

2501 N. Charles St
Baltimore, MD 21818

CAPSTAR
COMMERCIAL REALTY



OFFERING SUMMARY

Space size:	2,946 sf plus additional storage room in basement
Condition:	2nd generation restaurant space with fully built out kitchen
Rent:	\$25.00/sf NNN
Zoning:	C3
Building Size:	7,554sf
Location:	Baltimore City, MD

LOCATION HIGHLIGHTS

- Locates on the crossing of N. Charles Street (10,000 VPD) and E 25th Street (16,000 VPD)
- Close to Safeway, PNC bank and other retailers
- Only 4 blocks to JHU campus, opposite to the JHU staffs' apartment, a lot JHU students rent housing in the area
- Within 1 mile to get to Penn Station, Rt40, and Rt83, within 2 miles to get to I-95

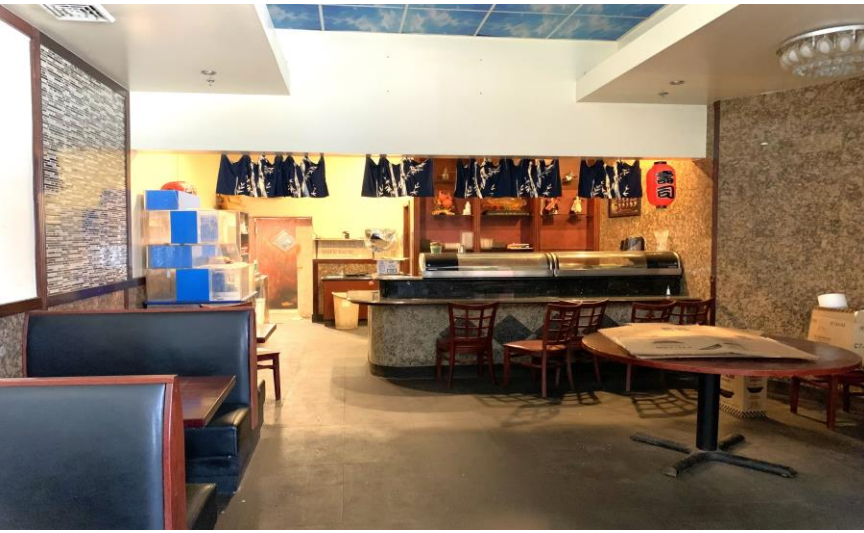
Fei Wang
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438 N Frederick Ave #450
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INSIDE CONDITION

Fully built out Asian restaurant, commercial kitchen, long hood, large walk-in cooler and walk-in freezer, all fixture, furniture, and equipment will be there as Landlord's property, Tenant can use them for free

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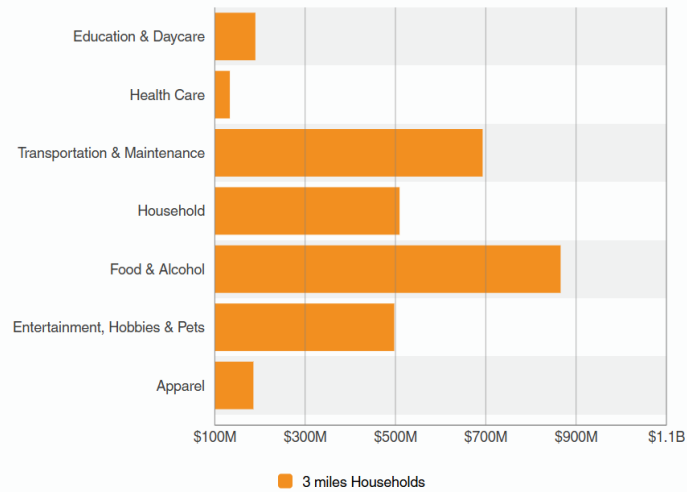
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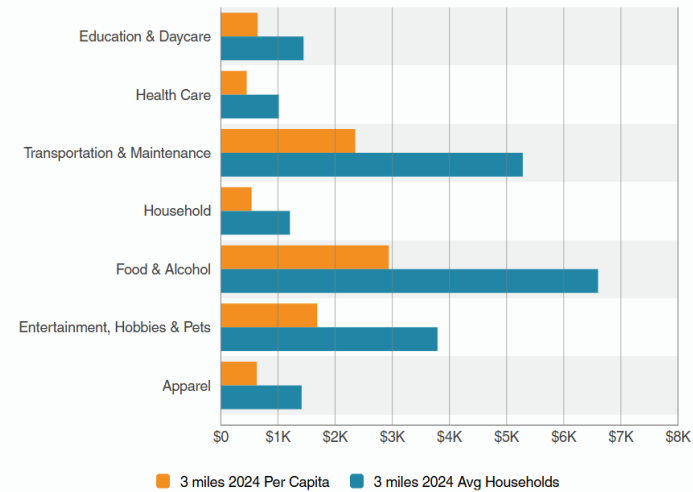
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Consumer Spending



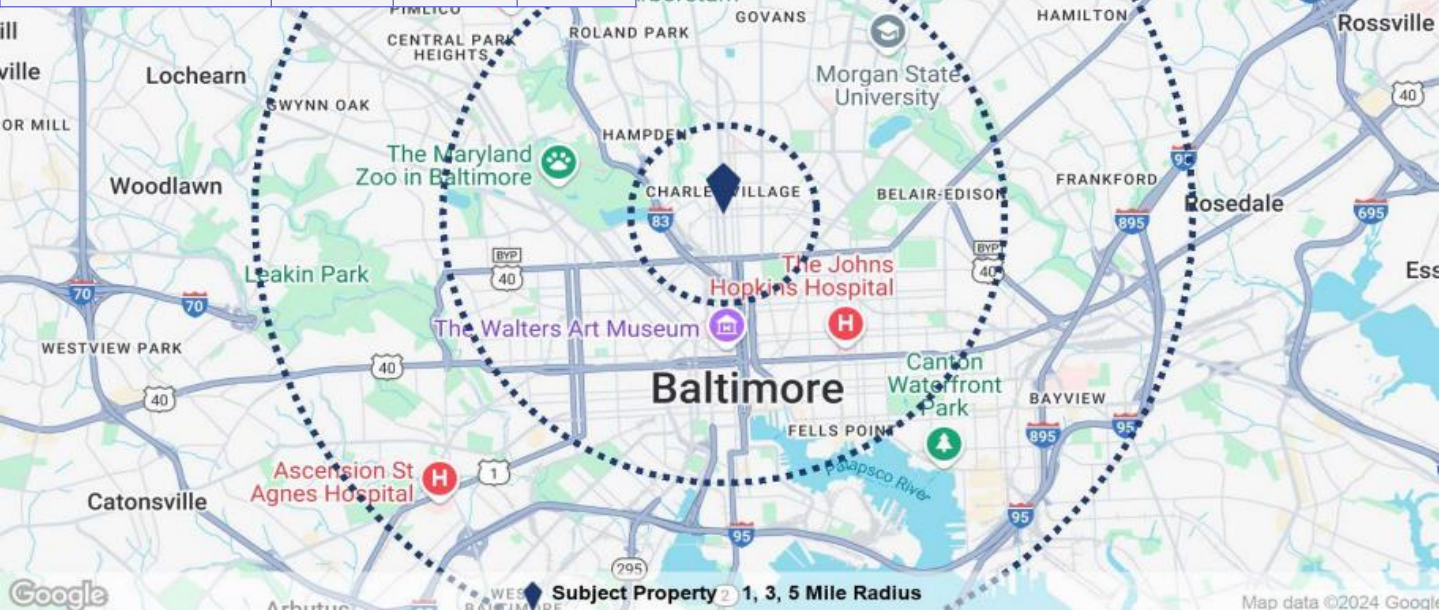
Per Capita & Avg Household Spending



DEMOGRAPHIC ANALYSIS

DEMOGRAPHIC RADIUS RINGS

Demographic 2024	1 Mile	3 Miles	5 Miles
Population	37,026	294,623	548,678
Household	17,589	131,154	236,254
Household Income	\$78,129	\$76,746	\$82,263



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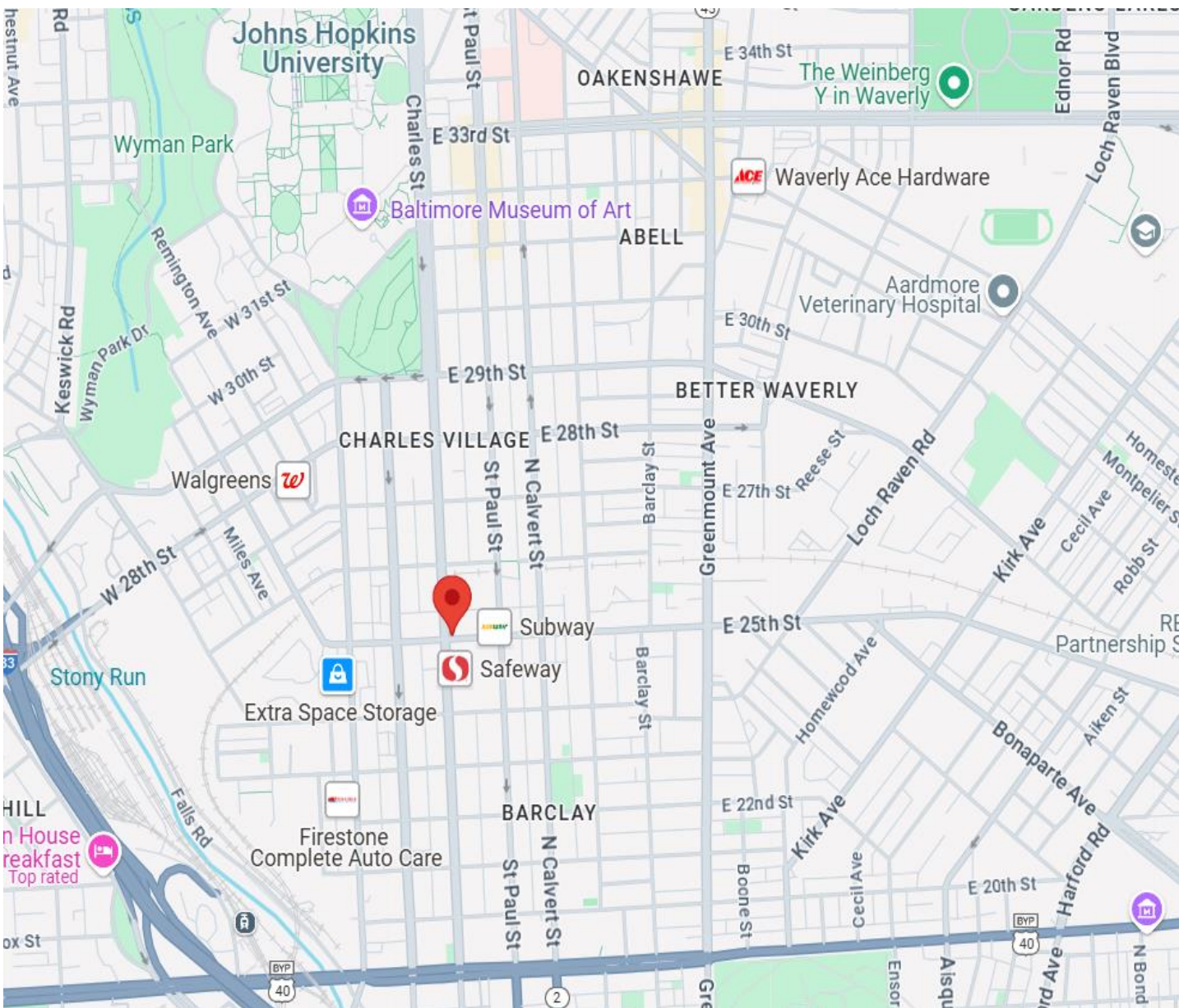
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AERIAL MAP

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