

**RESTAURANT FOR LEASE**

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

**RESTAURANT/  
BAR**

**CAFÉ/  
CARRYOUT**

**COMMERCIAL  
KITCHEN**



**925**

**BALTIMORE, MD**

# OVERVIEW

- 8,300 SF ± 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 ±

MEZZANINE:

1,569 SF ±

BASEMENT:

5,806 SF ±

YEAR BUILT:

2020

ZONING:

C-1 (NEIGHBORHOOD BUSINESS DISTRICT)

RENTAL RATE:

NEGOTIABLE

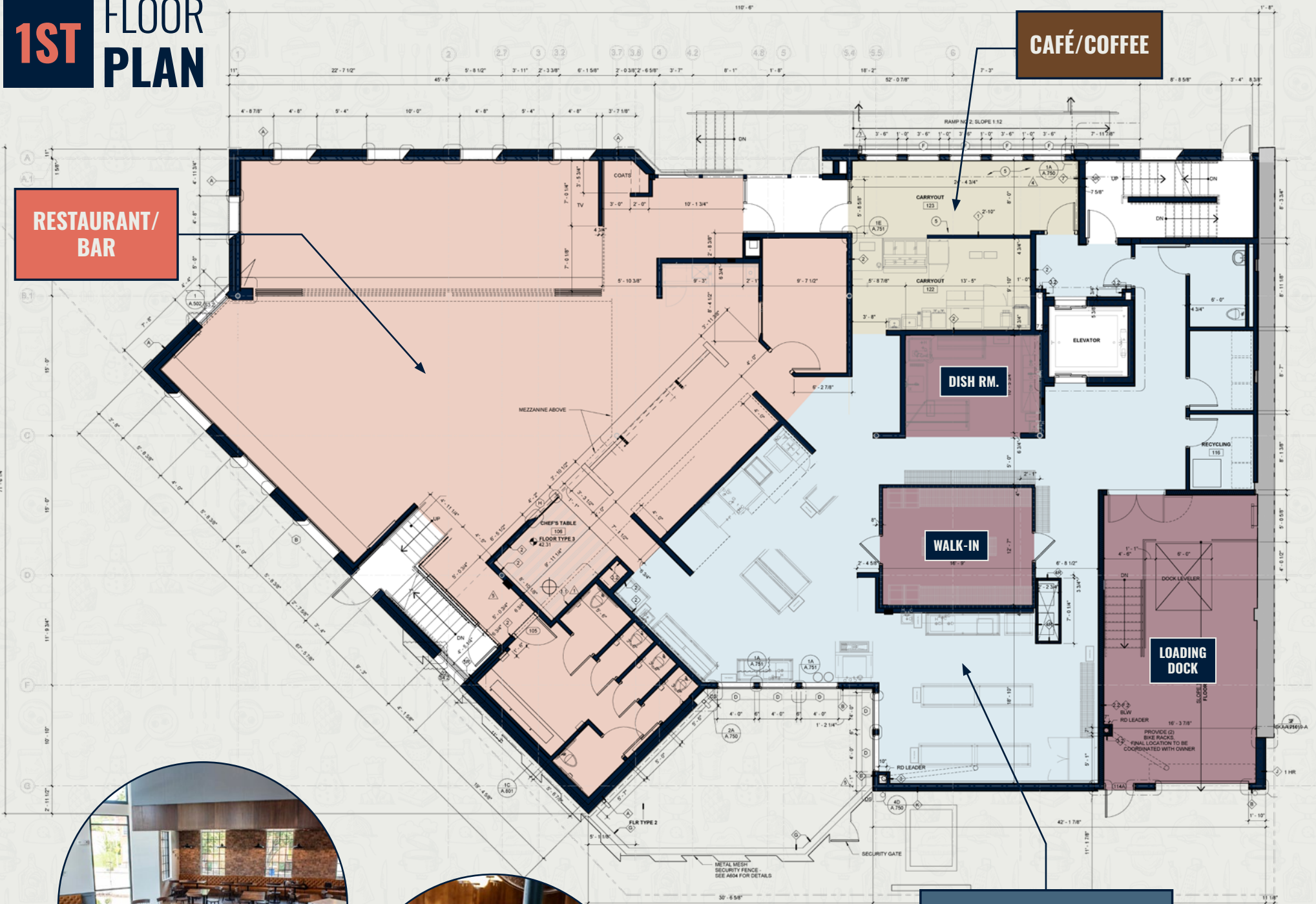




# 1ST FLOOR PLAN

RESTAURANT/  
BAR

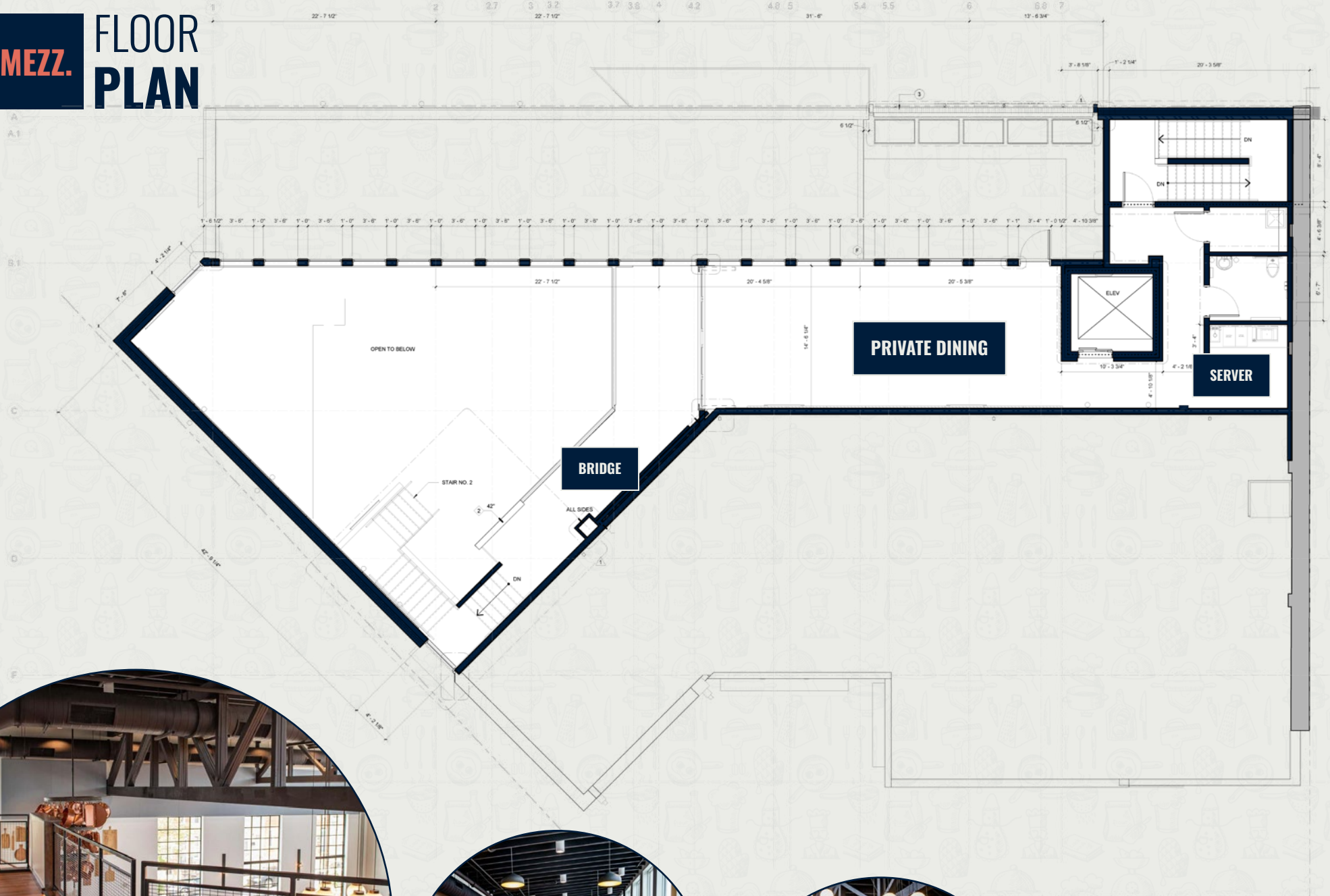
CAFÉ/COFFEE



6,735 SF

COMMERCIAL KITCHEN/  
COMMISSARY

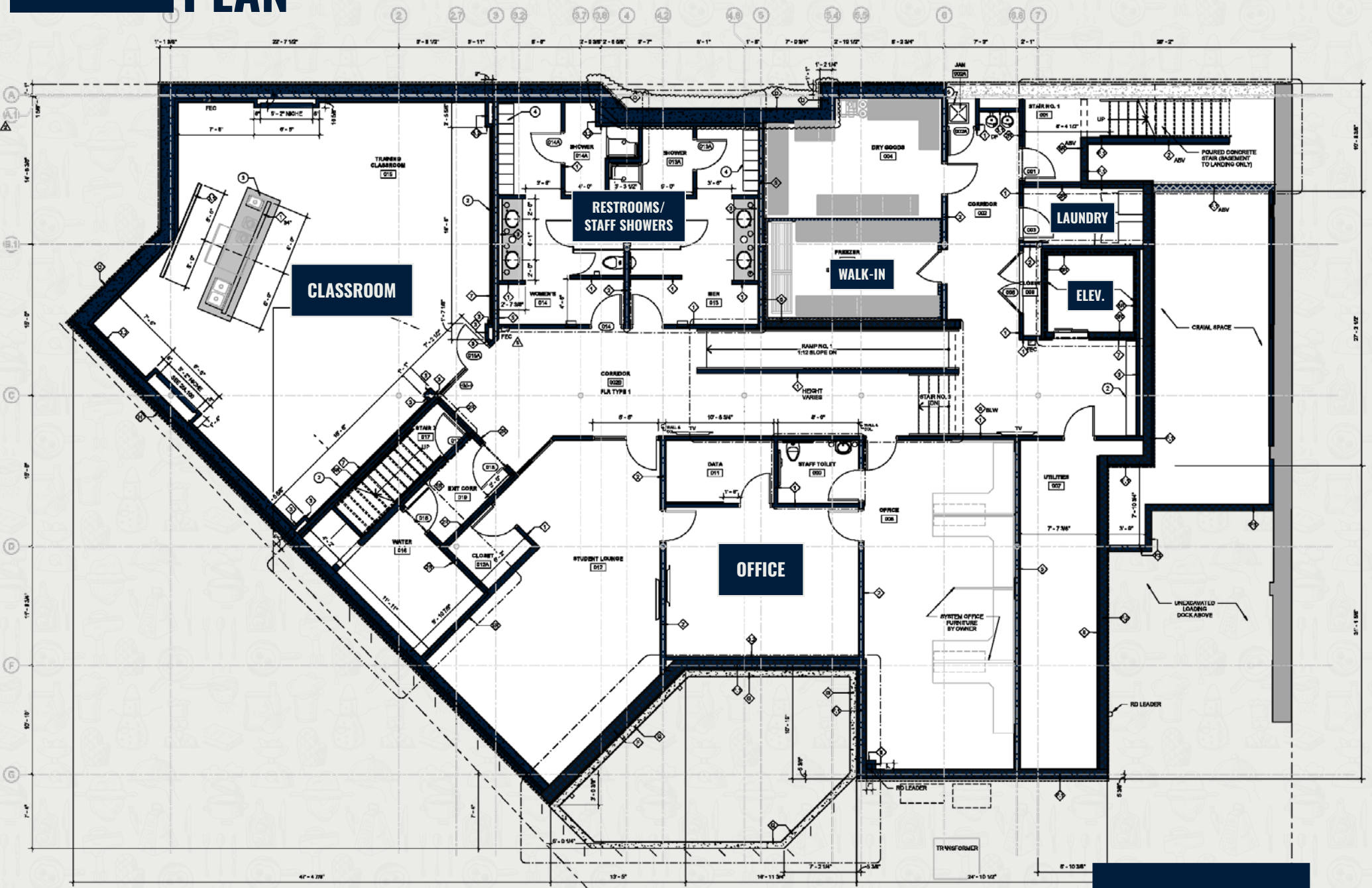
# MEZZ. FLOOR PLAN



**1,569 SF**

# BASEMENT

# FLOOR PLAN



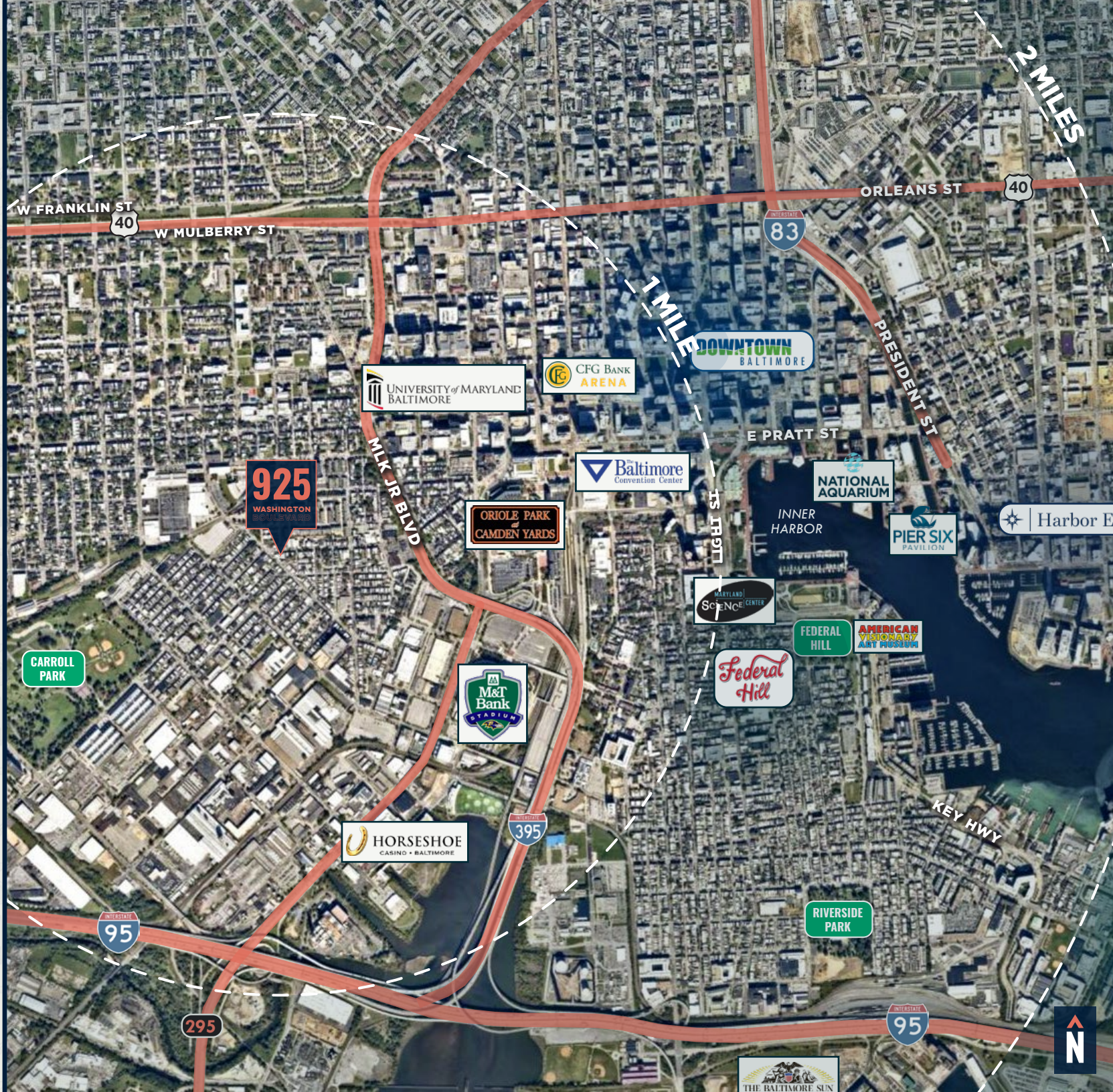
**5,806 SF**



# LOCAL BIRDSEYE



# TRADE AREA





# 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

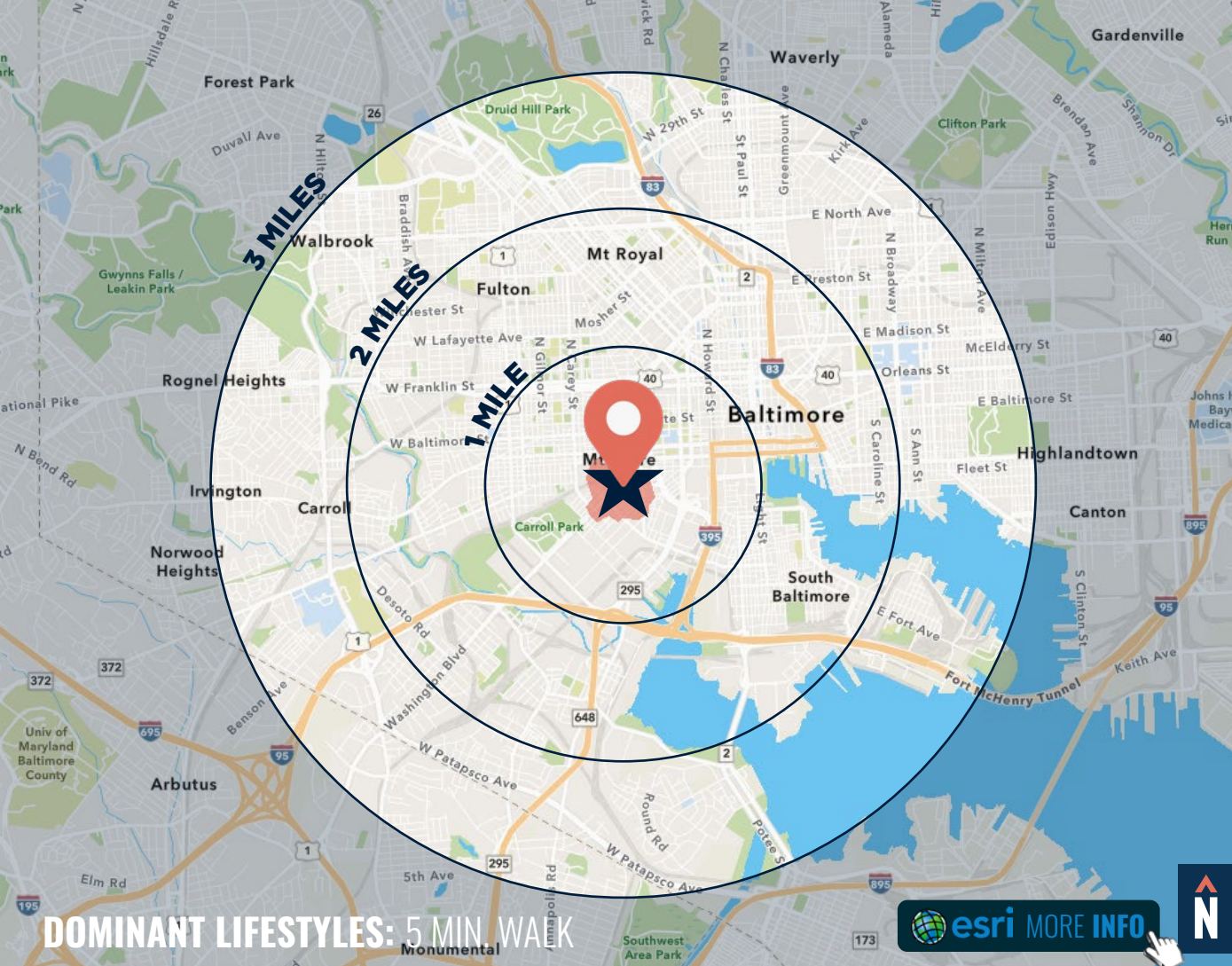


34.4

34.5

35.4

FULL DEMOS REPORT

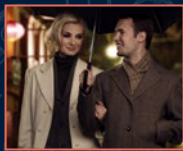


**DOMINANT LIFESTYLES: 5 MIN WALK**

[MORE INFO](#)



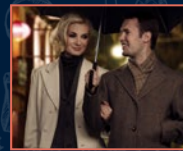
**35%**  
EMERALD CITY



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**

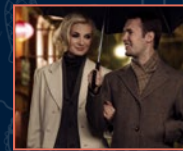
**29%**  
SET TO IMPRESS



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**



**MACKENZIE**  
RETAIL



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

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