

RESTAURANT FOR LEASE

**STATE-OF-THE-ART
MULTI-USE BUILDING**

**RESTAURANT/
BAR**

**CAFÉ/
CARRYOUT**

**COMMERCIAL
KITCHEN**



925

BALTIMORE, MD

OVERVIEW

- 8,300 SF \pm purpose-built, state-of-the-art food, facility with multiple food components:
 - Full-service restaurant & bar
 - Carryout café & coffee bar
 - Large-scale commercial kitchen space
- Lower level offices, classroom, walk-in coolers and dry storage facilities
- Prominent corner location at a signalized intersection in the “Pigtown” neighborhood of Southwest Baltimore
- Blocks from the University of Maryland Medical campus, M&T Bank Stadium (Baltimore Ravens), and Camden Yards (Baltimore Orioles)
- Ideal for neighborhood/community restaurant group with a wholesale or catering business
- Potential for brew pub or brewery component
- Basement occupied by [Groundwork Kitchen Culinary Arts Program](#)

1ST FLOOR:

6,735 SF \pm

MEZZANINE:

1,569 SF \pm

BASEMENT:

5,806 SF \pm

YEAR BUILT:

2020

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

RENTAL RATE:

NEGOTIABLE





1ST FLOOR PLAN

RESTAURANT/
BAR

CAFÉ/COFFEE

DISH RM.

WALK-IN

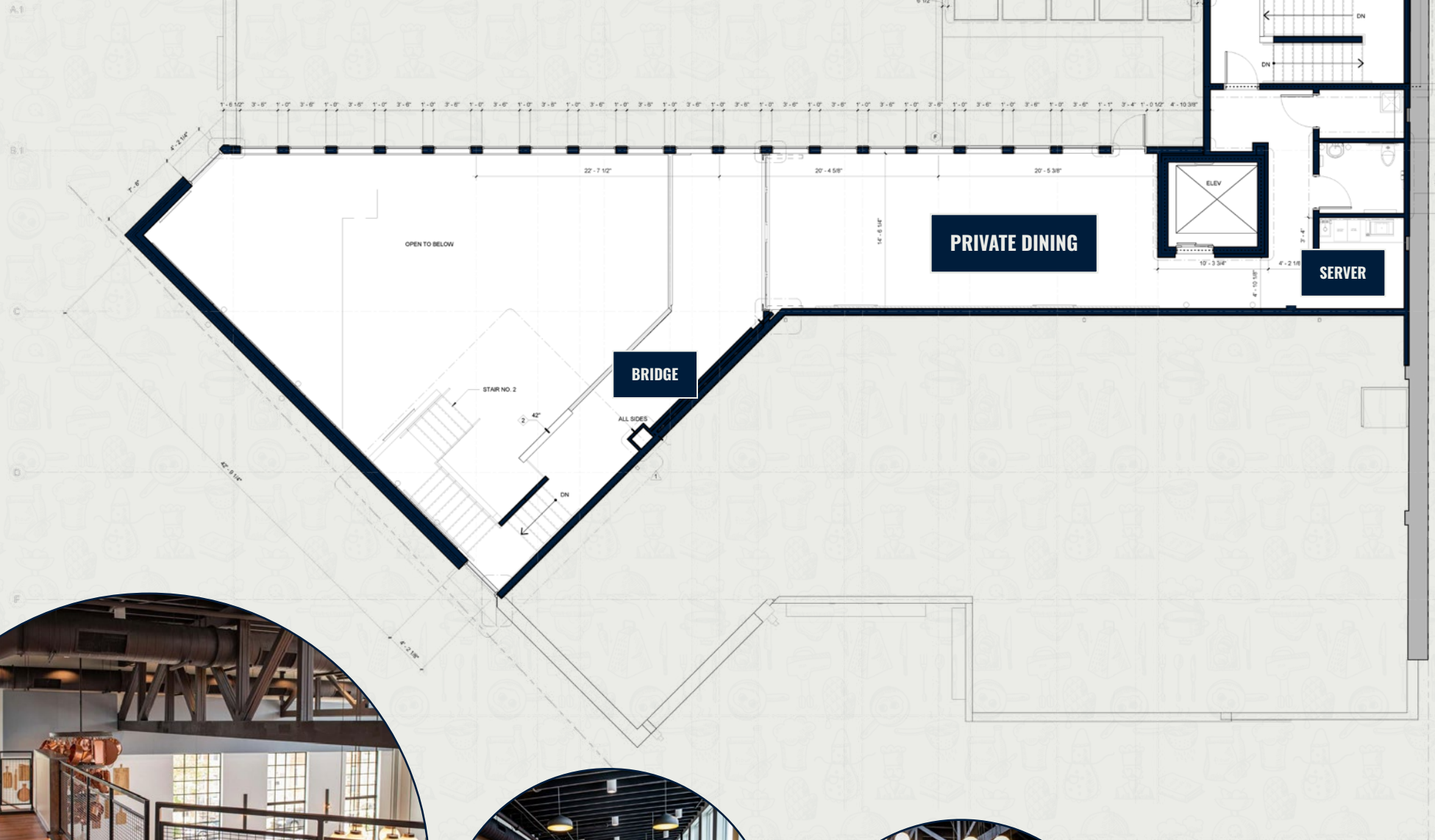
LOADING DOCK

COMMERCIAL KITCHEN/
COMMISSARY

6,735 SF



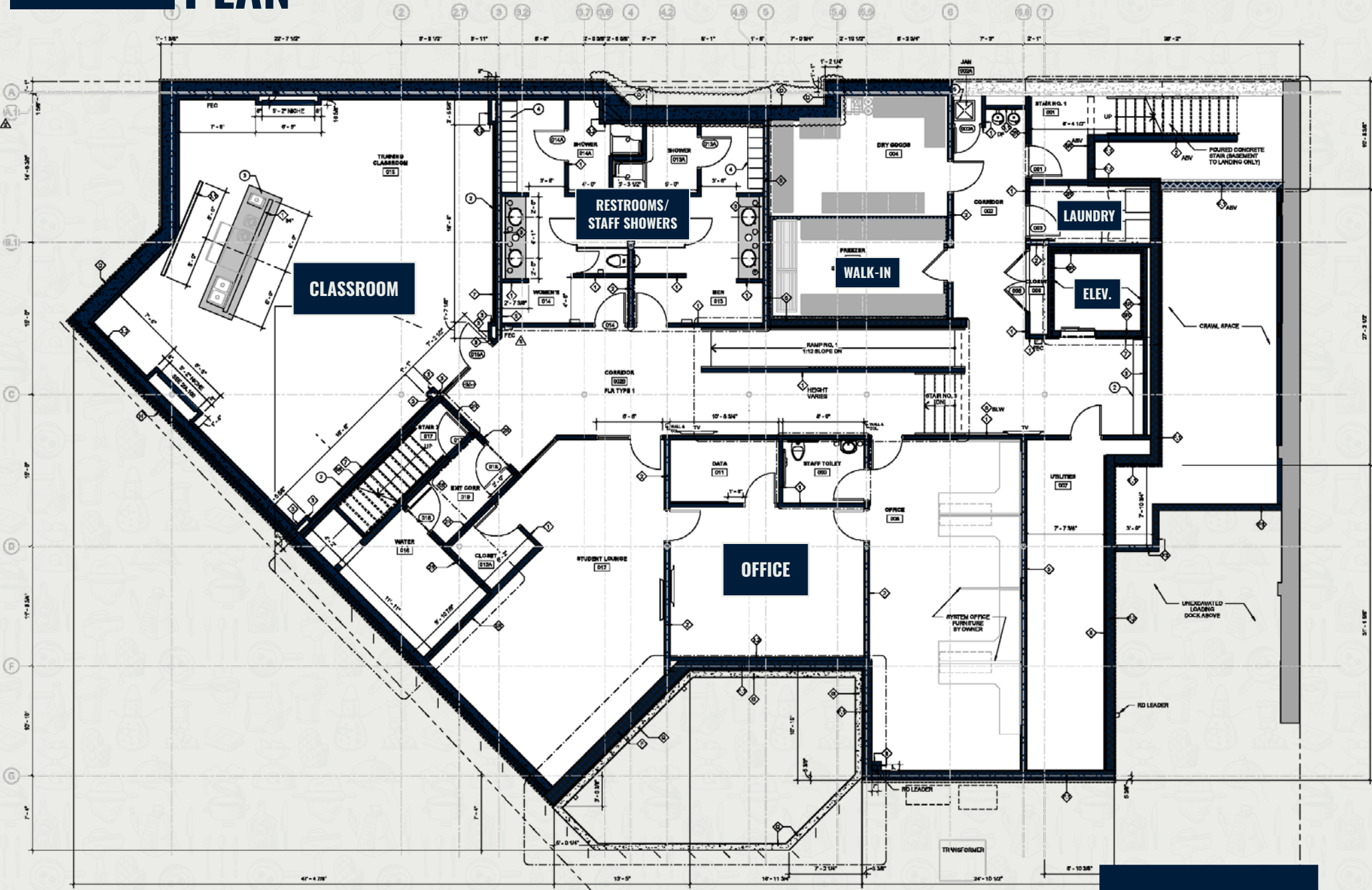
MEZZ. FLOOR PLAN



1,569 SF

BASEMENT

FLOOR PLAN

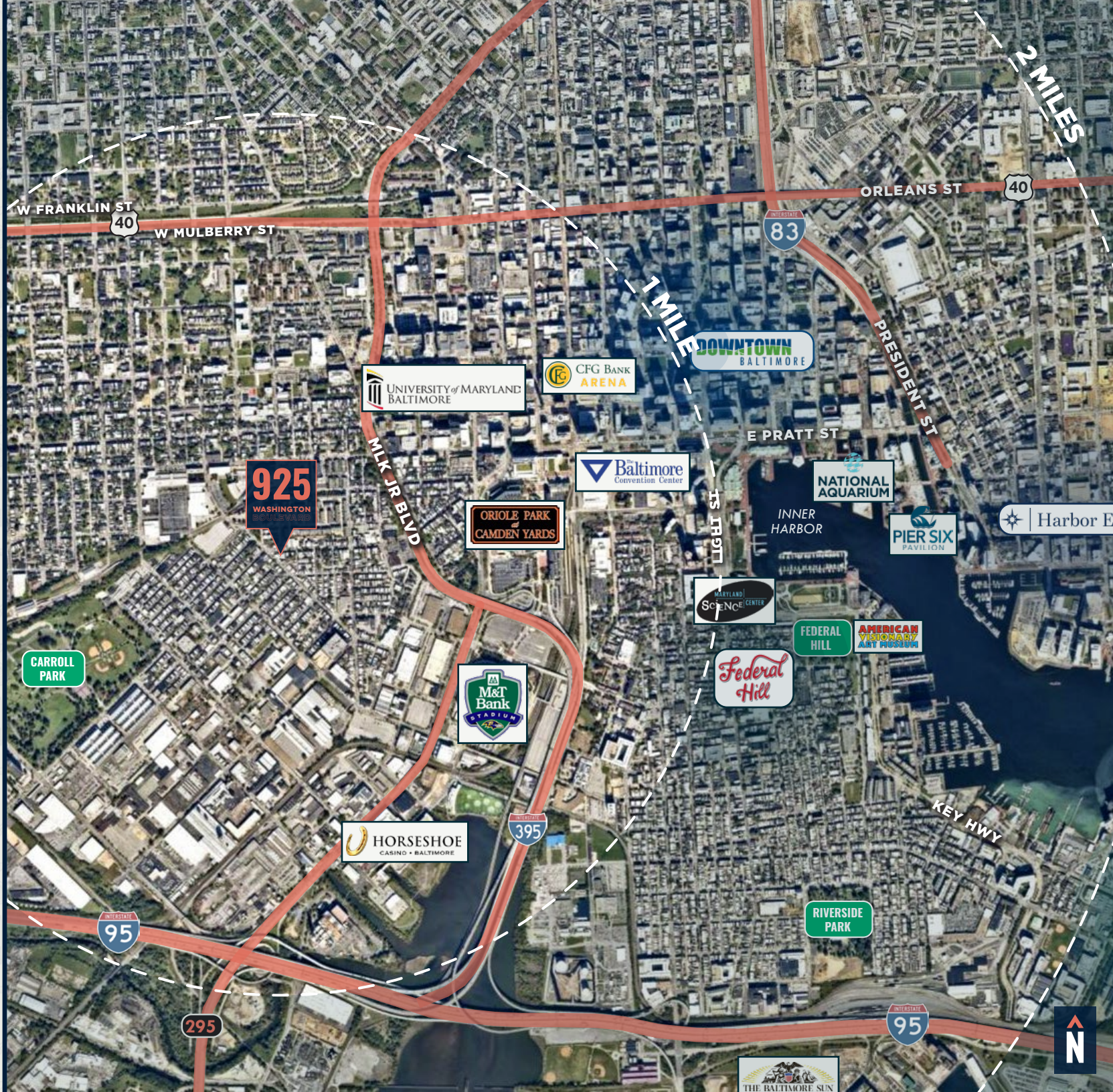


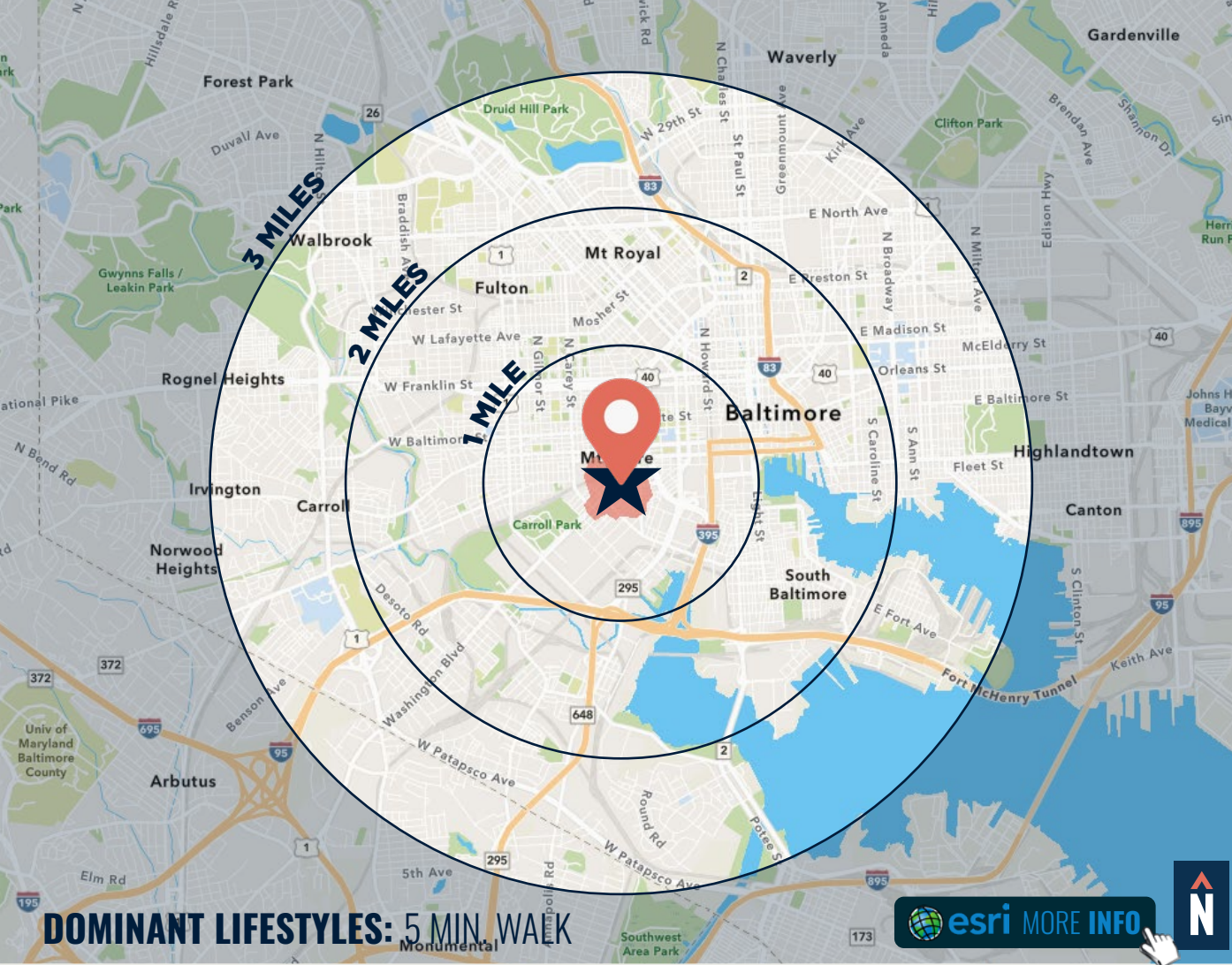


LOCAL BIRDSEYE



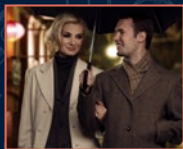
TRADE AREA





DOMINANT LIFESTYLES: 5 MIN. WALK

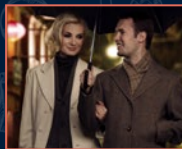
35%
EMERALD CITY



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.4**
Median Household Income: **\$109,400**

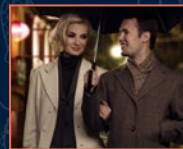
29%
SET TO IMPRESS



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.4**
Median Household Income: **\$109,400**

26%
FRONT PORCHES



These are professionals that live a sophisticated, exclusive lifestyle. They are busy, well-connected consumers—avid readers and moviegoers, environmentally active, and financially stable.

Median Age: **43.4**
Median Household Income: **\$109,400**

DEMOGRAPHICS

2023

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



28,643

110,908

224,561

DAYTIME POPULATION



78,952

222,035

361,392

AVERAGE HOUSEHOLD INCOME



\$79,633

\$86,775

\$87,020

NUMBER OF HOUSEHOLDS



13,545

53,738

103,915

MEDIAN AGE



34.4

34.5

35.4

FULL DEMOS REPORT



MACKENZIE

RETAIL



VISIT [PROPERTY PAGE](#) FOR MORE INFORMATION.



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