

FOR LEASE

Baltimore City, Maryland

CAFÉ/RESTAURANT SPACE @ THE MUNSEY

7 N. CALVERT STREET | BALTIMORE, MARYLAND 21202

AVAILABLE

2,220 sf

RENTAL RATE

\$25.00 psf, NNN

HIGHLIGHTS

- ▶ Fully built out 2nd generation café/restaurant space (formerly Argosy Cafe)
- ▶ Class B (Beer, Wine & Liquor) 7 day Liquor License included
- ▶ Existing floor plan allows for 76 sit down seats and 10 bar seats
- ▶ Outdoor seating and banner signage potential
- ▶ Located on the ground floor of The Munsey, an iconic 18 story high-rise in Downtown Baltimore at the intersection of N. Calvert Street and E. Fayette Street (*Battle Monument Park*)

Originally built in 1911 and converted to residential apartments in 2003, *The Munsey* offers residents large unit layouts with superior renovated finishes, and sweeping city views in a historic building. Amenities include 24/7 valet parking, a fitness center, business center and club room.



2,220 SF
AVAILABLE



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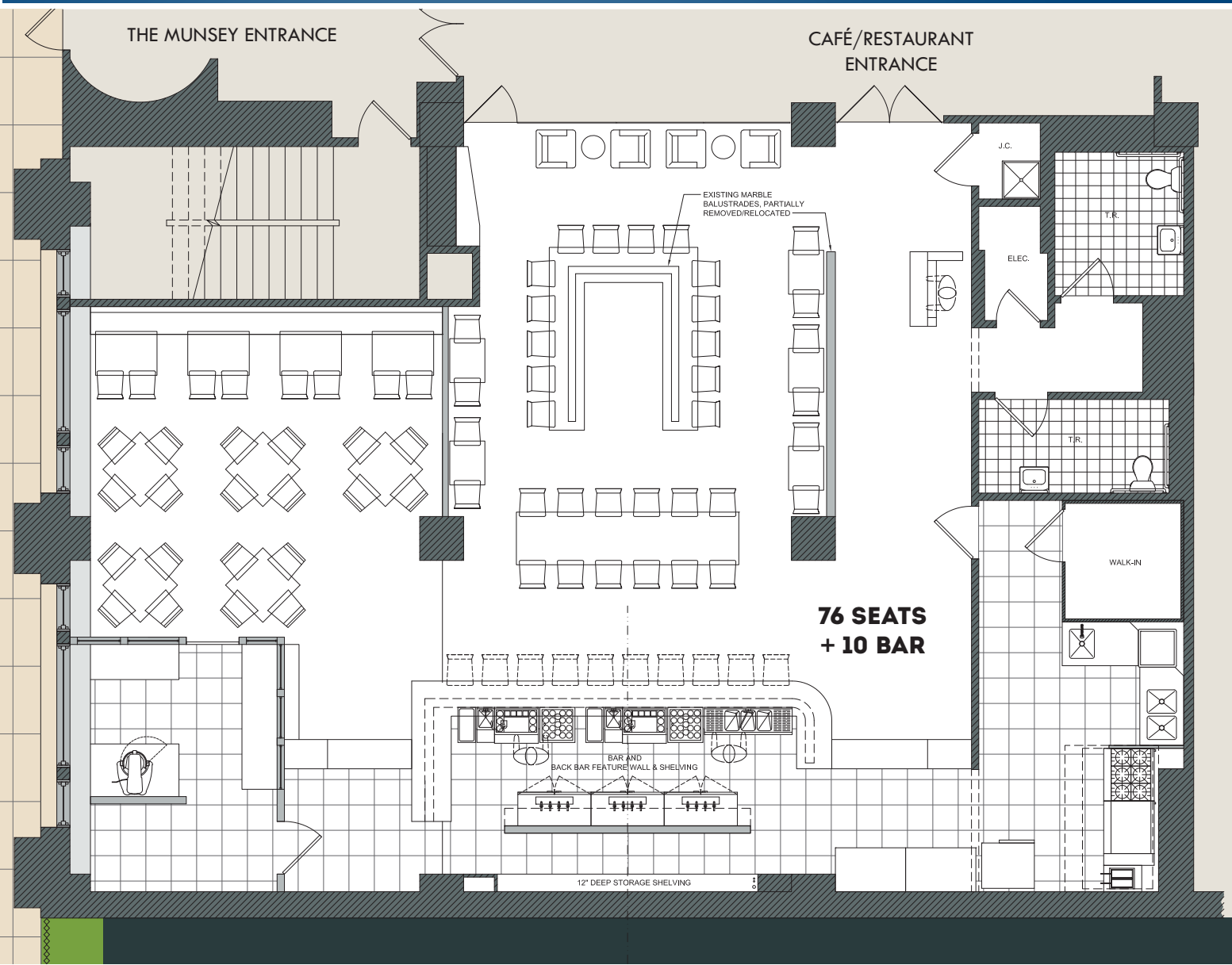
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EXISTING FLOOR PLAN

THE MUNSEY | 7 N. CALVERT STREET | BALTIMORE, MARYLAND 21202

N CALVERT ST

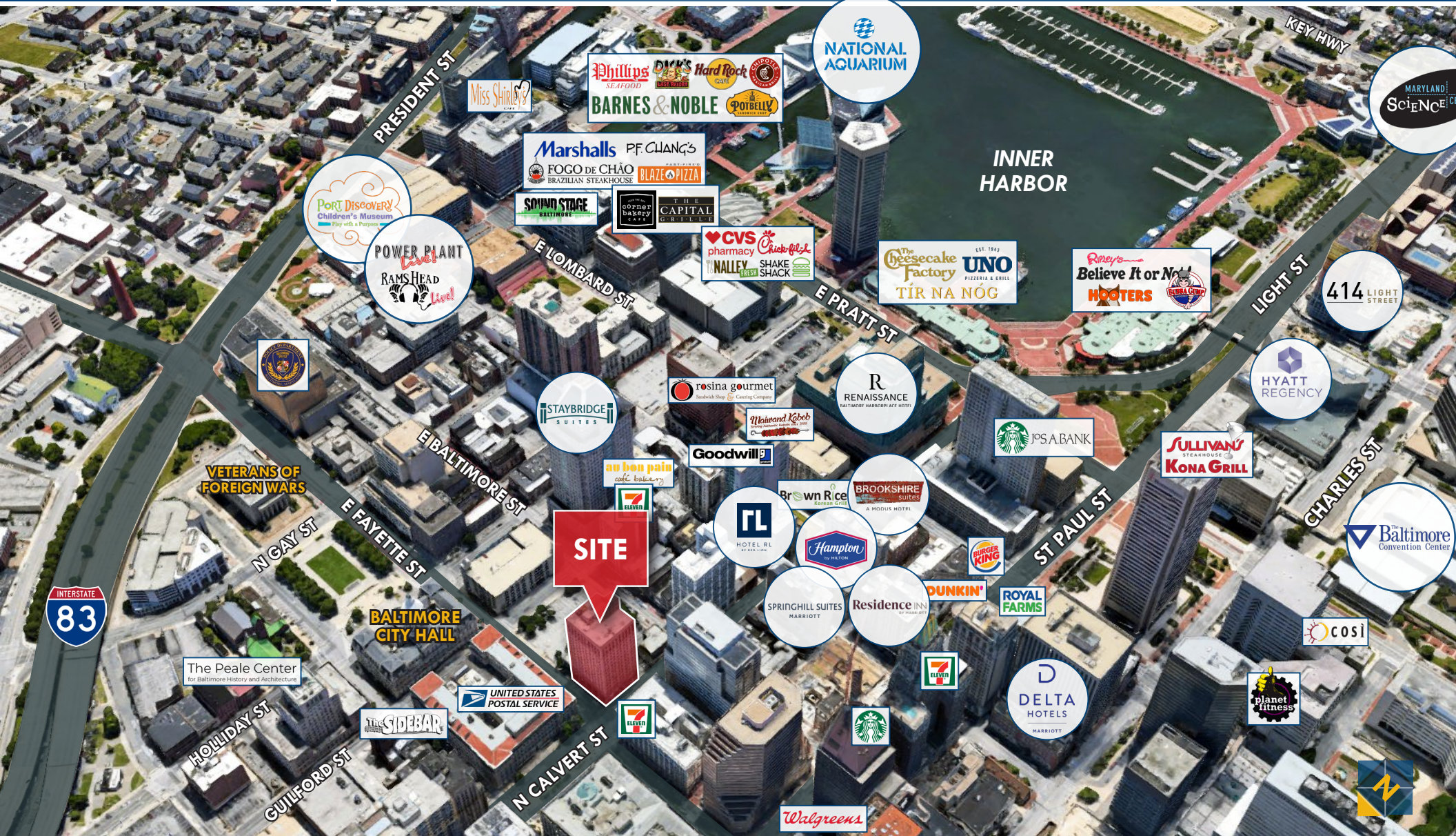


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BIRDSEYE / LOCAL TRADE AREA

THE MUNSEY | 7 N. CALVERT STREET | BALTIMORE, MARYLAND 21202

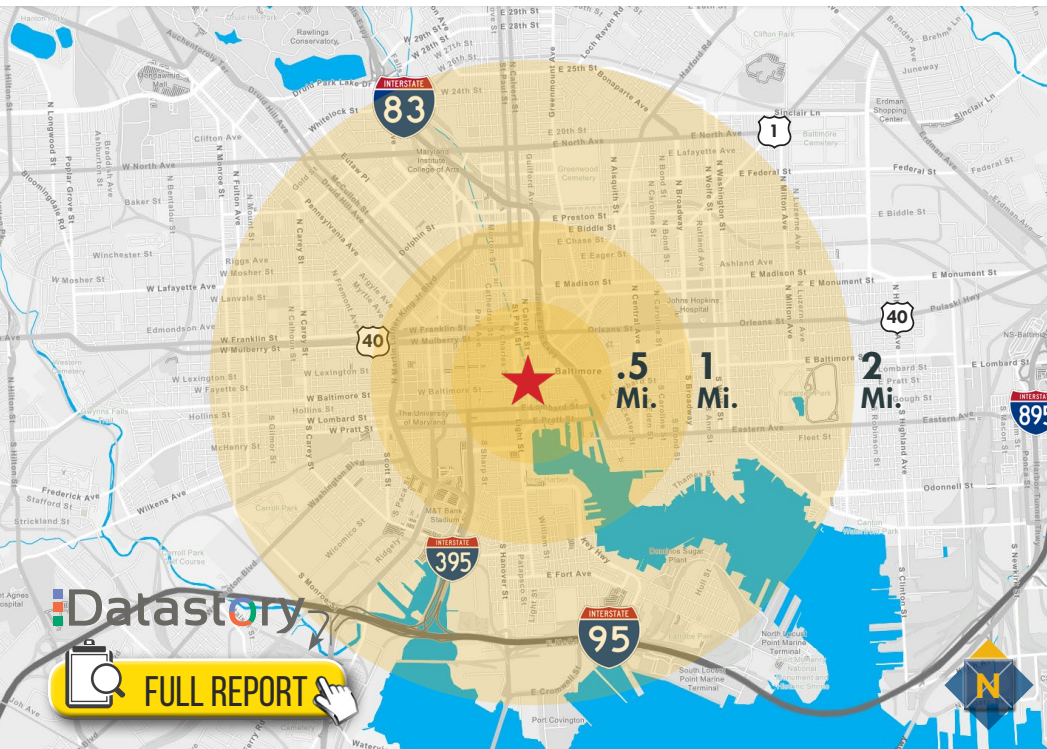


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LOCATION / DEMOGRAPHICS

THE MUNSEY | 7 N. CALVERT STREET | BALTIMORE, MARYLAND 21202



RESIDENTIAL POPULATION 8,945 .5 MILES 44,020 1 MILE 154,698 2 MILES	NUMBER OF HOUSEHOLDS 4,807 .5 MILES 20,433 1 MILE 68,030 2 MILES	AVERAGE HH SIZE 1.53 .5 MILES 1.73 1 MILE 2.11 2 MILES	MEDIAN AGE 31.0 .5 MILES 32.4 1 MILE 33.8 2 MILES
AVERAGE HH INCOME \$75,652 .5 MILES \$74,416 1 MILE \$69,739 2 MILES	EDUCATION (COLLEGE+) 76.1% .5 MILES 64.7% 1 MILE 59.7% 2 MILES	EMPLOYMENT (AGE 16+ IN LABOR FORCE) 94.4% .5 MILES 93.0% 1 MILE 91.0% 2 MILES	DAYTIME POPULATION 68,425 .5 MILES 156,928 1 MILE 289,469 2 MILES

53%
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

14%
CITY COMMONS
1 MILE

LEARN MORE

Most households receive income from wages or salaries, but nearly 1 in 4 receive assistance. Consumers endeavor to keep up with the latest fashion trends, and most prefer the convenience of fast food.

2.67
AVERAGE HH SIZE

28.5
MEDIAN AGE

\$18,300
MEDIAN HH INCOME

7%
COLLEGE TOWNS
1 MILE

LEARN MORE

This digitally engaged group uses computers and cell phones for all aspects of life, including shopping, school work, news, social media and entertainment. They also tend to splurge on the latest fashions.

2.14
AVERAGE HH SIZE

24.5
MEDIAN AGE

\$32,200
MEDIAN HH INCOME

6%
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