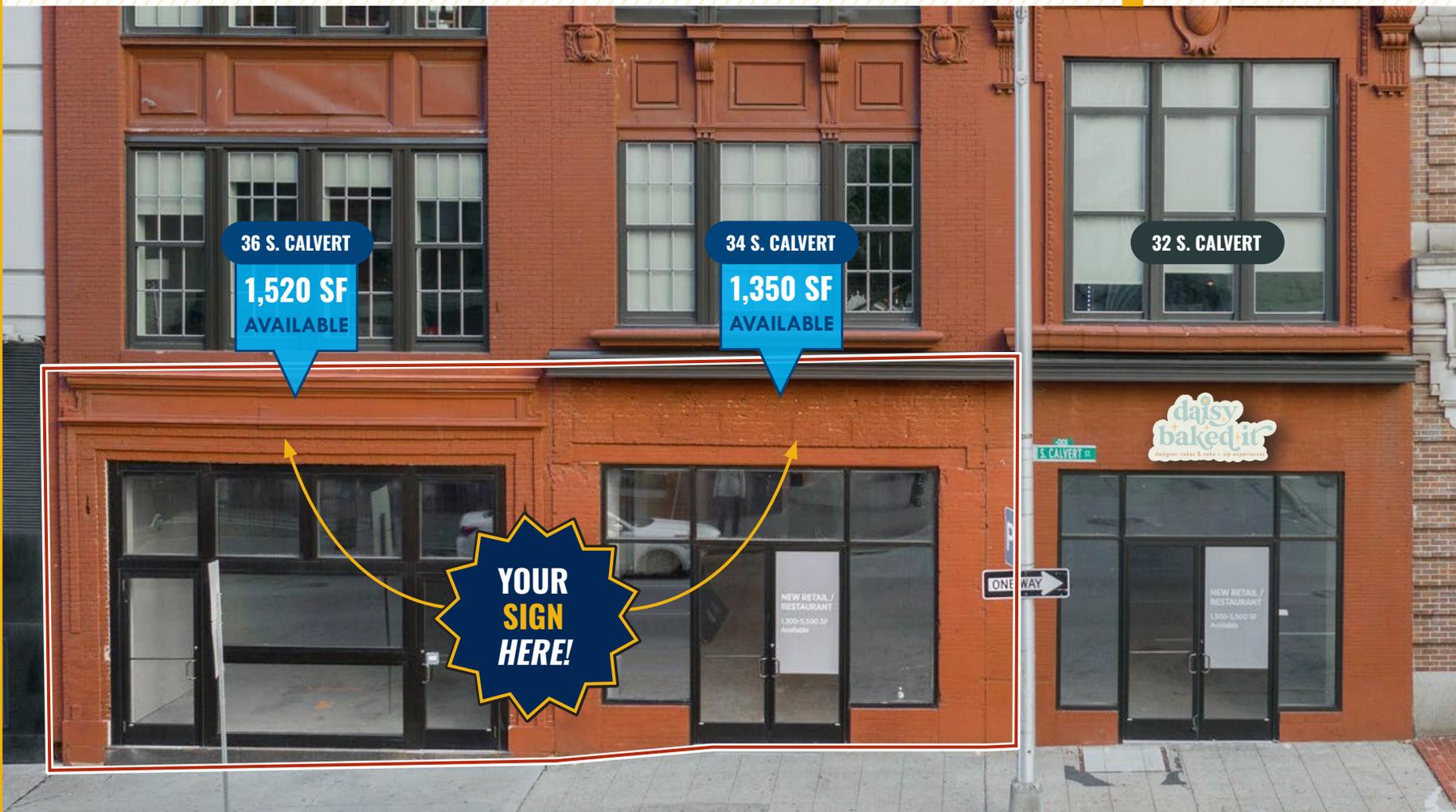




RETAIL STOREFRONTS

34-36 S. CALVERT STREET | BALTIMORE, MARYLAND 21200

FOR
LEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

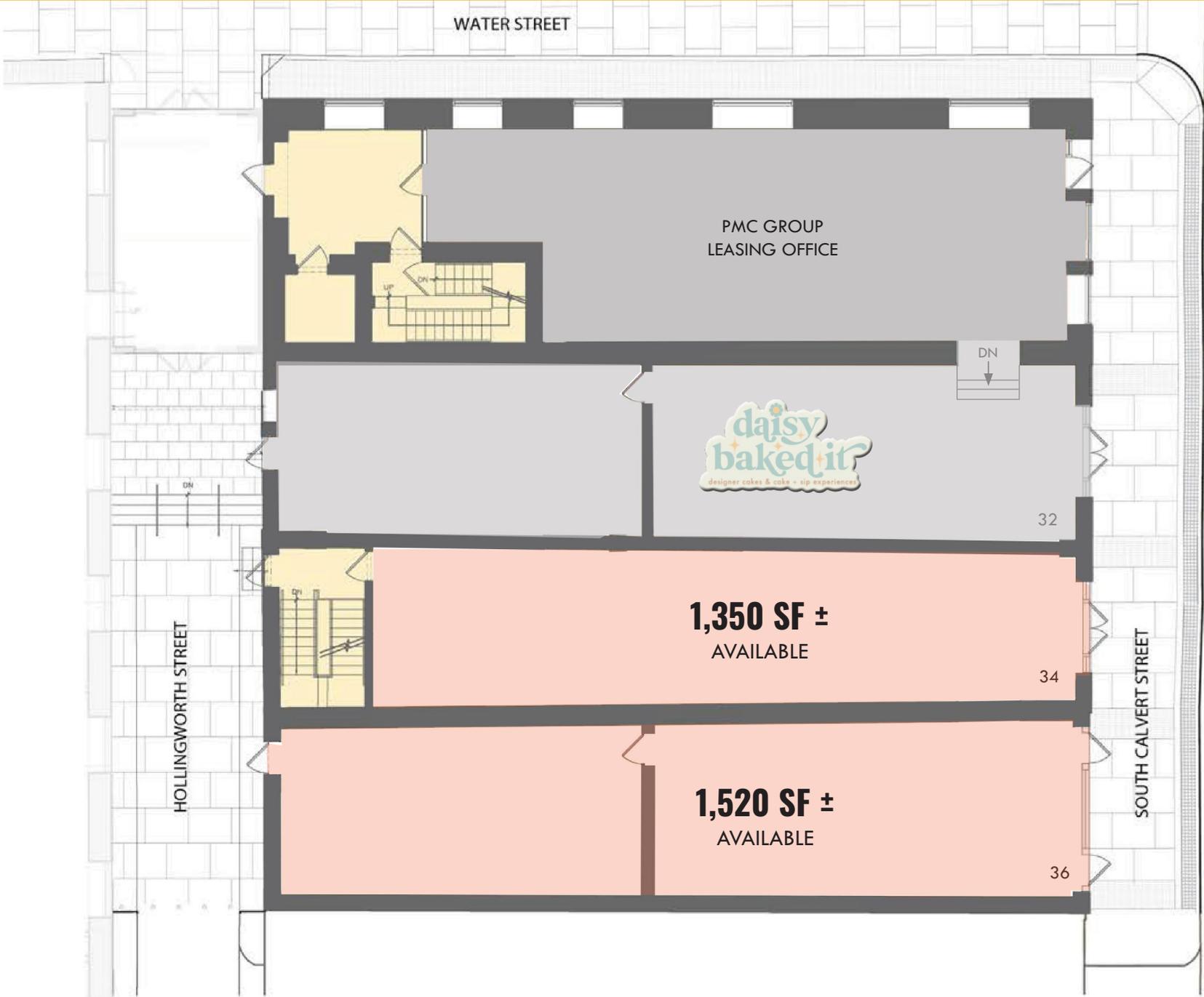
- Newly remodeled, street level retail/office space
- High visibility location on S. Calvert Street
- Site is positioned next to 9 hotels within a one-block radius
- Nestled within a four-building cluster of high-end apartment conversions
- 1 block and a 5-minute walk from Baltimore's Inner Harbor/Harborplace
- Within close proximity to various dining options and entertainment venues
- Within walking distance of multiple parking garages (street parking also available)

AVAILABLE:	1,350 SF ± (34 S. CALVERT STREET)
	1,520 SF ± (36 S. CALVERT STREET)
ZONING:	C-5 (DOWNTOWN DISTRICT)
RENTAL RATE:	\$20.00 PSF, NNN

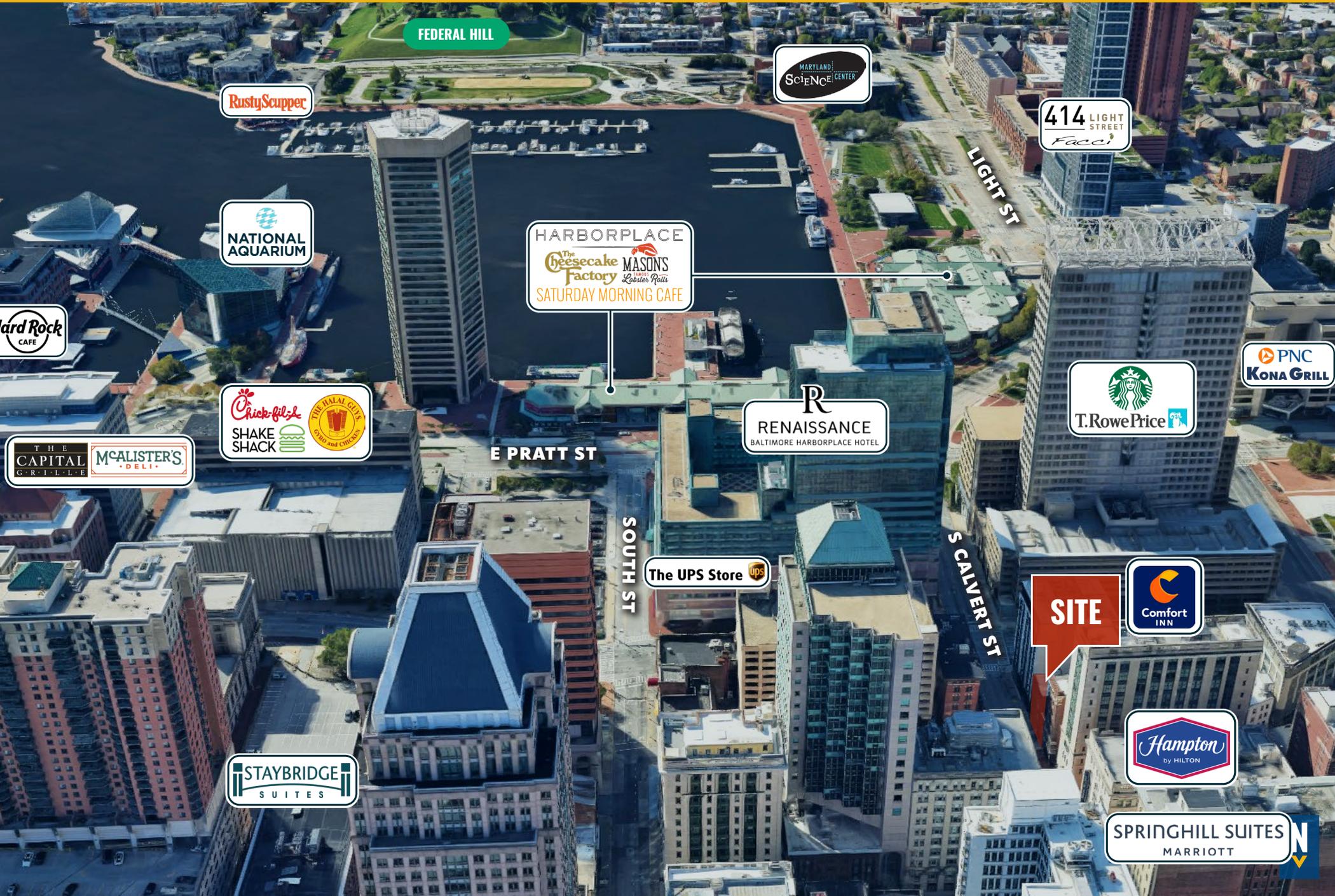


GOOGLE STREET VIEW

FLOOR PLAN



LOCAL BIRDSEYE



FEDERAL HILL

Rusty Scupper

MARYLAND SCIENCE CENTER

414 LIGHT STREET
Facci

NATIONAL AQUARIUM

HARBORPLACE
The Cheesecake Factory
MASON'S Lobster Puffs
SATURDAY MORNING CAFE

Hard Rock CAFE

Chick-fil-z
SHAKE SHACK
THE HALAL GUY'S
Cafe and Chicken

RENAISSANCE
BALTIMORE HARBORPLACE HOTEL

PNC
KONA GRILL

Starbucks
T.Rowe Price

THE CAPITAL GRILL
McALISTER'S DELI

E PRATT ST

SOUTH ST

The UPS Store

S CALVERT ST

SITE

Comfort INN

STAYBRIDGE SUITES

Hampton by HILTON

SPRINGHILL SUITES
MARRIOTT

MARKET AERIAL



STREETS Market



LORD BALTIMORE HOTEL
est. 1928

SITE



The Baltimore Convention Center

ORIOLE PARK
at CAMDEN YARDS



414 LIGHT STREET

NATIONAL AQUARIUM

PIER SIX PAVILION

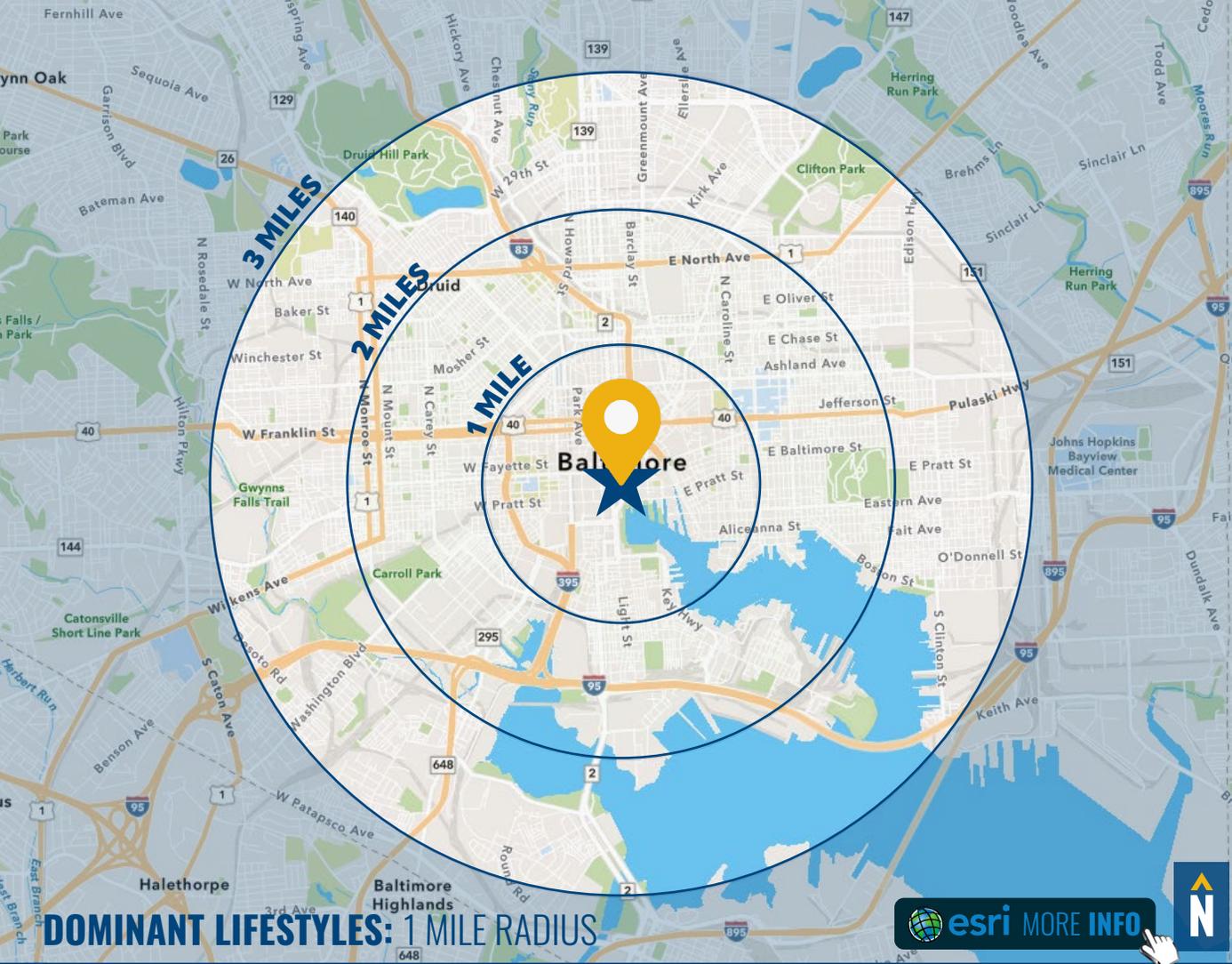


1/2 MILE

MARKET AERIAL

DEMOGRAPHICS

2024



RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



41,803

139,840

243,166

DAYTIME POPULATION



133,335

268,960

371,028

AVERAGE HOUSEHOLD INCOME



\$107,061

\$104,484

\$96,577

NUMBER OF HOUSEHOLDS



23,218

69,742

113,835

MEDIAN AGE



32.8

33.8

34.2

DOMINANT LIFESTYLES: 1 MILE RADIUS

[MORE INFO](#)

56%
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**

11%
CITY COMMONS



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.

Median Age: **28.5**

Median Household Income: **\$18,300**

8%
LAPTOPS
AND LATTES



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.

Median Age: **37.4**

Median Household Income: **\$112,200**

[FULL DEMOS REPORT](#)

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MIKE RUOCCO

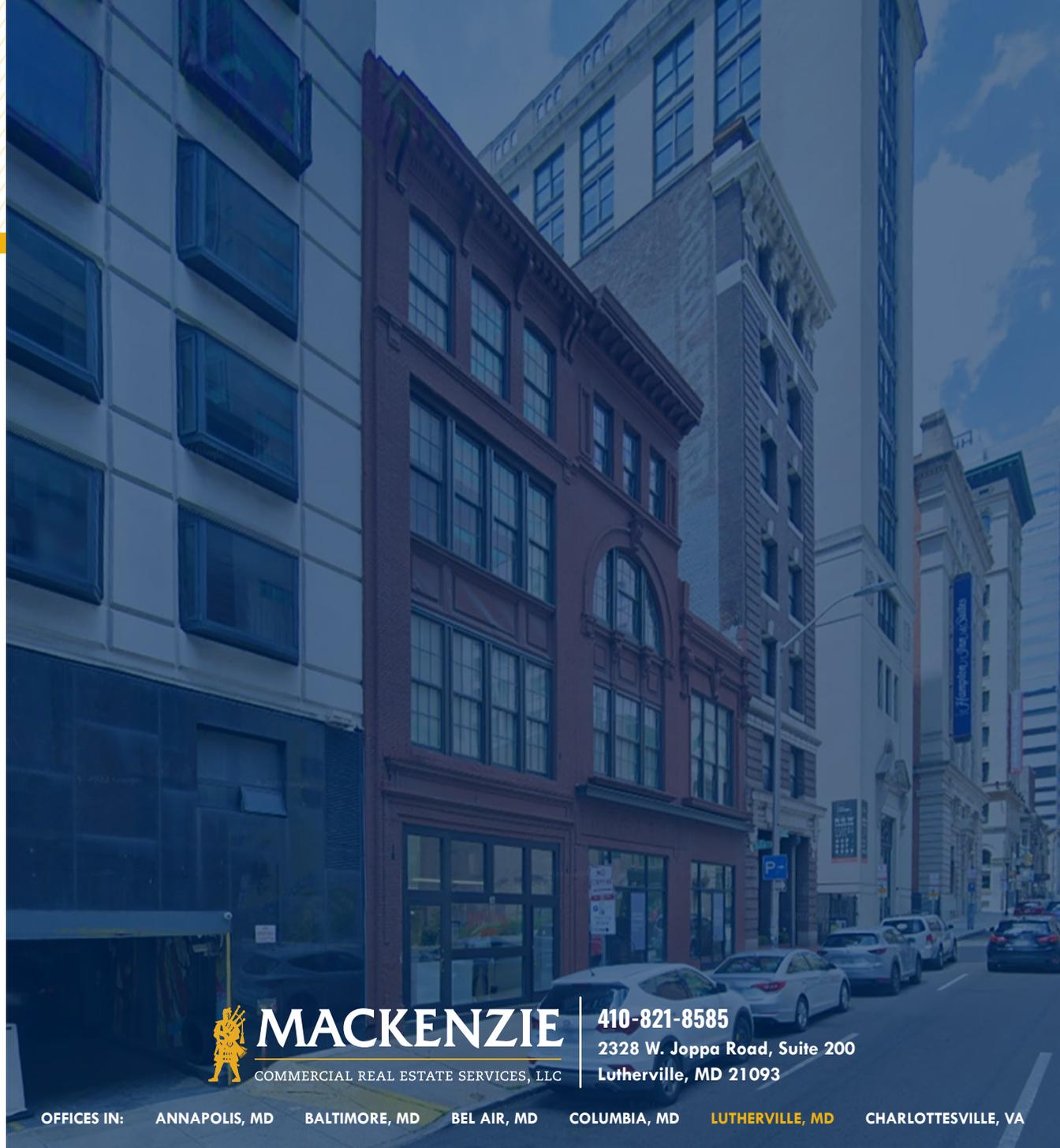
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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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