

FOR LEASE

Baltimore City, Maryland

TURN-KEY RESTAURANT IN FELL'S POINT

803 S. CAROLINE STREET | BALTIMORE, MARYLAND 21231

AVAILABLE: 2,850 SF ±

- ▶ 2,500 sf ± (1st floor)
- ▶ 350 sf ± (basement)

ZONING

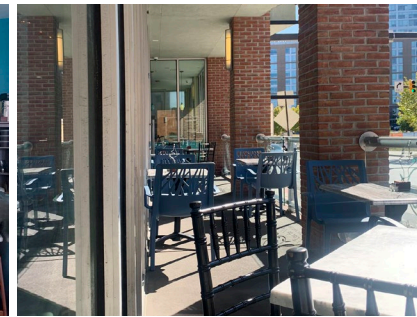
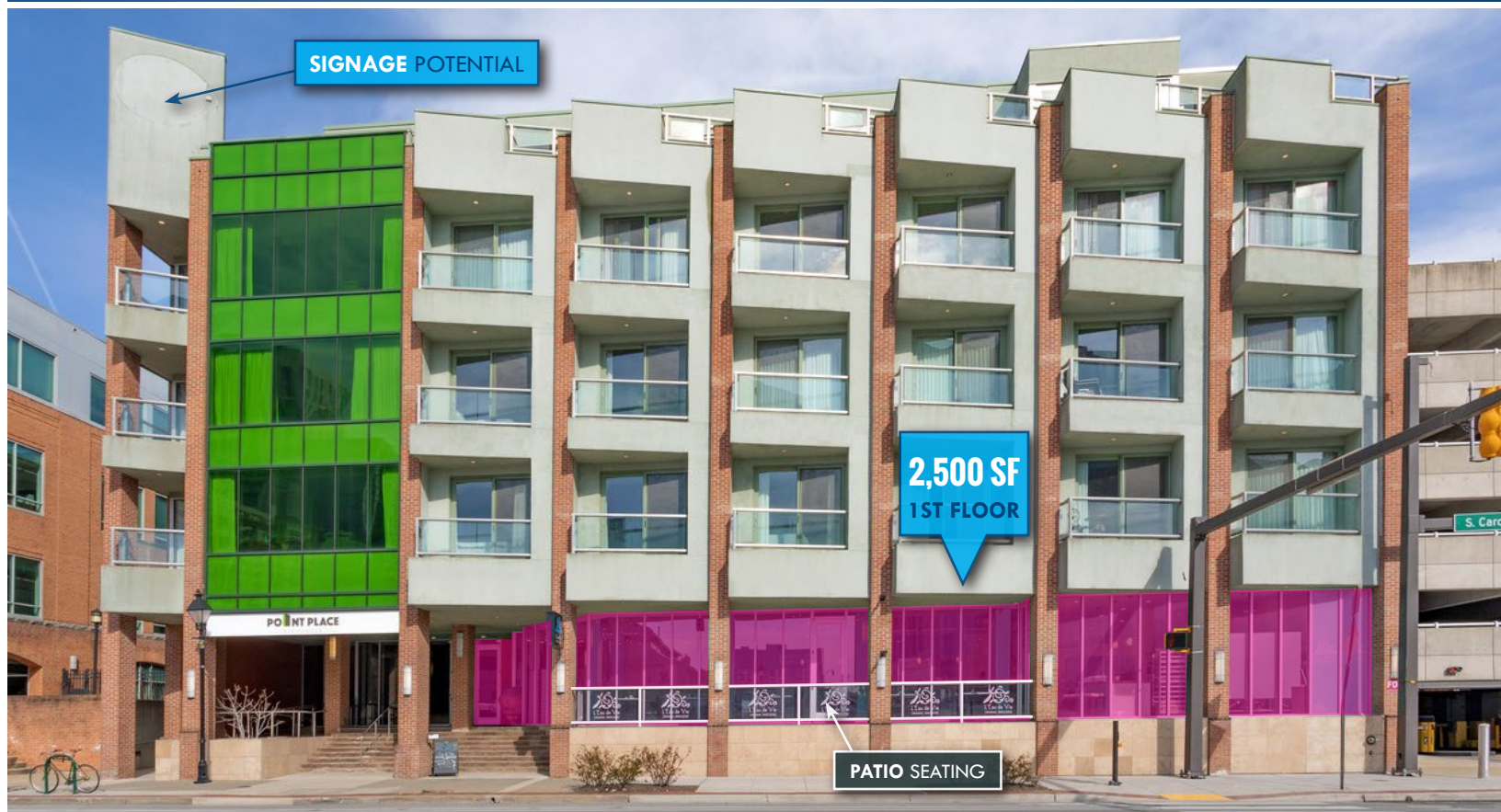
C-1 (Neighborhood Business District)

RENTAL RATE

Negotiable

HIGHLIGHTS

- ▶ Approximately 2,850 sf total bar/café/restaurant space
- ▶ Turn-key delivery with all FF&E and Class "B" Liquor License
- ▶ Outdoor patio seating currently configured for 16 customers
- ▶ Industrial chic, open concept design throughout
- ▶ Directly adjacent to new Harbor Point and Harbor East developments
- ▶ Premier dedicated signage at the top of the building



Henry Deford | Vice President

☎ 410.494.4861 ✉ hdeford@mackenziecommercial.com

MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

☎ 410.494.4866 ✉ mgioioso@mackenziecommercial.com

FOR LEASE

Baltimore City, Maryland

ADDITIONAL PHOTOS

803 S. CAROLINE STREET | BALTIMORE, MARYLAND 21231



Henry Deford | Vice President

☎ 410.494.4861 ✉ hdeford@mackenziecommercial.com

Mackenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President

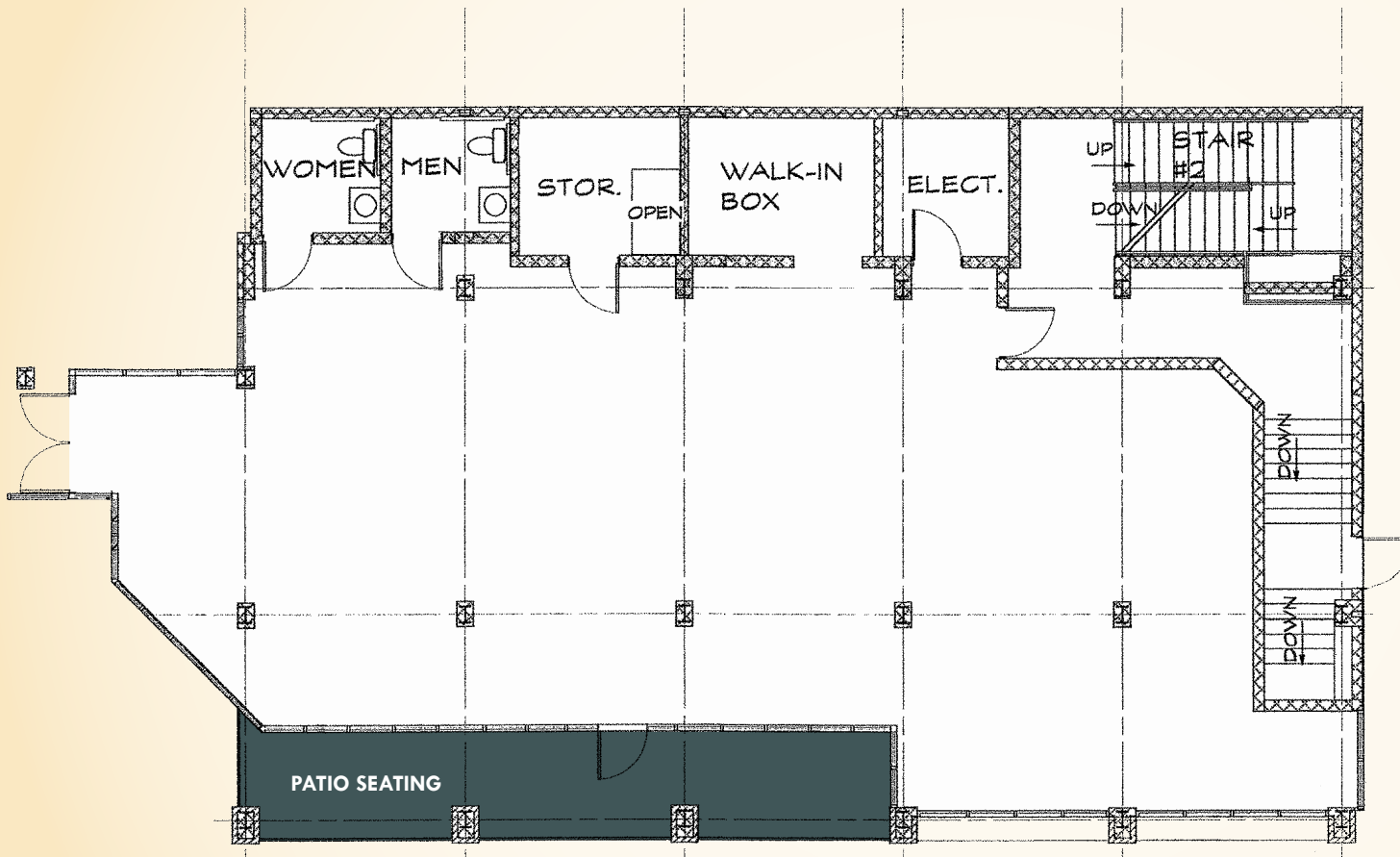
☎ 410.494.4866 ✉ mgioioso@mackenziecommercial.com

FOR LEASE

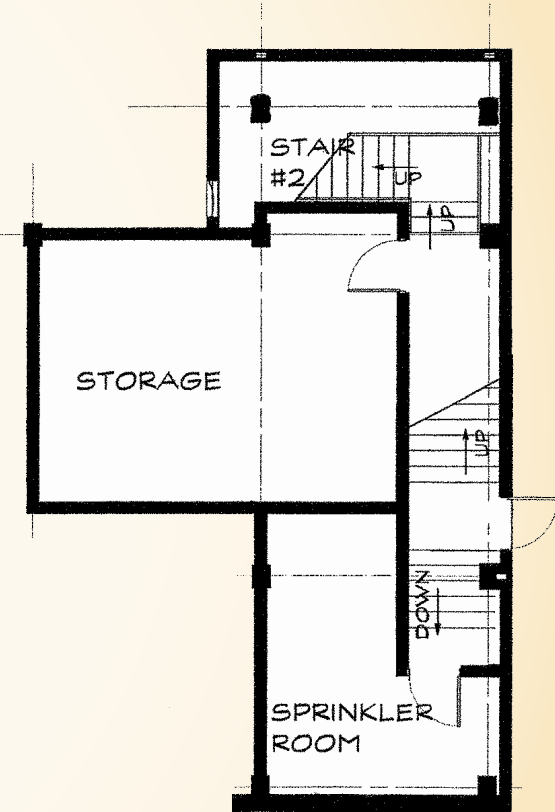
Baltimore City, Maryland

FLOOR PLAN

803 S. CAROLINE STREET | BALTIMORE, MARYLAND 21231



1ST FLOOR
2,500 SF ±



BASEMENT
350 SF ±

FOR LEASE

Baltimore City, Maryland

BIRDSEYE

803 S. CAROLINE STREET | BALTIMORE, MARYLAND 21231



Henry Deford | Vice President
☎ 410.494.4861 ✉ hdeford@mackenziecommercial.com
MacKenzie Commercial Real Estate Services, LLC • 410-821-8585 • 2328 W. Joppa Road, Suite 200 | Lutherville-Timonium, Maryland 21103 • www.MACKENZIECOMMERCIAL.com

Mike Gioioso | Vice President
☎ 410.494.4866 ✉ mgioioso@mackenziecommercial.com
www.MACKENZIECOMMERCIAL.com

FOR LEASE

Baltimore City, Maryland

TRADE AREA

803 S. CAROLINE STREET | BALTIMORE, MARYLAND 21231



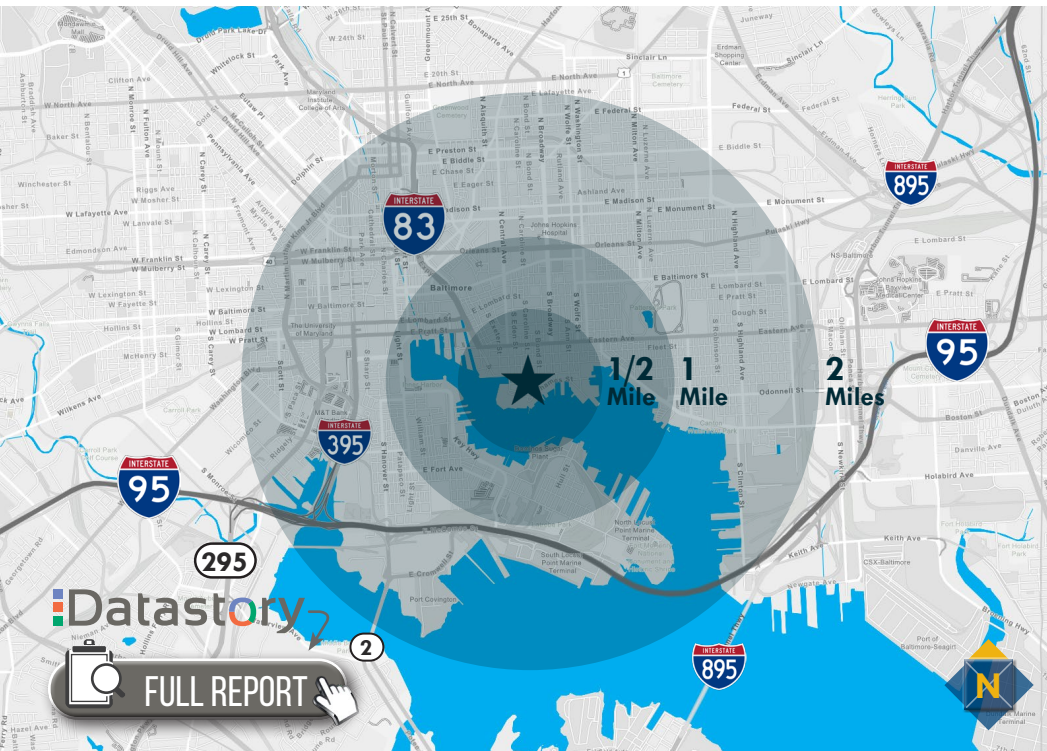
- | | | | | | |
|-----------------------------|-----------------------------|--------------------------------|---------------------------------|-----------------------------|-------------------------------|
| 1 P.F. Chang's | 16 James Joyce Irish Pub | 31 The Oceanaire | 46 Gordon Biersch | 61 Charm City Run | 76 Bertha's |
| 2 Fogo de Chão | 17 Roy's | 32 Warby Parker | 47 Ouzo Bay | 62 Duda's Tavern | 77 The Greene Turtle |
| 3 Blaze Pizza | 18 Anthropologie | 33 Brooks Brothers | 48 CrossFit | 63 Mezze | 78 Todd Conner's |
| 4 Phillips Seafood | 19 Four Seasons Hotel | 34 Madewell | 49 Hyatt Place | 64 Fells Point Tavern | 79 Subway |
| 5 Barnes & Noble | 20 J. Crew | 35 South Moon Under | 50 Nando's Peri-Peri | 65 Bond Street Social | 80 DogWatch Tavern |
| 6 Hard Rock Cafe | 21 Under Armour Brand House | 36 Lebanese Taverna | 51 Cava Mezze | 66 Su Casa | 81 Joe's Bike Shop |
| 7 Dick's Last Resort | 22 Starbucks | 37 Cinghiale | 52 sweetgreen | 67 The Sound Garden | 82 Max's Taphouse |
| 8 Poibelly | 23 Hilton Garden Inn | 38 AT&T | 53 Floyd's 99 Barbershop | 68 The Horse You Came In On | 83 Abbey Burger Bistro |
| 9 Chipotle | 24 Landmark Theatre | 39 Taco Fiesta | 54 Whole Foods (new!) | 69 7-Eleven | 84 Woody's Cantina |
| 10 Blackwall Hitch | 25 MAC | 40 Courtyard by Marriott | 55 Avelay Farms Coffee Roasters | 70 Sofi's Crepes | 85 Kooper's Tavern |
| 11 Miss Shirley's Cafe | 26 Häagen-Dazs | 41 Harbor East Deli & Pizzeria | 56 BeachFit Baltimore | 71 Barcocina | 86 Waterfront Hotel |
| 12 Ruth's Chris Steak House | 27 lululemon | 42 Manchurian Rice Co. | 57 Teavolve | 72 Rye | 87 Thames Street Oyster House |
| 13 Pier 5 Hotel | 28 Bonobos | 43 Free People | 58 Keystone Korner Baltimore | 73 The Admiral's Cup | 88 The Point in Fells |
| 14 McCormick & Schmick's | 29 Arhaus | 44 LUSH | 59 RA Sushi Bar | 74 Admiral Fell Inn | 89 Pitango Bakery + Cafe |
| 15 Marriott Waterfront | 30 CVS | 45 Charleston | 60 Bar Vasquez | 75 Bop Brick Oven Pizza | 90 V-No Wine Bar |

FOR LEASE

Baltimore City, Maryland

LOCATION / DEMOGRAPHICS

803 S. CAROLINE STREET | BALTIMORE, MARYLAND 21231



RESIDENTIAL POPULATION 8,378 .5 MILES 35,348 1 MILE 130,487 2 MILES	NUMBER OF HOUSEHOLDS 4,454 .5 MILES 17,949 1 MILE 58,046 2 MILES	AVERAGE HH SIZE 1.84 .5 MILES 1.90 1 MILE 2.09 2 MILES	MEDIAN AGE 35.0 .5 MILES 35.1 1 MILE 33.6 2 MILES
AVERAGE HH INCOME \$125,985 .5 MILES \$129,180 1 MILE \$93,590 2 MILES	EDUCATION (COLLEGE+) 80.2% .5 MILES 79.3% 1 MILE 66.3% 2 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 96.4% .5 MILES 97.1% 1 MILE 95.2% 2 MILES	DAYTIME POPULATION 19,586 .5 MILES 77,558 1 MILE 257,586 2 MILES

43% METRO RENTERS
1 MILE

[LEARN MORE](#)

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

25% LAPTOPS AND LATTES
1 MILE

[LEARN MORE](#)

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.

1.87
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$112,200
MEDIAN HH INCOME

9% EMERALD CITY
1 MILE

[LEARN MORE](#)

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.

2.06
AVERAGE HH SIZE

37.4
MEDIAN AGE

\$59,200
MEDIAN HH INCOME

5% TRENDSETTERS
1 MILE

[LEARN MORE](#)

These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

2.12
AVERAGE HH SIZE

36.3
MEDIAN AGE

\$63,100
MEDIAN HH INCOME