



**663-665**  
**W. PRATT STREET**  
**BALTIMORE, MD 21201**

**5,800 SF**  
**3-STORY**  
**RESTAURANT /**  
**REDEVELOPMENT**  
**OPPORTUNITY**  
*ACROSS FROM UMD*  
*HOSPITAL CAMPUS*



**MACKENZIE**  
RETAIL

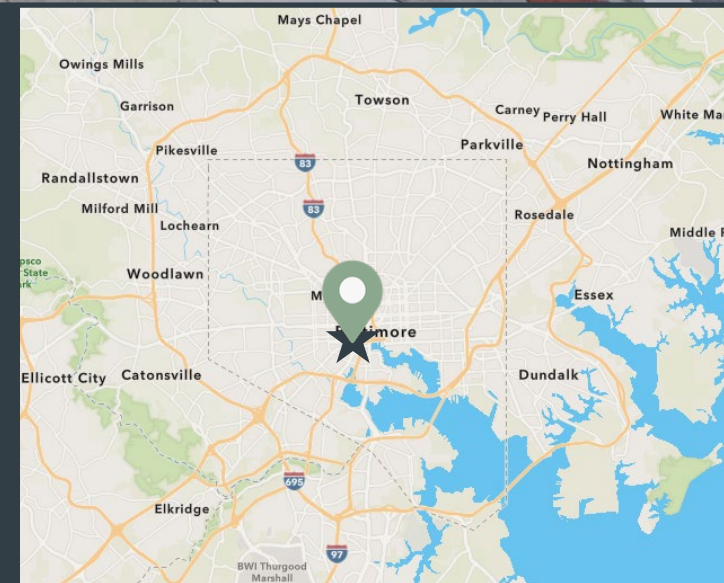


# HIGHLIGHTS

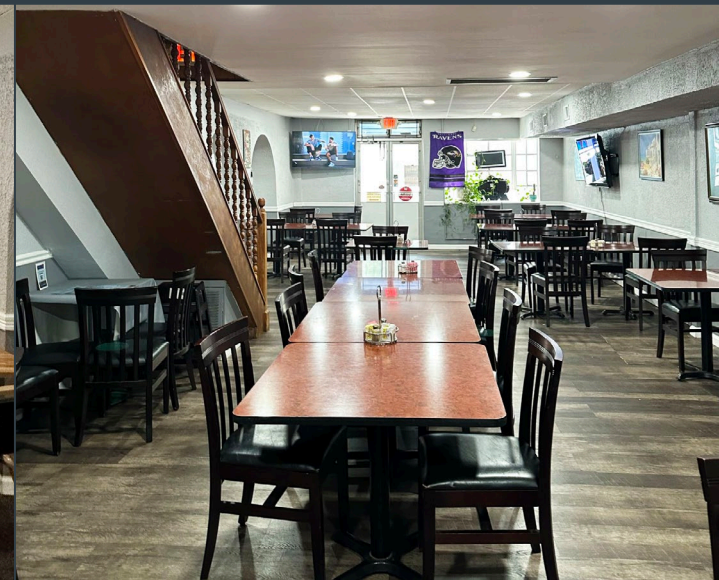
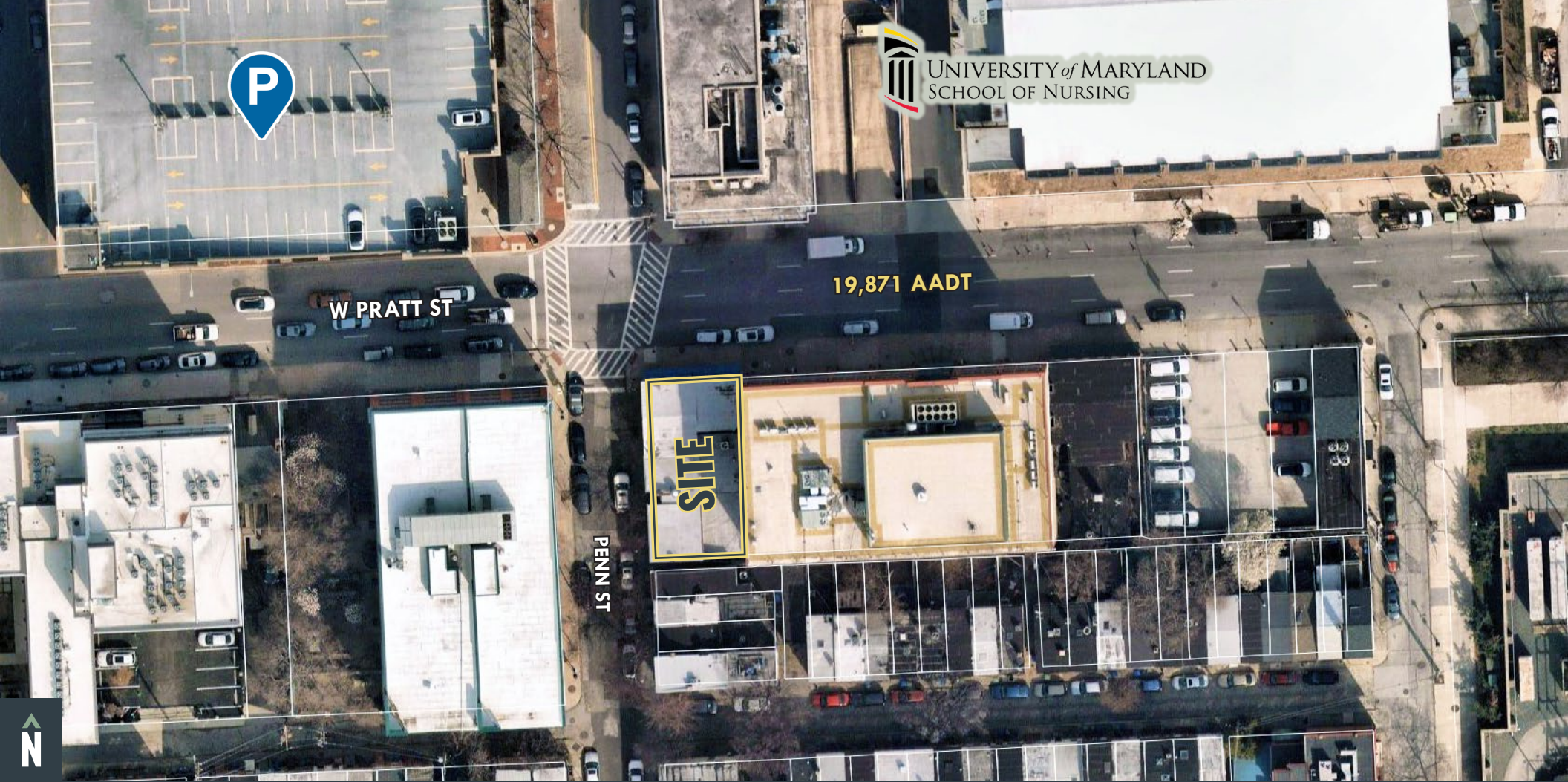


- » A 5,800 SF  $\pm$ , 3-story commercial building
- » Sale includes all restaurant furniture, fixtures, equipment and a Class "B" Restaurant Liquor License
- » Adjacent to bustling UMD Medical Center and Professional Schools with over 17,000 employees/staff and over 6,800 students
- » 3 blocks to Oriole Park at Camden Yards
- » Signalized corner location with great visibility
- » Ideal for a redevelopment or a sit-down and carry-out restaurant

BUILDING SIZE:	5,800 SF $\pm$
STORIES:	3
ZONING:	C-1 NEIGHBORHOOD BUSINESS DIST.
TRAFFIC COUNT:	19,871 AADT W. PRATT STREET
SALE PRICE:	\$950,000









 UNIVERSITY of MARYLAND  
SCHOOL OF NURSING



**SITE**

**ORIOLE PARK  
at  
CAMDEN YARDS**

19,871 AADT  
W PRATT ST

53,971 AADT  
MLK JR BLVD







The **University of Maryland Medical Center (UMMC)** provides a full range of health care services, coordinated across its downtown and midtown Baltimore hospital campuses and several community locations. As the flagship of the University of Maryland Medical System, UMMC serves as a referral center for the most critically ill in the Mid-Atlantic region. UMMC was established in 1823 in partnership with the first public medical school in the nation. Since that time, UMMC has trained generations of physicians, nurses and other health professionals as an international leader in patient care, research and education.



## QUICK NUMBERS

### Licensed Beds

841 Downtown  
177 Midtown

### Employees

8,899 Downtown  
1,423 Midtown

### Medical Staff

More than **1,000** faculty physicians and **900** resident physicians across both campuses

## FY 2018 FIGURES (BY CAMPUS)

### Admissions

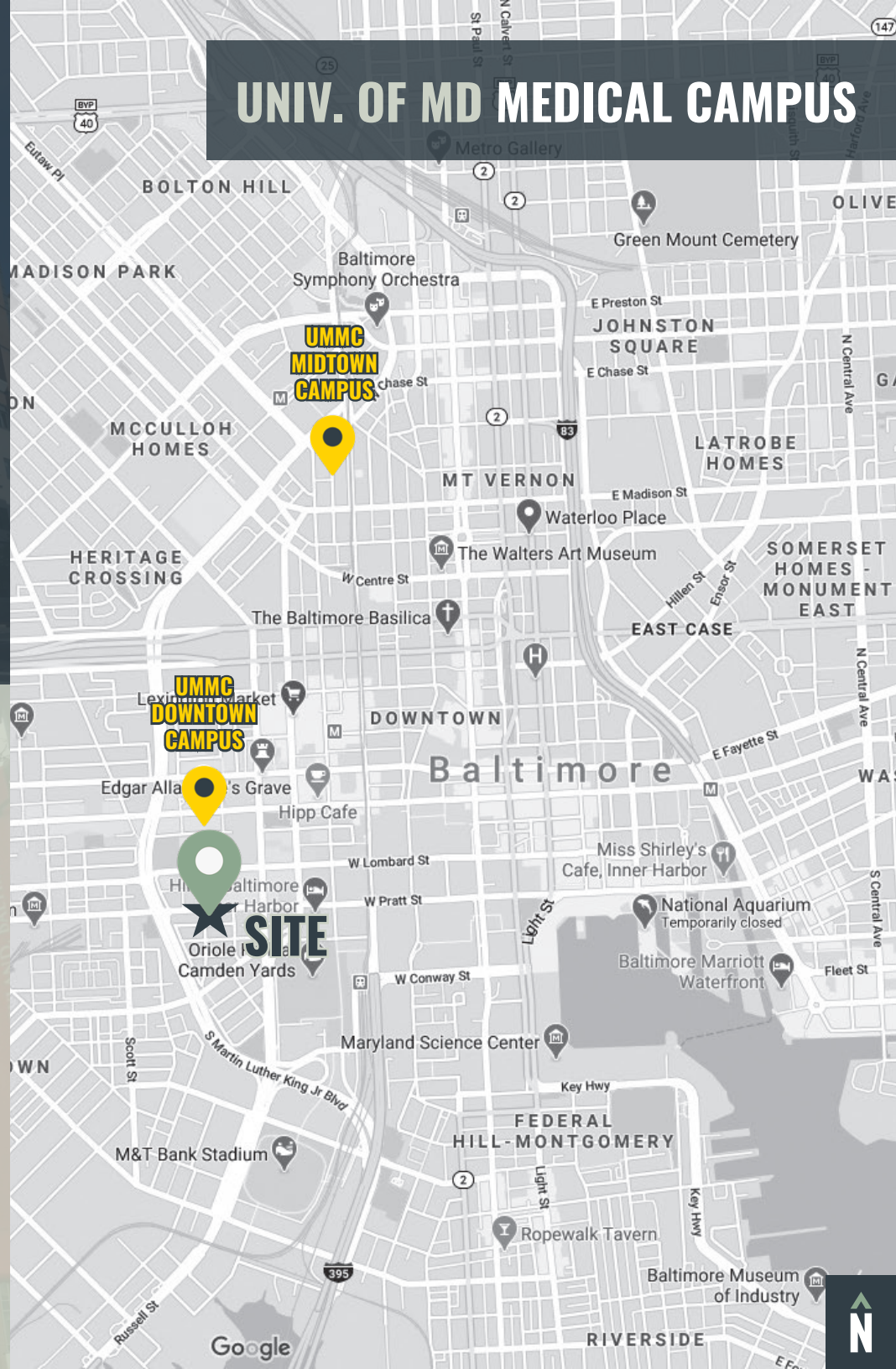
29,316 Downtown  
4,665 Midtown

### Outpatient Visits

319,529 Downtown  
107,772 Midtown

### Emergency Visits

56,184 Downtown  
26,149 Midtown





## METRO WEST

FUTURE HOME OF STATE OF  
MD DEPT. OF HEALTH  
450,000 SF

# UMD BALTIMORE / UMMC CAMPUS MAP

- PATIENT CARE BUILDING
- ACADEMIC BUILDING
- SUPPORT BUILDING

## UMD BALTIMORE:

6,700 TOTAL STUDENTS

7,631 TOTAL EMPLOYEES

## UMD MEDICAL CENTER:

1,200+ TOTAL FACULTY

900+ RESIDENT PHYSICIANS

- |                                       |  |                                 |
|---------------------------------------|--|---------------------------------|
| 1 PINE STREET ANNEX                   | 13 HEALTH SCIENCES RESEARCH FACILITY III | 25 NATIONAL MUSEUM OF DENTISTRY |
| 2 PINE STREET POLICE STATION          | 14 SCHOOL OF DENTISTRY                   | 26 GEORGE GRAY RESEARCH HALL    |
| 3 LEXINGTON BUILDING                  | 15 BALTIMORE VA MEDICAL CENTER           | 27 DAVIDGE HALL                 |
| 4 PHARMACY LEARNING CENTER            | 16 WESTMINSTER HALL                      | 28 EAST HALL                    |
| 5 PASCAULT ROW                        | 17 CAREY SCHOOL OF LAW                   | 29 UNIVERSITY FAMILY MEDICINE   |
| 6 BIOMEDICAL RESEARCH FACILITY        | 18 SCHOOL OF MEDICINE                    | 30 SCHOOL OF MEDICINE           |
| 7 MARYLAND BAR CENTER                 | 19 ENVIRONMENTAL HEALTH & SAFETY         | 31 INSTITUTE OF HUMAN VIROLOGY  |
| 8 UNIVERSITY SUITES AT FAYETTE SQUARE | 20 UMD MEDICAL CENTER                    | 32 GENERAL RESEARCH BUILDING    |
| 9 MARYLAND PROTON TREATMENT CENTER    | 21 FACULTY PHYSICIANS                    | 33 SCHOOL OF NURSING            |
| 10 UMD BIOPARK - BLDG. I              | 22 SCHOOL OF SOCIAL WORK                 | 34 SMC CAMPUS CENTER/LIBRARY    |
| 11 UMD BIOPARK - BLDG. II             | 23 UM PROFESSIONAL BUILDING              | 35 WALTER P. CARTER CENTER      |
| 12 PHARMACY HALL                      | 24 JAMES T. FRENKIL BUILDING             |                                 |

SITE



# MARKET AERIAL

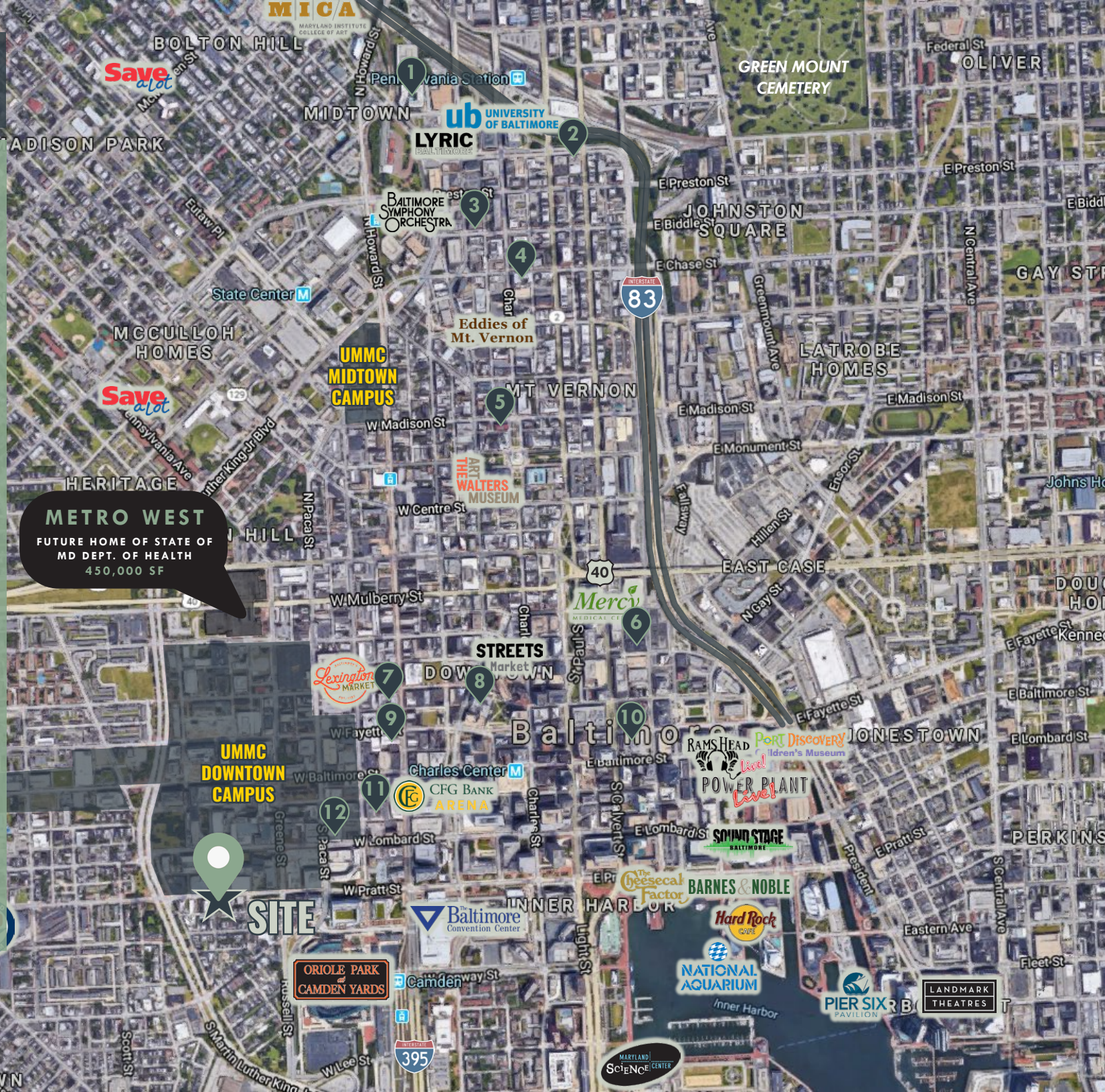
## RESIDENTIAL PROJECTS:

- 1 THE FITZGERALD  
275 UNITS
- 2 THE MOUNT ROYAL  
120 UNITS
- 3 THE VARSITY  
323 UNITS
- 4 THE BELVEDERE  
112 UNITS
- 5 THE STAFFORD  
96 UNITS
- 6 222 E SARATOGA ST  
77 UNITS
- 7 THE ATRIUM  
173 UNITS
- 8 39 W LEXINGTON ST  
183 UNITS
- 9 CENTERPOINT  
392 UNITS
- 10 THE MUNSEY  
183 UNITS
- 11 REDWOOD TOWERS  
151 UNITS
- 12 MARLBORO CLASSIC  
191 UNITS

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FUTURE HOME OF STATE OF  
MD DEPT. OF HEALTH  
450,000 SF

SITE





# DEMOGRAPHICS



## RESIDENTIAL POPULATION

9,943

.5 MILES

37,921

1 MILE

78,902

1.5 MILES

## NUMBER OF HOUSEHOLDS

4,697

.5 MILES

20,279

1 MILE

39,555

1.5 MILES

## AVERAGE HOUSEHOLD SIZE

2.02

.5 MILES

1.83

1 MILE

1.89

1.5 MILES

## MEDIAN AGE

31.2

.5 MILES

33.2

1 MILE

33.8

1.5 MILES

## AVERAGE HOUSEHOLD INCOME

\$83,777

.5 MILES

\$86,533

1 MILE

\$96,120

1.5 MILES

## EDUCATION (COLLEGE+)

66.4%

.5 MILES

66.8%

1 MILE

63.9%

1.5 MILES

## EMPLOYMENT (AGE 16+ IN LABOR FORCE)

94.5%

.5 MILES

94.9%

1 MILE

95.4%

1.5 MILES

## DAYTIME POPULATION

37,792

.5 MILES

108,728

1 MILE

166,193

1.5 MILES

10 MIN. WALK

36% 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.

10 MIN. WALK

22% EMERALD CITY

Well educated and well employed, half have a college degree and a professional occupation. Highly connected, they use the Internet for entertainment and environmentally friendly purchases.

10 MIN. WALK

11% METRO FUSION

Metro Fusion is a young, diverse market made up of hard-working residents that are dedicated to climbing the ladders of their professional and social lives. They spend money readily unless saving.

10 MIN. WALK

10% 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.

1.67  
AVERAGE HH SIZE

32.5  
MEDIAN AGE

\$67,000  
MEDIAN HH INCOME

2.06  
AVERAGE HH SIZE

37.4  
MEDIAN AGE

\$59,200  
MEDIAN HH INCOME

2.65  
AVERAGE HH SIZE

29.3  
MEDIAN AGE

\$35,7  
MEDIAN HH INCOME

2.14  
AVERAGE HH SIZE

24.5  
MEDIAN AGE

\$32,200  
MEDIAN HH INCOME





**MACKENZIE**  
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