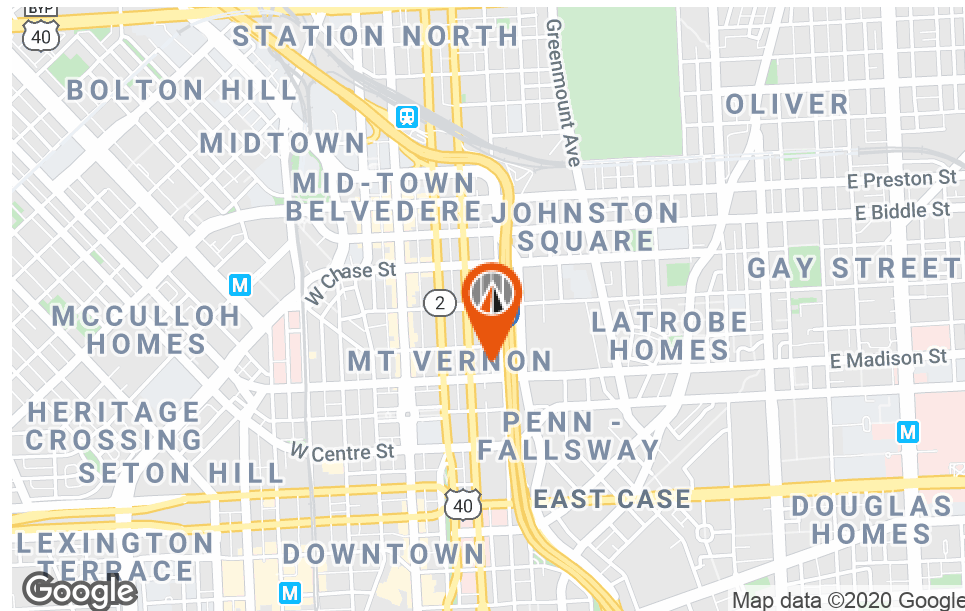


FOR LEASE | 898 - 4,902 SF OF RETAIL SPACE

MT. VERNON MARKET CENTER

808-830 GUILFORD AVENUE | BALTIMORE, MD 21202



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	30,783 SF
Available SF:	898 - 4,902 SF
Lot Size:	1.3 Acres
Year Built:	1988
Zoning:	B51
Traffic Count:	19,714

LOCATION OVERVIEW

Hip, urbane Mount Vernon is the city's cultural and historic center, with institutions like the Walters Art Museum and the ornate Peabody Library, and the centuries-old Washington Monument in leafy Mount Vernon Place. An eclectic dining scene offers Afghani, Spanish, and New American cuisine, while nightlife includes trendy cocktail bars, taprooms, dives, and gay bars with dance music and live bands.

PROPERTY HIGHLIGHTS

- Office/Retail/Restaurant space in Baltimore's iconic Mt. Vernon neighborhood.
- Highly visible.
- Wide storefront, large signage potential.
- Perfect for any office user, retail, restaurant, and more.
- Walk Score® of 96
- Transit Score® of 79
- Close proximity to downtown Baltimore, the Inner Harbor, and I-83.

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2,000 Square Feet of turn-key office space. Newly renovated with multiple office rooms and reception area.

4,902 Square Feet of restaurant space. Full kitchen installed with an occupancy of 220 people.

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3,393 Square Feet Available on the second level. Formally used as a dance studio. High ceilings, multiple rooms, and bathrooms.

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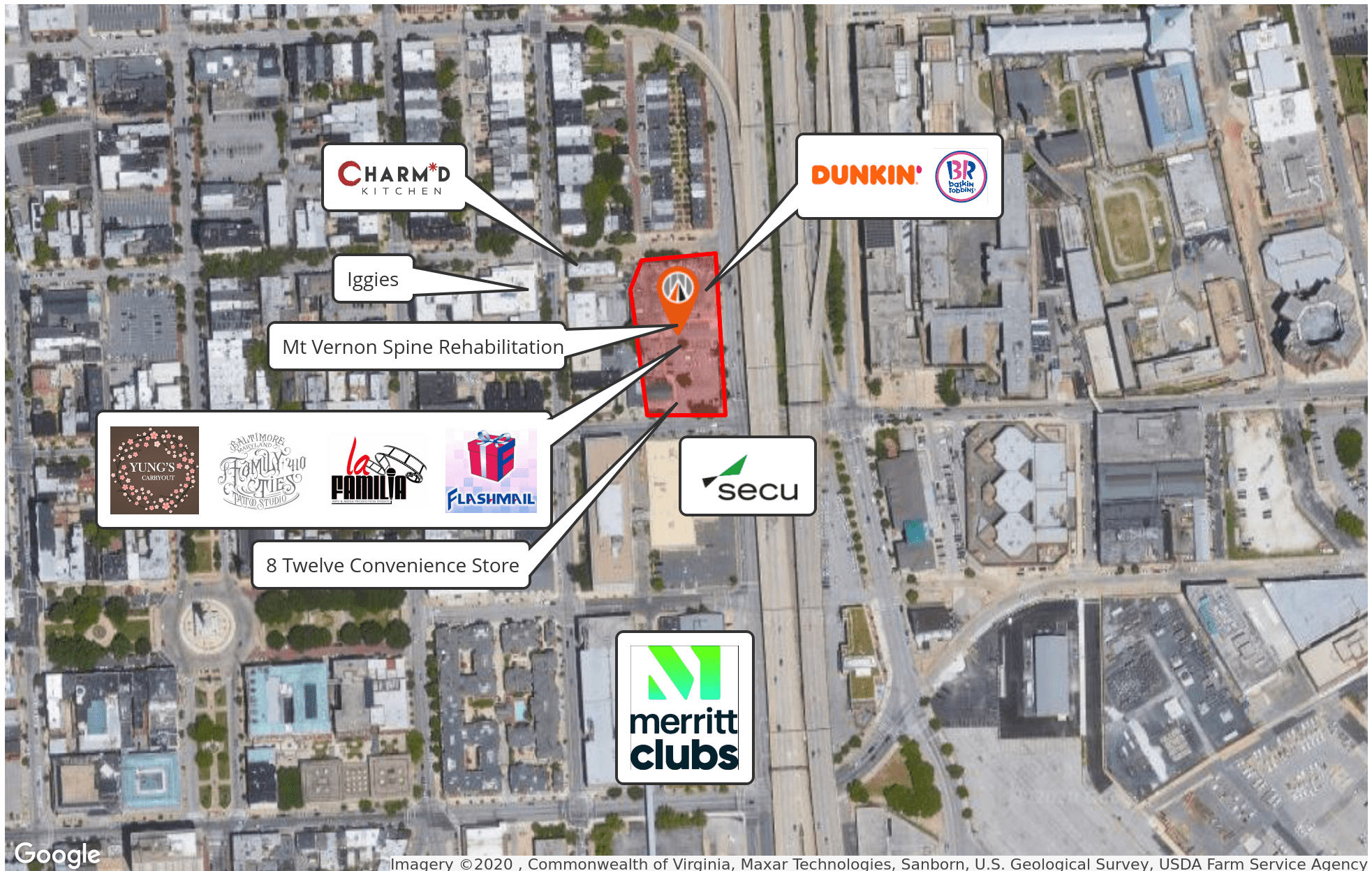
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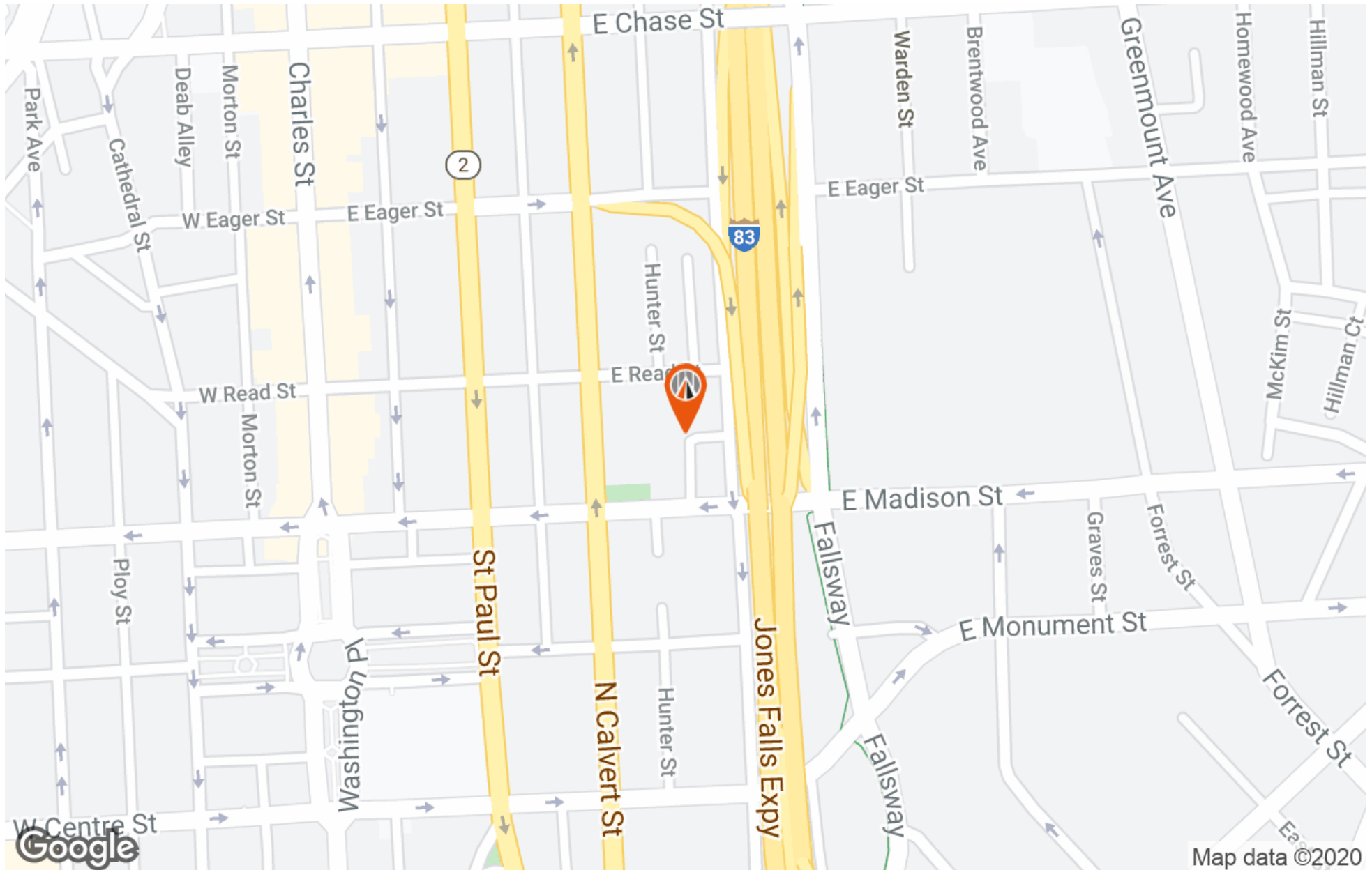
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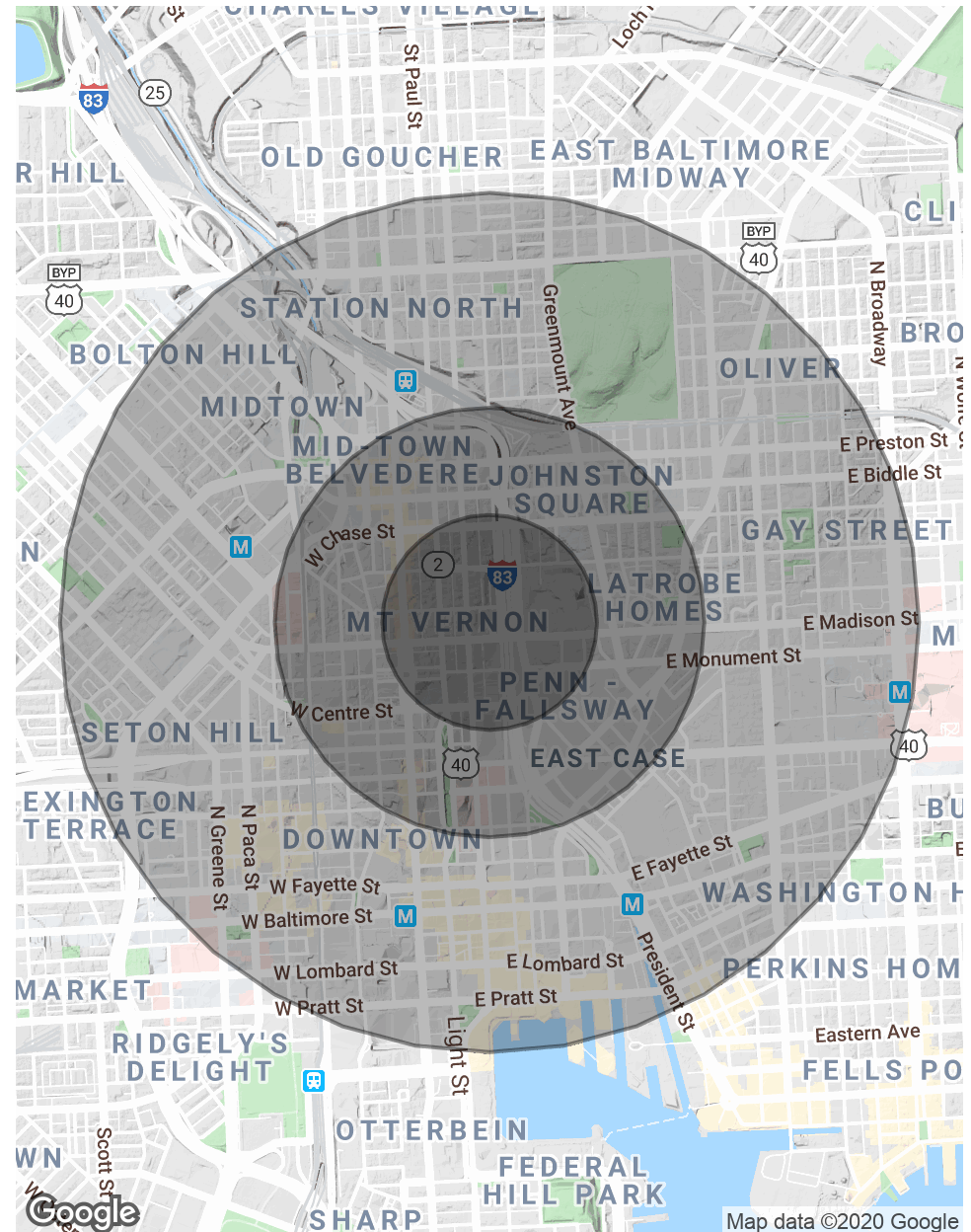
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,052	15,830	43,906
Average age	31.1	31.4	31.8
Average age (Male)	30.9	31.0	31.7
Average age (Female)	34.7	34.0	32.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,027	6,511	19,361
# of persons per HH	3.0	2.4	2.3
Average HH income	\$49,631	\$46,896	\$45,099
Average house value	\$263,621	\$253,166	\$263,632

* Demographic data derived from 2010 US Census



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