



# 2<sup>ND</sup> GEN. CAFÉ/RESTAURANT SPACE

THE MUNSEY 7 N. CALVERT STREET | BALTIMORE, MARYLAND 21200

FOR  
LEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- 2nd generation café/ restaurant space
- Grease-hood and walk-in cooler included
- Additional FF&E available
- Existing floor plan allows for 76 sit down seats and 10 bar seats
- High Visibility and Signage Opportunities
- Fully Leased Apartments Above - 146 Units
- Located in Baltimore's Central Business District

*Originally built in 1911 and converted to residential apartments in 2003, The Munsey offers residents large unit layouts with superior renovated finishes, and sweeping city views in a historic building. Amenities include 24/7 valet parking, a fitness center, business center and club room.*

AVAILABLE:

2,220 SF

ZONING:

C-5 (DOWNTOWN DISTRICT)

RENTAL RATE:

\$20.00 PSF, NNN





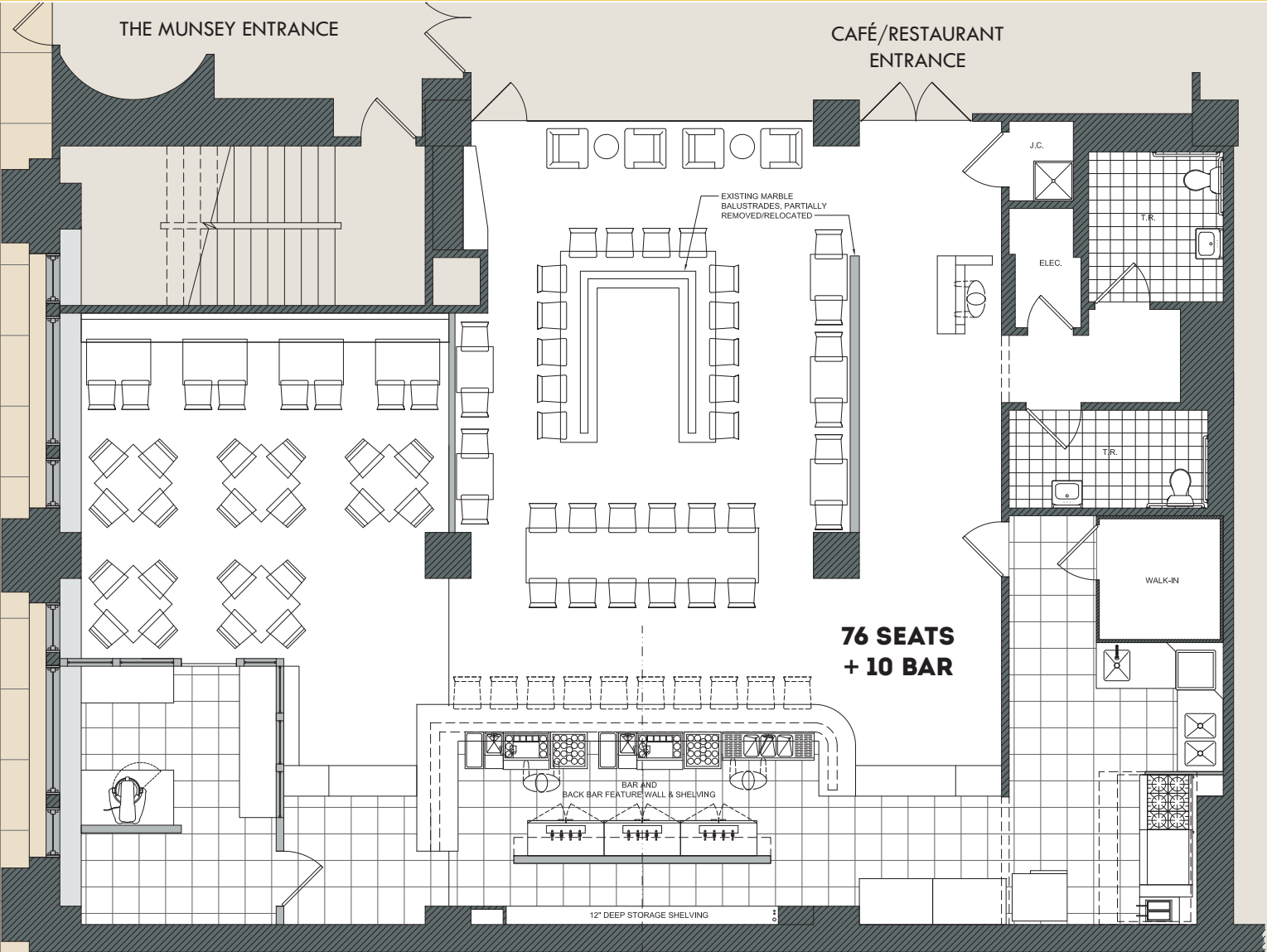
# INTERIOR PHOTOS





# EXISTING FLOOR PLAN

N CALVERT ST

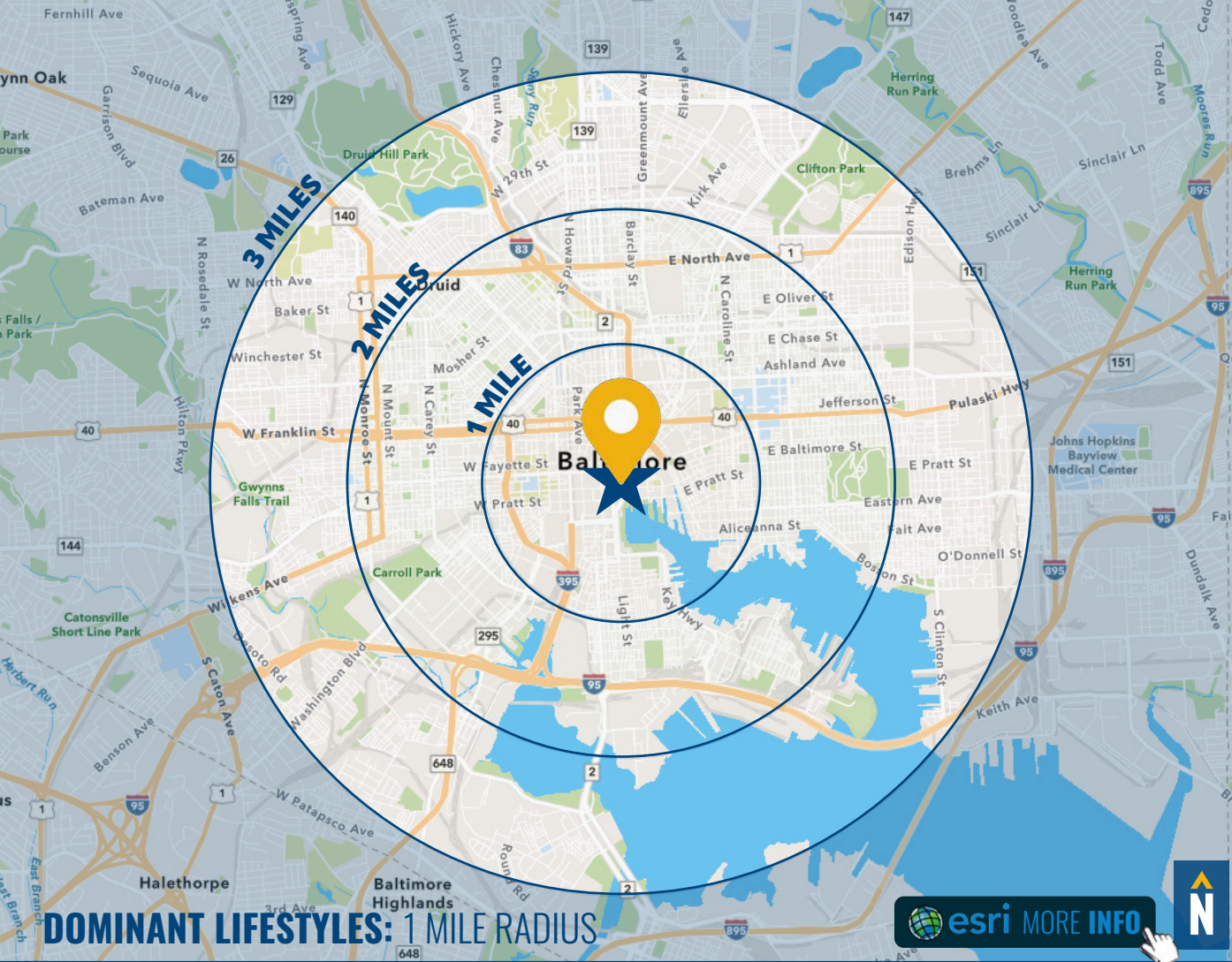




# MARKET AERIAL

This aerial map of Baltimore's Market area features numerous labels for streets, landmarks, and hotels. Streets shown include W Saratoga St, W Lexington St, W Fayette St, W Baltimore St, W Pratt St, N Howard St, N Liberty St, N Calvert St, Holliday St, Guilford Ave, Charles St, St Paul St, E Saratoga St, E Lexington St, E Fayette St, E Baltimore St, Water St, E Lombard St, E Pratt St, S Paca St, S Howard St, S Light St, South St, President St, and Harborplace. Landmarks such as the Hippodrome Theatre, Lord Baltimore Hotel, Springhill Suites, Sonesta, Hampton by Hilton, Residence Inn, Renaissance Baltimore Harborplace Hotel, Harborplace, National Aquarium, Pier Six Pavilion, United States Postal Service, and the Power Plant are identified. Hotels like Home2 Suites by Hilton, Mercy Medical Center, Holiday Inn Express, Sleep Inn, Candlewood Suites, Staybridge Suites, Days Inn, Planet Fitness, Sheraton, Hyatt Place, Marriott, Hilton, and CFGBank Arena are also marked. A red pin labeled "SITE" is located near the intersection of E Lexington St and N Calvert St. The map includes a scale bar indicating 1/2 mile and a north arrow.





# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



42,875

145,409

246,725

## DAYTIME POPULATION



143,326

271,950

375,804

## AVERAGE HOUSEHOLD INCOME



\$99,981

\$102,379

\$97,058

## NUMBER OF HOUSEHOLDS



24,191

72,111

115,533

## MEDIAN AGE



33.1

33.9

34.3

**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**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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