



FOR **LEASE/SALE**

# HIGH TRAFFIC RETAIL/OFFICE SPACE

732 S BROADWAY | BALTIMORE, MARYLAND 21231



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC

# PROPERTY OVERVIEW

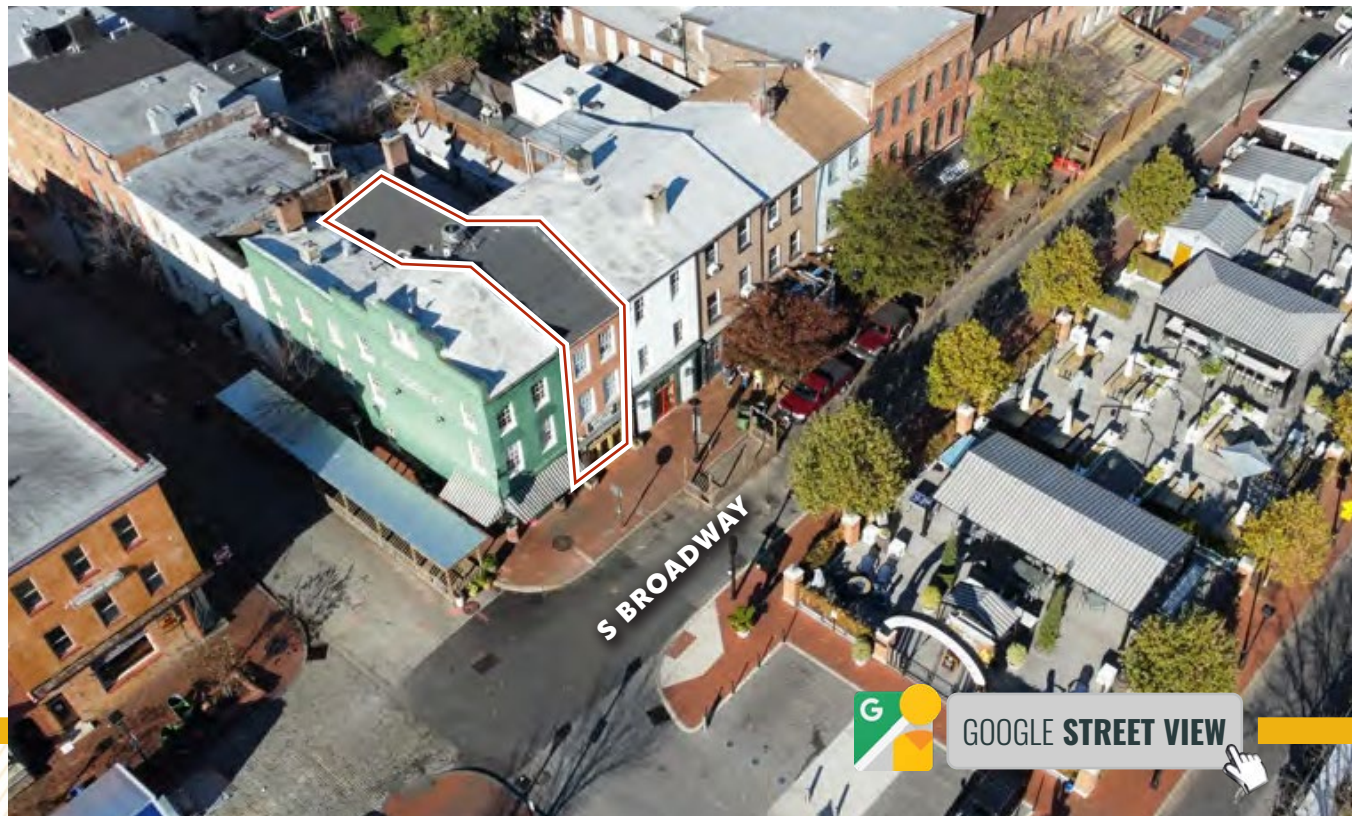
## HIGHLIGHTS:

- Street level retail with office/apartment space above
- Located in the heart of bustling Historic Fells Point
- High pedestrian traffic area centered around residents and tourists
- Opportunity for retail, health & wellness, services, etc.
- 1 block to the famous Thames Street Waterfront
- Walk score is Walker's Paradise (99)

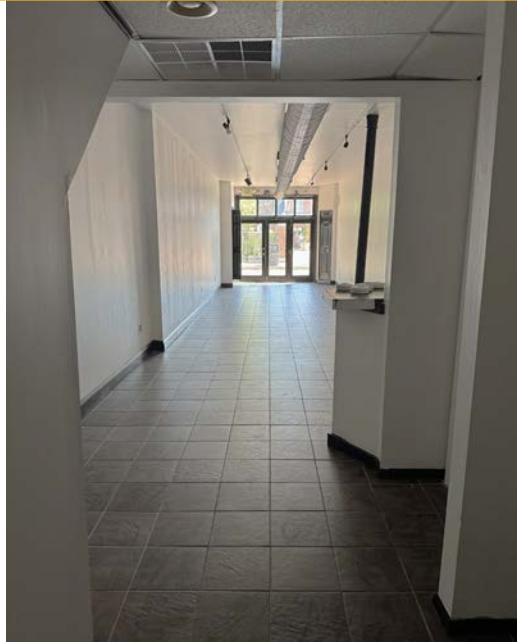
SIDEWALK VIEW



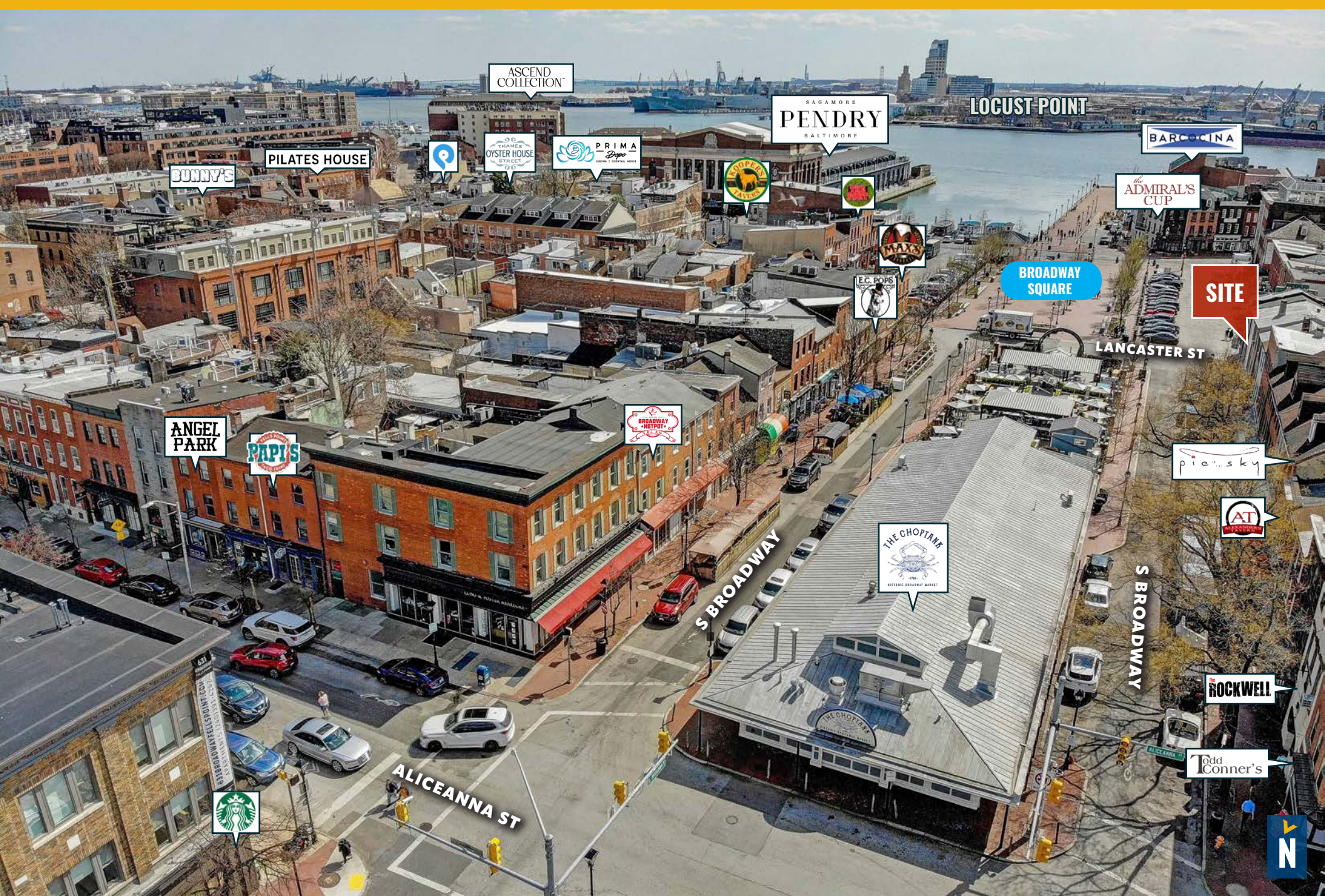
BUILDING SIZE:	2,000 SF ±
YEAR BUILT:	1920
STORIES:	3
ZONING:	C-1-E
SALE PRICE:	\$1,100,000
RENTAL RATE:	NEGOTIABLE



# INTERIOR PHOTOS



# LOCAL BIRDSEYE



ASCEND COLLECTION

SAGAMORE  
PENDRY  
BALTIMORE

LOCUST POINT

BARCINA

BUNNY'S

PILATES HOUSE

96  
THAMES  
OYSTER HOUSE  
W. STREET  
96

PRIMA  
Espina

WOODFIRE  
SALVES

EC. POPS

WAXS

BROADWAY  
SQUARE

SITE

ADMIRAL'S  
CUP

LANCASTER ST

ANGEL  
PARK

PIPI'S

BROADWAY  
IS  
HOTSPOT

PIANISKY

AT  
PROPERTIES

THE CHOPTANK  
EST. 1986  
HISTORIC BRANDED BAKERY

S BROADWAY

ROCKWELL

Odd  
Conner's

ALICEANNA ST

STARBUCKS



# AERIAL



DOWNTOWN

INTERSTATE 83

INNER HARBOR

E PRATT ST

NATIONAL AQUARIUM

INNER HARBOR

PIER SIX PAVILION

MARYLAND SCIENCE CENTER

LIGHT ST

FEDERAL HILL

KEY HWY

PRESIDENT ST

HARBOR EAST

HARBOR POINT

PERKINS HOMES REDEVELOPMENT 1,345 NEW APTS. BEATTY DEVELOPMENT

SITE

ALICEANNA ST

PENDRY HOTELS

UNDER ARMOUR

LOCUST POINT

EASTERN AVE

FELL'S POINT

BUTCHERS HILL

UPPER FELL'S POINT

PATTERSON PARK

1 MILE

BOSTON ST

CANTON

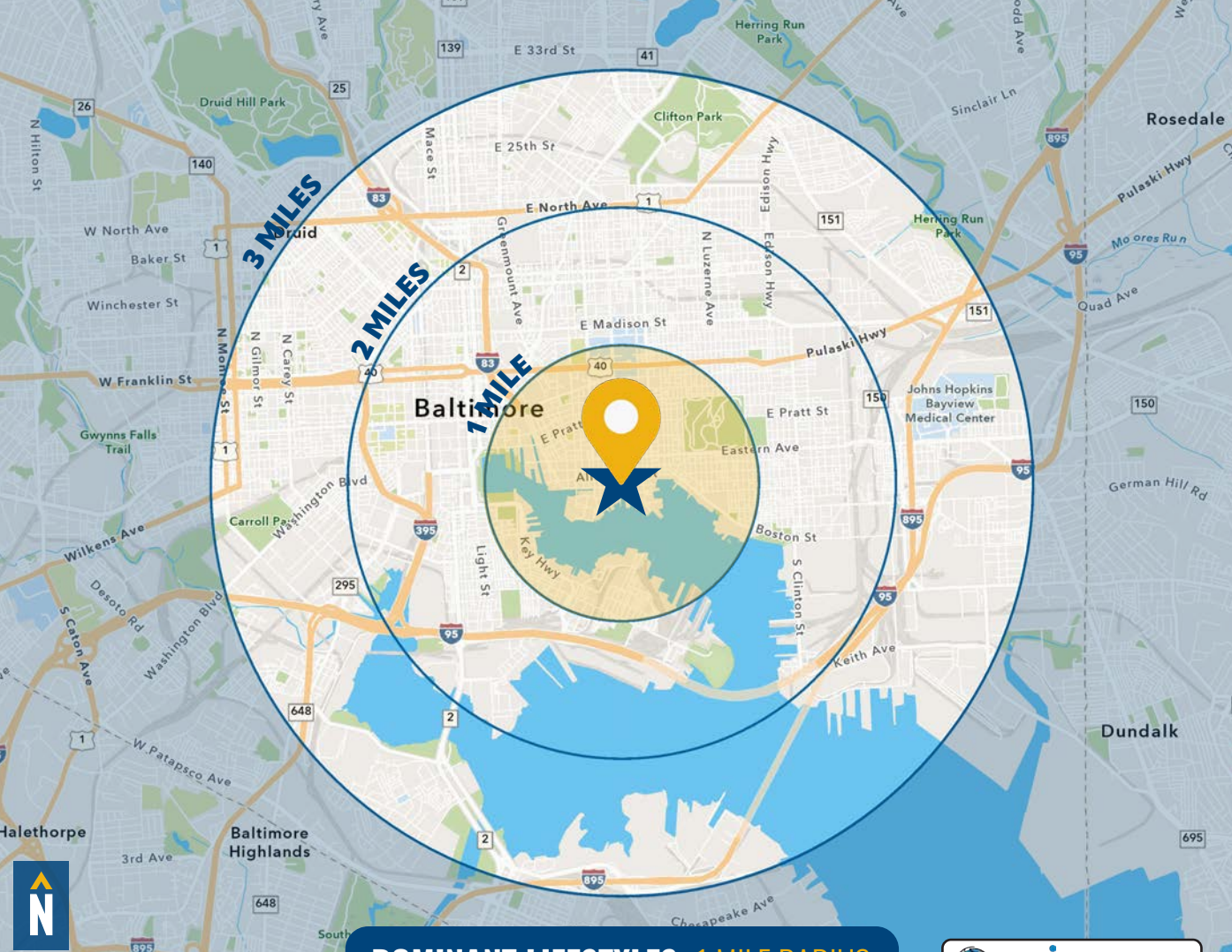
SAFeway

PATAPSCO RIVER



# DEMOGRAPHICS

2025



RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



35,286

125,407

207,704

## DAYTIME POPULATION



66,899

239,998

338,689

## AVERAGE HOUSEHOLD INCOME



\$141,029

\$110,611

\$94,343

## NUMBER OF HOUSEHOLDS



19,020

63,976

100,453

## MEDIAN AGE



33.8

33.3

34.1

## DOMINANT LIFESTYLES: 1 MILE RADIUS

[MORE INFO](#)

### 39% LAPTOPS & LATTES

MEDIAN

AGE: 36.2

HH INCOME: \$145,759



These neighborhoods are located in and around the largest, most densely populated metropolises in the country. Residents are young, and many live alone, with roommates, or as unmarried couples.

### 36% METRO RENTERS

MEDIAN

AGE: 32.9

HH INCOME: \$94,766



Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S.

### 7% EMERGING HUB

MEDIAN

AGE: 36.0

HH INCOME: \$70,356



Members of these communities are young, live in cities, & move frequently. These neighborhoods show consistent growth and are composed of large numbers of young graduates & college students who have relocated to the U.S.

[FULL DEMOS REPORT](#)

# FOR MORE INFO **CONTACT:**



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