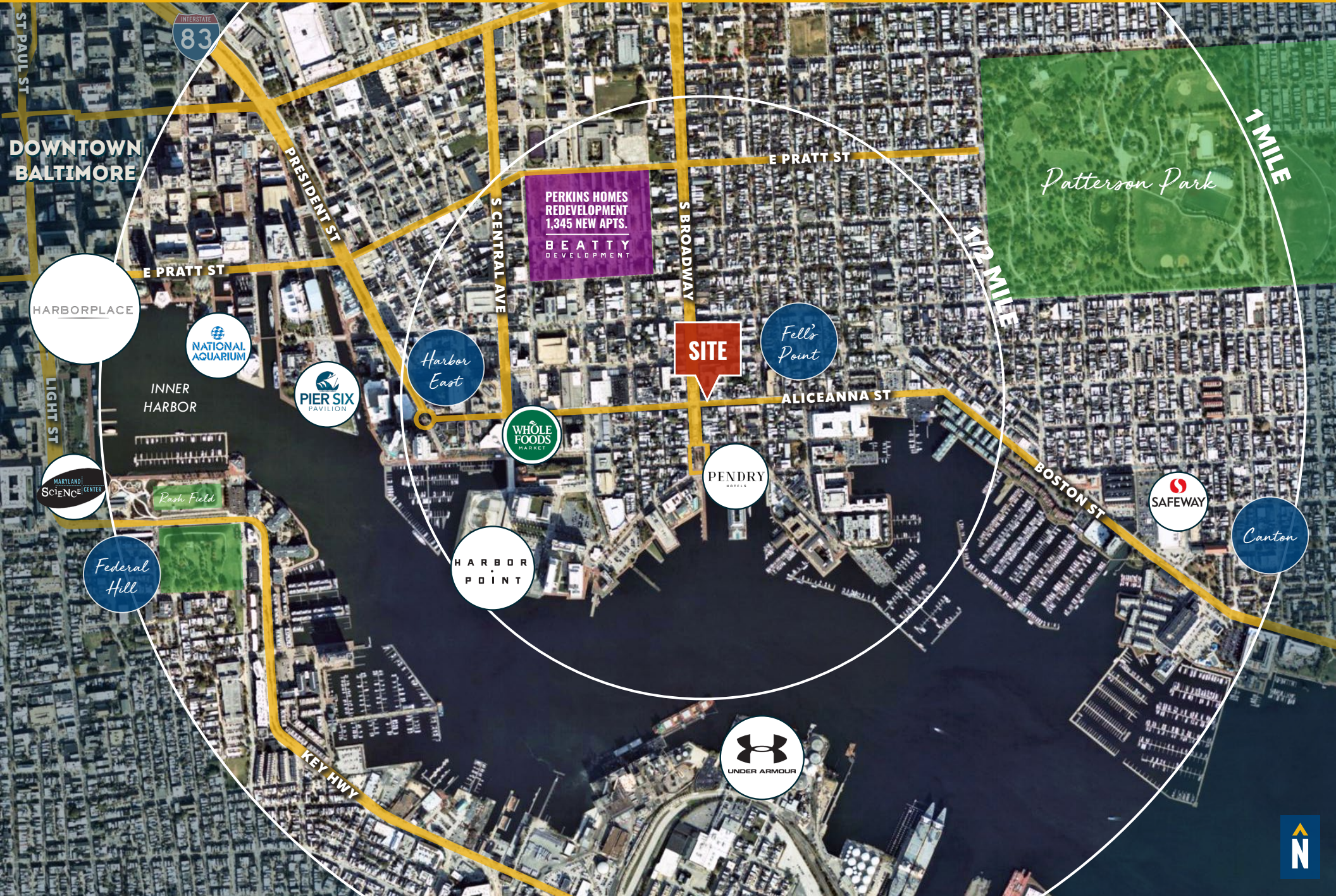
JOE'S BIKE SHOP



greedy reads



MARKET AERIAL



MARKET AERIAL

DOWNTOWN BALTIMORE

INTERSTATE 83

HARBORPLACE

NATIONAL AQUARIUM

INNER HARBOR

PIER SIX PAVILION

Harbor East

WHOLE FOODS MARKET

HARBOR POINT

SITE

Fells Point

PENDRY HOTELS

Federal Hill

Canton

UNDER ARMOUR

SAFeway

Patterson Park

1 MILE

1/2 MILE



DEMOGRAPHICS

2023

RADIUS: **1 MILE** **2 MILES** **3 MILES**

RESIDENTIAL POPULATION



35,298

126,792

213,664

DAYTIME POPULATION



66,528

253,391

353,693

AVERAGE HOUSEHOLD INCOME



\$153,062

\$116,508

\$96,320

NUMBER OF HOUSEHOLDS



18,204

62,215

99,479

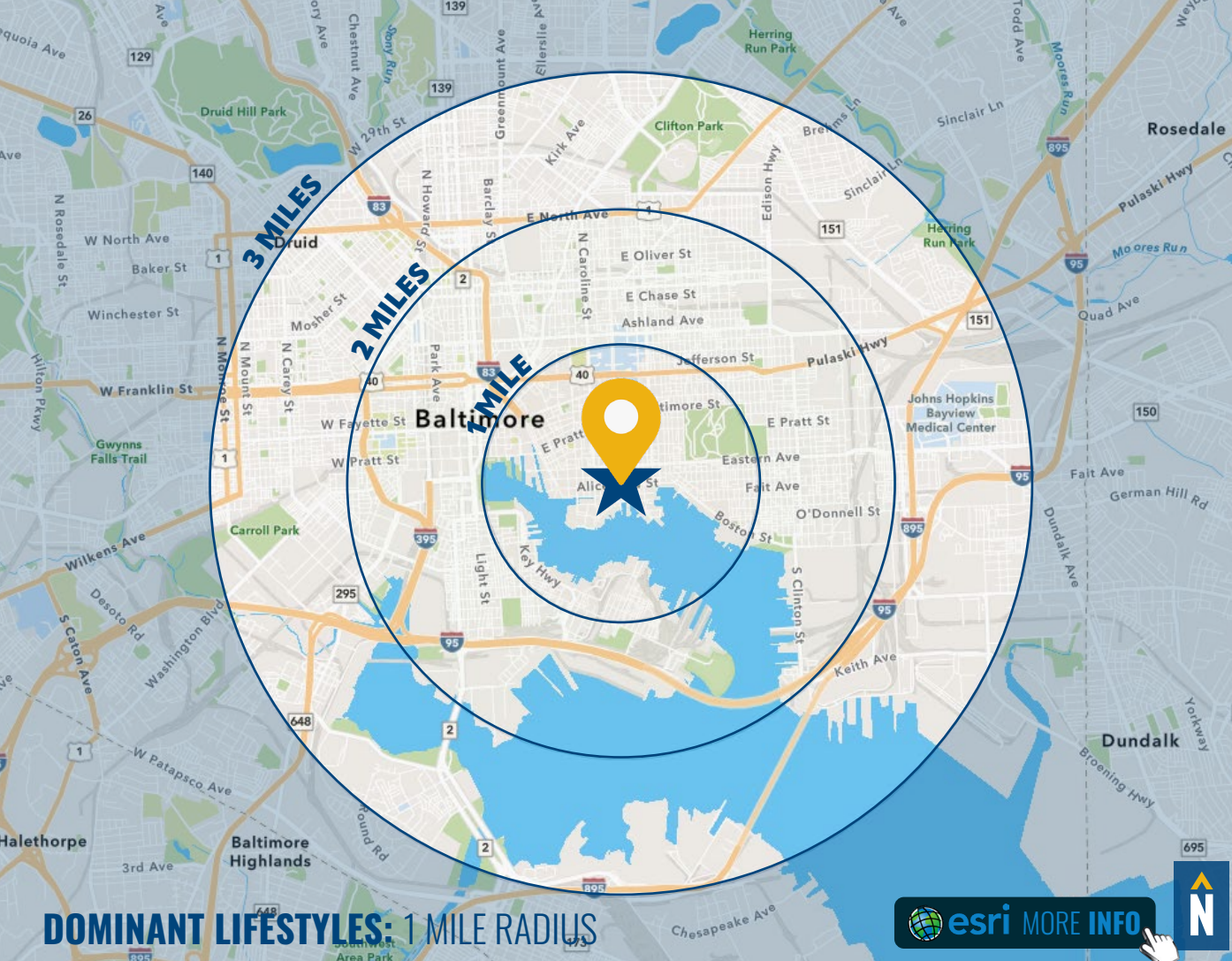
MEDIAN AGE



XXX

XXX

XXX



DOMINANT LIFESTYLES: 1 MILE RADIUS

[MORE INFO](#)

46%
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**

23%
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**

7%
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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