



BAR/RESTAURANT

902-904 S. CHARLES STREET | BALTIMORE, MARYLAND 21230

FOR
**SALE/
LEASE**



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- Turn-key Restaurant/Tavern in the heart of Baltimore's "Federal Hill" Neighborhood
- 3 floors of restaurant space/private party areas with multiple bars and a full kitchen
- Fully operable street level windows for indoor/outdoor feel
- 7-Day Liquor License to serve beer/wine/liquor on-premises conveys with the Purchase/Lease of the property
- 1 Bedroom Residential Unit on top floor as additional income or owners suite
- Directly on the walking path between Federal Hill, the Baltimore Orioles Stadium and Ravens Stadium



BUILDING SIZE:

4,118 SF ±

STORIES:

4

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DIST.)

SALE PRICE:

\$1,200,000

RENTAL RATE:

NEGOTIABLE

INTERIOR PHOTOS



LOCAL TRADE AREA



Federal Hill

INTERSTATE
95

INTERSTATE
395

HORSESHOE
CASINO • BALTIMORE

M&T Bank
STADIUM
TOPGOLF

7
ELEVEN

CVS

CHARLES ST

SITE

E HENRIETTA ST

ORIOLE PARK
at
CAMDEN YARDS

LIGHT ST

BMORE
LICKS

SAM'S BAGELS

Brendali
ITALIAN RESTAURANTE
Maria's
Sub Shop
Since 1973
Federal Hill
Be more Thai

PANDORA'S BOX
THE WURST
CROSSBAR
Abbey
PUBLIC HOUSE
COUNTRY CLUB
NO LA
Seafood & Spirits
SPOONS
PUB DOG
Bank of America

MAGERKS
ILLUSIONS
angel's
insomnia cookies
ZAATAR
MCC

DOLCE VITA
LEATHER & FASHIONS
Nobles
Federal Hill

WHEELHOUSE
CO-LIVING
BRD
BANDITOS
BAR & KITCHEN
THE CHARLES
BAR & GRILLE

Dulceology
Artisan Bakery
Ditos Tacos

WATERSHED

Pizza di Joey

DMV EMPANADAS
Dish Runner

FH
FITNESS

CEREMONY
COFFEE ROASTERS

CROSS
STREET
ESTD 1846
MARKET

Fulton Bank
DUNKIN'

LIGHT
TAQUERIA
M&T
EL RODEO Bank

Cookie's
Mug Shots
BOL'S
SOUVLAKI
WATER SONG
LLO

Mother's
Federal Hill grille
Wayward
BAR & KITCHEN
WHITE OAK
HOSPITALITY

TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

.5 MILES

1 MILE

1.5 MILES

RESIDENTIAL POPULATION



10,817

34,531

66,070

DAYTIME POPULATION



13,700

108,242

162,465

AVERAGE HOUSEHOLD INCOME



\$157,783

\$138,695

\$122,623

NUMBER OF HOUSEHOLDS



5,850

19,618

35,423

MEDIAN AGE

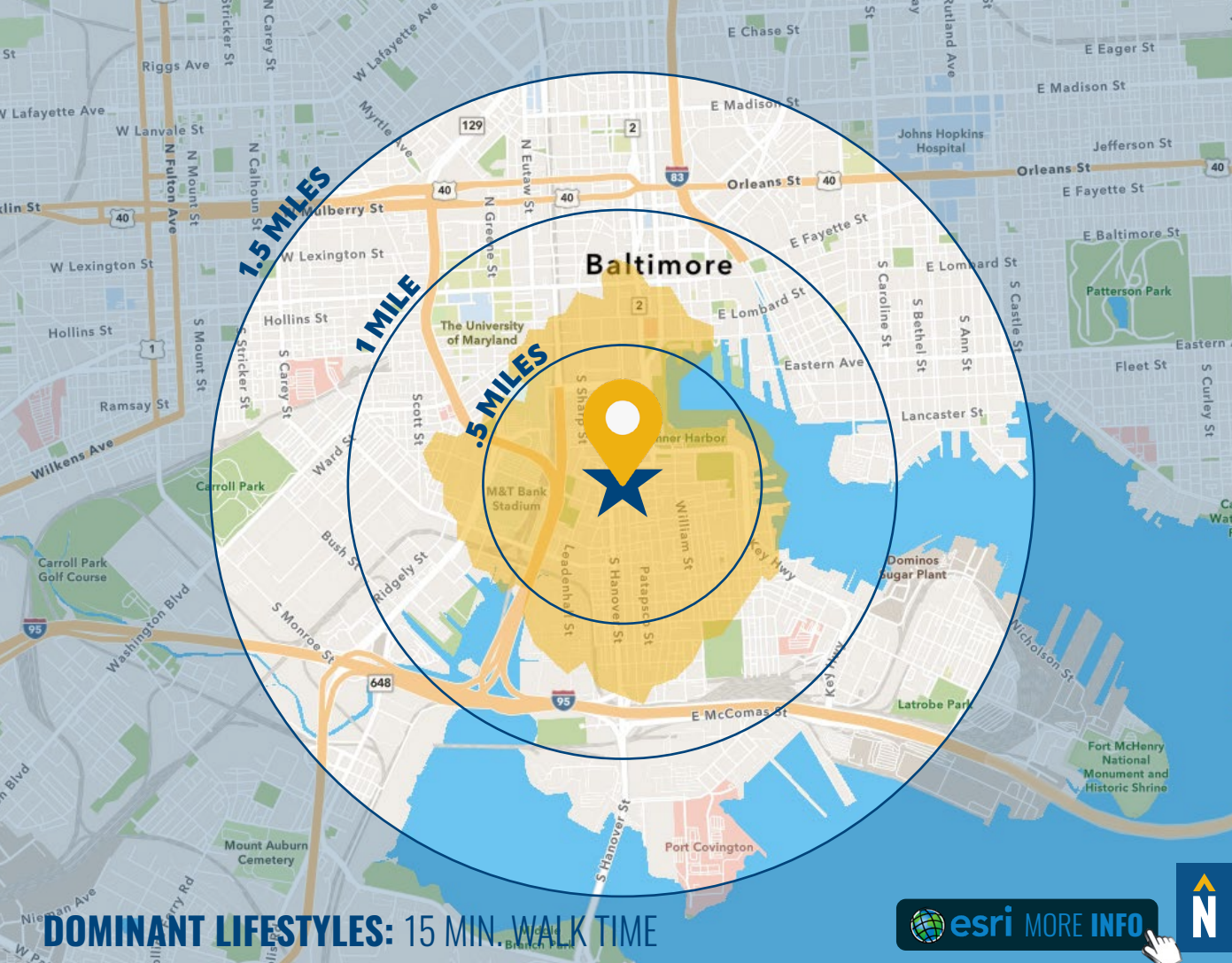


32.1

32.4

33.0

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 15 MIN. WALK TIME

 [esri MORE INFO](#)

38%

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**

21%
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**

17%
RETIREMENT
COMMUNITIES



These residents take pride in fiscal responsibility and keep a close eye on their finances. They enjoy going to the theater, golfing and taking vacations. While some enjoy cooking, many would rather dine out.

Median Age: **53.9**

Median Household Income: **\$40,800**

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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

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