

f FITZGERALD

FOR LEASE

RETAIL SPACE

1201 W. MT. ROYAL AVENUE | BALTIMORE, MARYLAND 21217



WWW.FITZGERALDBALTIMORE.COM



MACKENZIE
RETAIL

In partnership with

MCB
REAL ESTATE

PROPERTY OVERVIEW

HIGHLIGHTS:

- 19,808 SF $\pm$ creative retail space available (former Barnes & Noble Booksellers)
 - » 14,573 SF street level
 - » 5,235 SF mezzanine with former café
- Ideal for various commercial uses, including fitness, experiential retail, medical/office, etc.
- Significant window line with ample natural light
- Multiple exterior signage opportunities
- 275 residential units on-site
- Ample on-site parking (1,250 structured spaces)
- Within walking distance of The University of Baltimore, MICA and Penn Station
- Strategically situated among renowned cultural landmarks such as the Lyric Opera House & Theatre, The Meyerhoff Symphony Hall, Parkway, Centre, and Charles Theatres in the lively Station North Arts District

AVAILABLE:

19,808 SF $\pm$ (STREET LEVEL & MEZZ.)

PARKING:

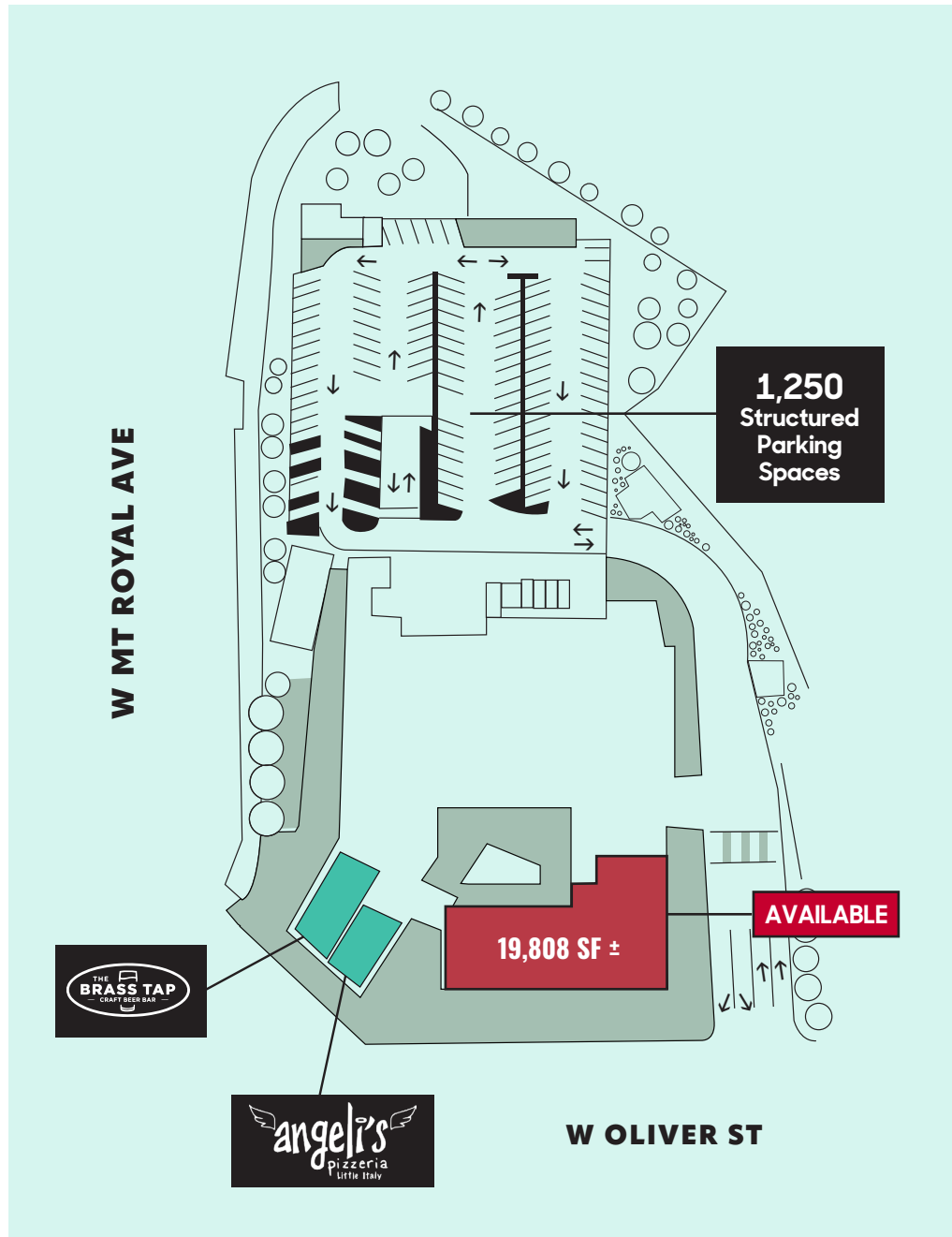
1,250 SPACES (PARKING GARAGE)

RENTAL RATE:

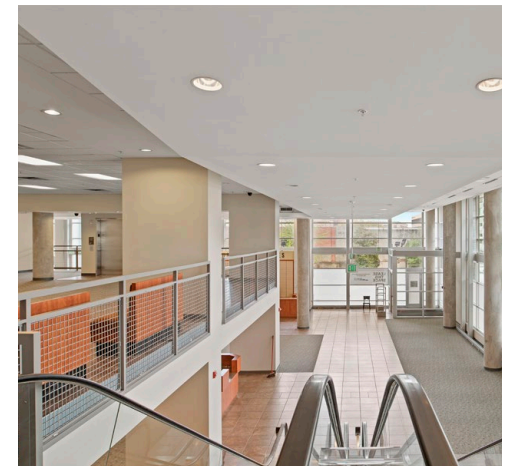
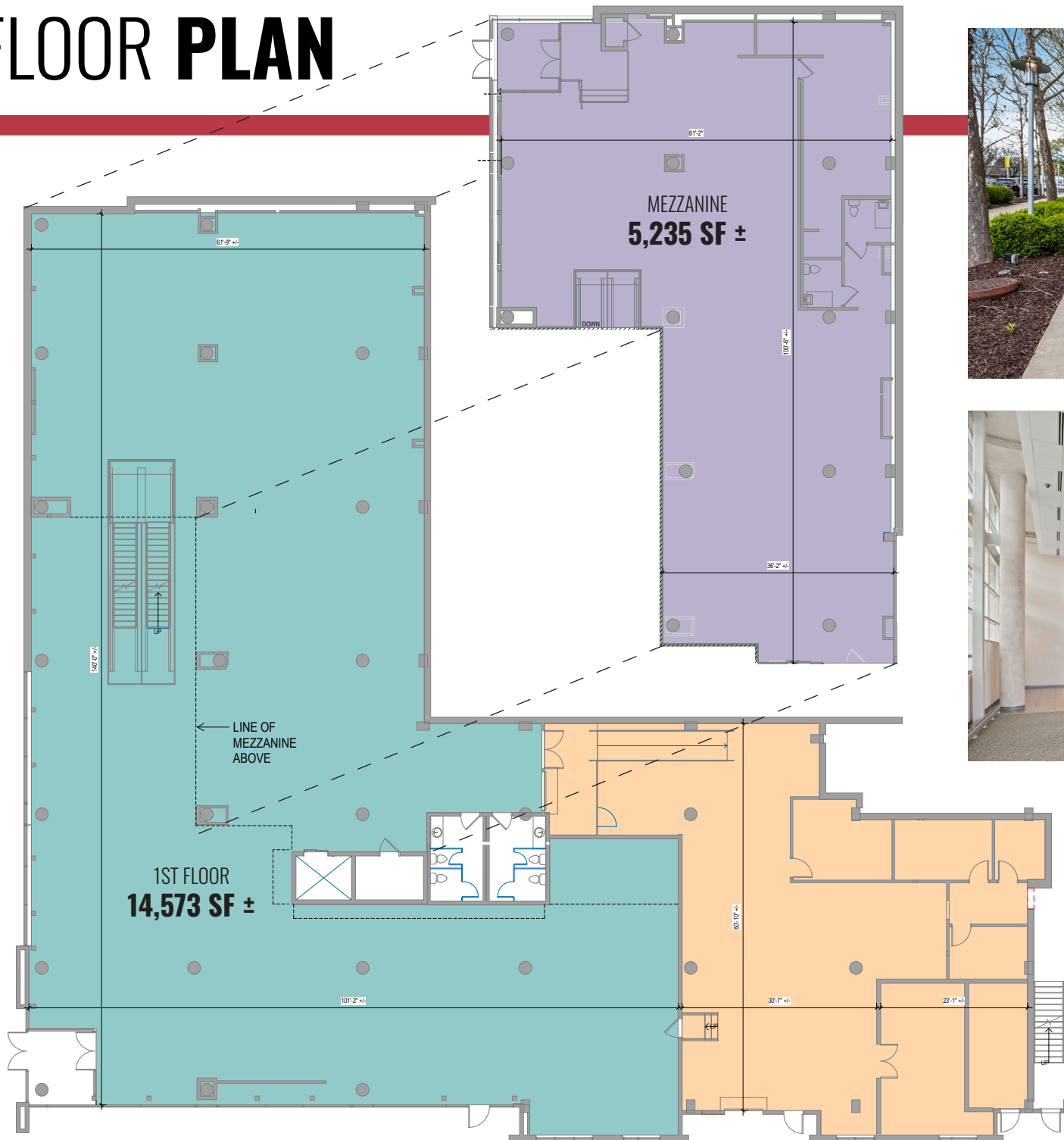
NEGOTIABLE



SITE PLAN



FLOOR PLAN



INTERIOR PHOTOS





FAMILY DOLLAR

Walgreens

FAMILY DOLLAR

REMINGTON - 1.2 MILES
R. HOUSE - 1.2 MILES

DUTCH COURAGE

Clavel

Fadensonnen

SAFeway

NO LAND
BEYOND

BALTIMORE
STREETCAR
MUSEUM

N HOWARD ST

1

GREENMOUNT AVE

1

INTERSTATE
83

MARYLAND AVE

The Royal Blue

CHARLES ST

CHARLES

Soulkuisine

GUILFORD HALL
BREWERY

FITZGERALD

ARTSCAPE

MT ROYAL TAVERN

LYRIC

B
1035

BALTIMORE
PENN
STATION
ESTD. 1911

Conveniently located in the heart of Charm City, The Fitzgerald sits just minutes away from Baltimore's historic Penn Station – Amtrak's eighth busiest station with 3M riders per year. The station's recently launched \$150M redevelopment will make transit even more seamless, easing congestion as it adds high-speed service and modernizes this historic hub.

E PRESTON ST

HARTFORD AVE

JOHNSTON SQUARE PARK

THE IVY HOTEL

N CALVERT ST

ST PAUL ST

CHARLES ST

SMOOTHIE KING
CHIPOTLE

BALTIMORE SYMPHONY ORCHESTRA

DUNKIN'

Walgreens

THE BUN SHOP

M&T Bank

BREWER'S ART

HOTEL ULYSSES

MIDTOWN INN

THE BREXTON

Wendy's

OXYMORON
BAR & BISTRO

- CULTURAL
- HOTELS
- FOOD AND BEV



DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



46,569

147,676

278,722

DAYTIME POPULATION



61,024

269,747

391,969

AVERAGE HOUSEHOLD INCOME



\$77,333

\$79,855

\$95,805

NUMBER OF HOUSEHOLDS



23,808

71,460

129,247

MEDIAN AGE

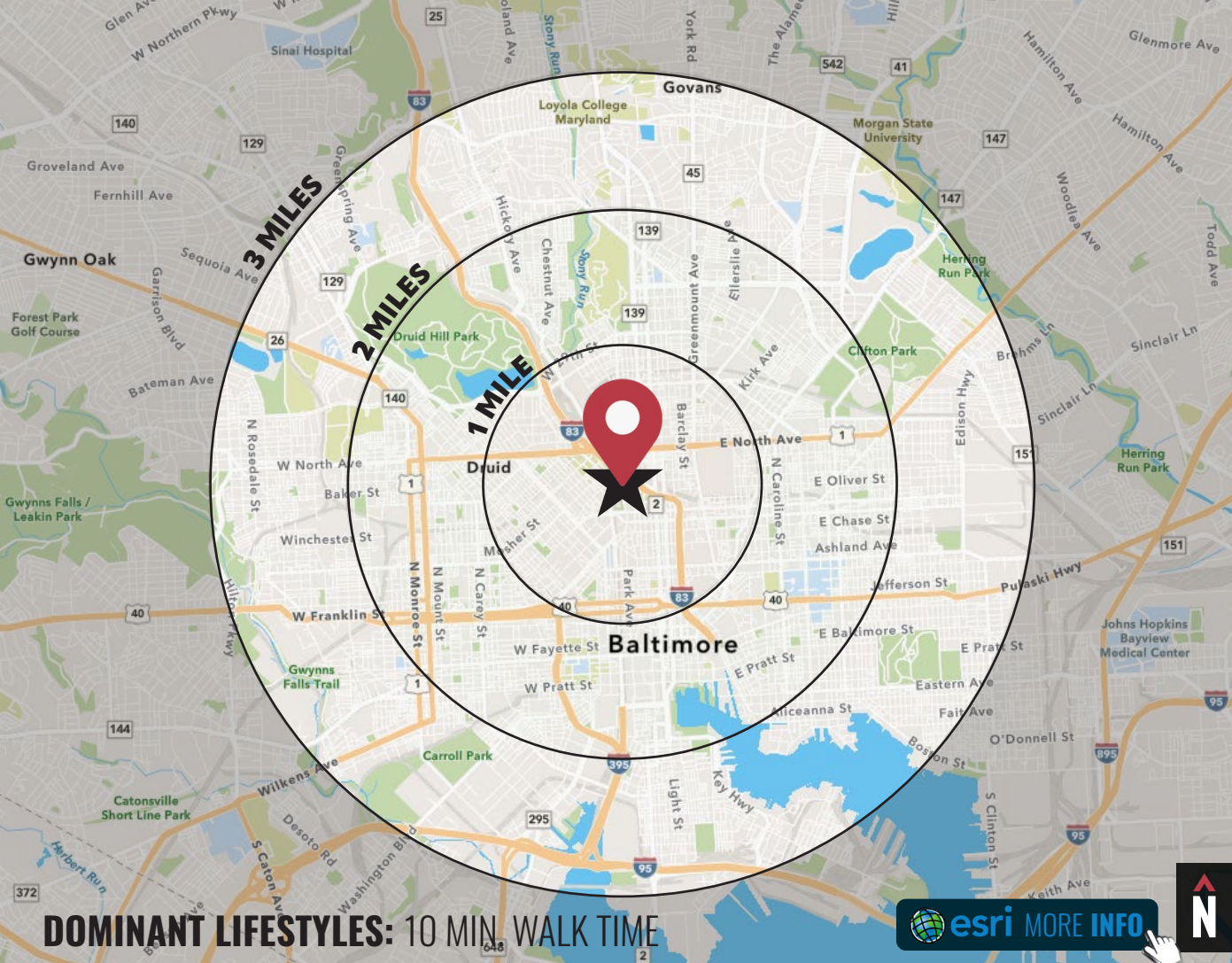


34.7

34.4

34.7

FULL DEMOS REPORT



66%

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

17%

SOCIAL
SECURITY SET



This older market enjoys the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers and public transportation. Wages and salary income are still earned.

Median Age: 45.6

Median Household Income: \$17,900

11%

SET TO IMPRESS



Nearly 1 in 3 of these residents is 20 to 34 years old. Quick meals on the run are a reality for this group, who prefer name brands, but will buy generic for a better deal. Image-conscious, they like to dress to impress.

Median Age: 33.9

Median Household Income: \$32,800

FOR MORE INFO CONTACT:



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