



STOREFRONT RETAIL

300 ST. PAUL PLACE | BALTIMORE, MARYLAND 21202

FOR
LEASE



GOOGLE STREET VIEW



MACKENZIE
RETAIL

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4,981 SF retail storefront space
 - » Ground Floor: 3,727 SF
 - » Mezzanine: 1,254 SF
- Unique ground level retail/office space
- 2 private dedicated restrooms
- Recently renovated space with ample lighting and high exposed ceilings
- 279 Luxury residential apartments above with garage parking
- Sits opposite Mercy Hospital and Embassy Suites, and is in close proximity to the Baltimore City District Courthouse building complex

AVAILABLE:

4,981 SF ±

WALK SCORE:

99 (WALKER'S PARADISE)

TRANSIT SCORE:

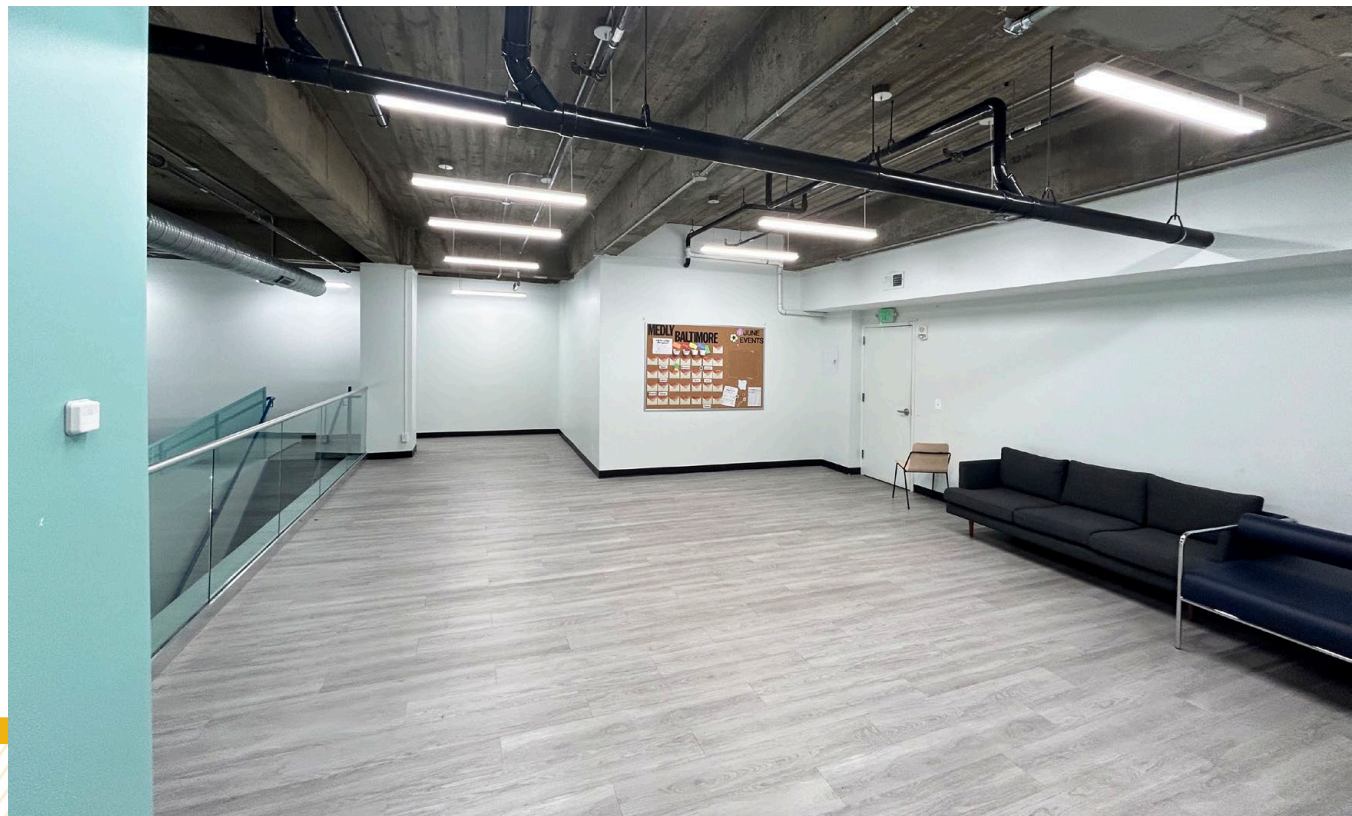
100 (RIDER'S PARADISE)

ZONING:

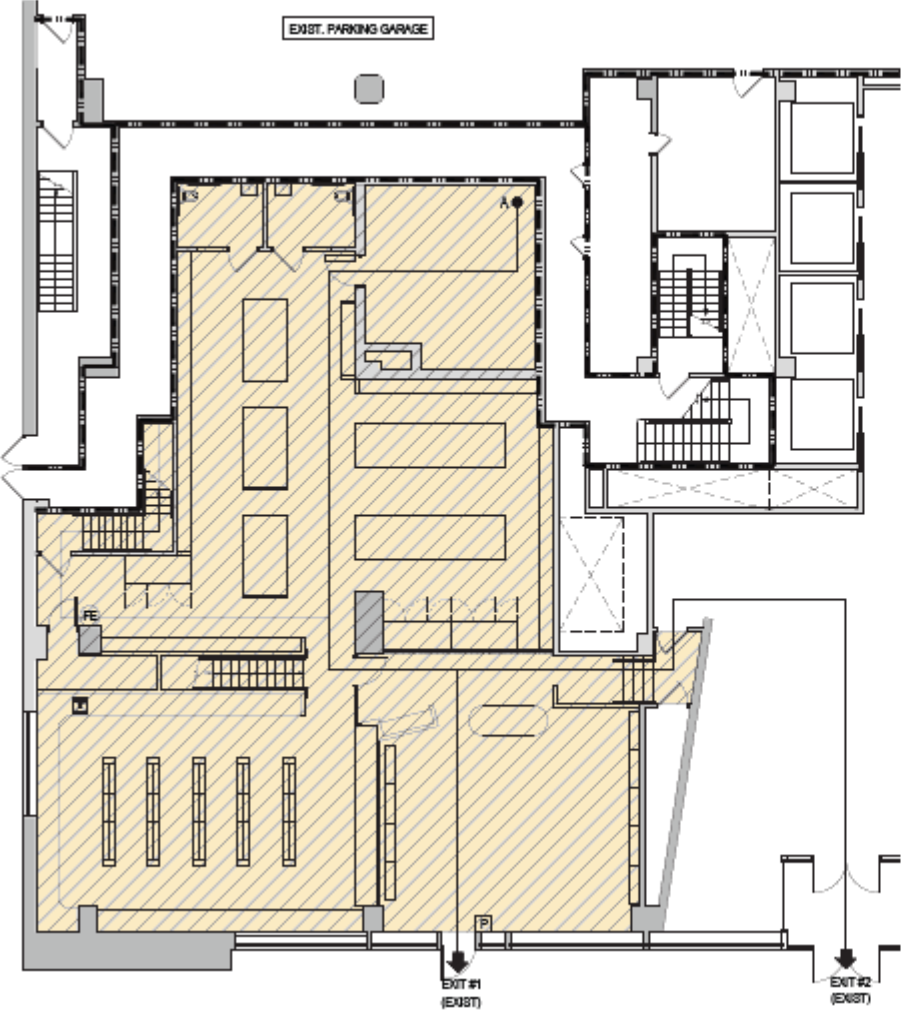
C-5-DC (DOWNTOWN CORE SUBDISTRICT)

RENTAL RATE:

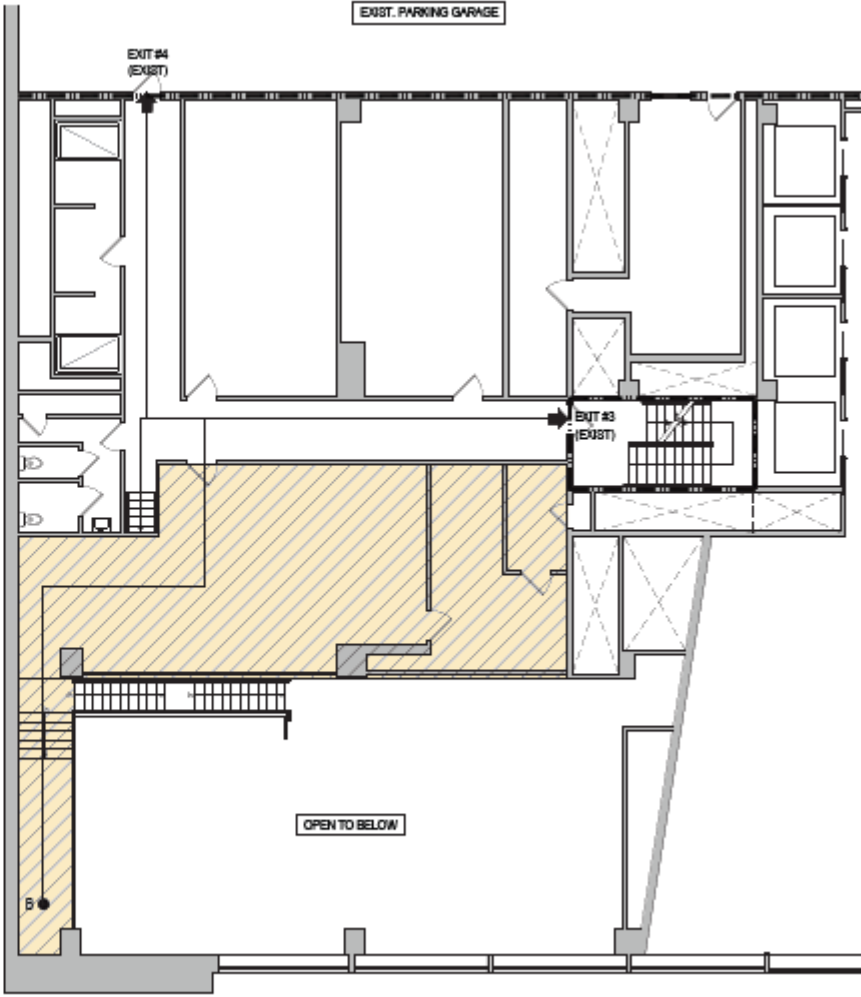
\$18.00 PSF, NNN



FLOOR PLANS

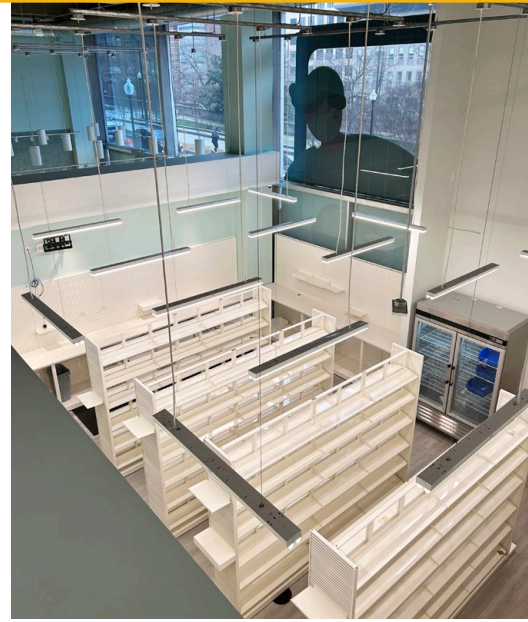


GROUND FLOOR: 3,727 SF ±



MEZZANINE: 1,254 SF ±

ADDITIONAL PHOTOS



LOCAL BIRDSEYE/PARKING

ABUNDANT GARAGE PARKING NEARBY!



FOUR SEASONS
Hotels and Resorts

MARRIOTT

PIER SIX
PAVILION

NATIONAL AQUARIUM

HARBORPLACE

RENAISSANCE
BALTIMORE HARBORPLACE HOTEL

Residence INN
SPRINGHILL SUITES
MARRIOTT

POWER PLANT
Level 1

STAYBRIDGE
SUITES

PORT DISCOVERY
Children's Museum

DISTRICT COURT HOUSE

CITY HALL

CIRCUIT COURT HOUSE

COURT HOUSE

SITE

MONACO
BALTIMORE

CFG BANK
ARENA

P

E FAYETTE ST

HOLLIDAY ST

GUILFORD AVE

north calvert street

P

P

Mercy
MEDICAL CENTER

ST PAUL PL

STREETS
Market

P

P

ORLEANS ST

INTERSTATE
83

N CALVERT ST

CHARLES ST

PARK AVE

ENOCH PRATT
free LIBRARY

hotel
INDIGO

ART
WALTERS
MUSEUM

N

M&T
STADIUM

ORIOLE PARK
of
CAMDEN YARDS

HORSESHOE
CASINO • BALTIMORE

INTERSTATE
395

INTERSTATE
95

Federal Hill

MARYLAND
SciencE CENTER

HARBOR EAST
CINEMAS

PRESIDENT ST

MARKET AERIAL



MIDTOWN
BALTIMORE

SITE

JOHNS HOPKINS
MEDICINE

FRANKLIN
MULBERRY EXPY

BROAD
DISTRICT

INTERSTATE
83

40

ORLEANS ST

Lexington
MARKET

UNIVERSITY of MARYLAND
BALTIMORE

CFG BANK
ARENA

DOWNTOWN
BALTIMORE

POWER PLANT
Level

Baltimore
Convention Center

E PRATT ST

NATIONAL
AQUARIUM

Harbor East

ORIOLE PARK
of CAMDEN YARDS

LIGHT ST

INNER
HARBOR

PIER SIX
FABULION

MARYLAND
SCIENCE CENTER

AMERICAN
VISIONARY
ART MUSEUM

HARBOR • POINT

M&T
Bank
STADIUM

Federal
Hill

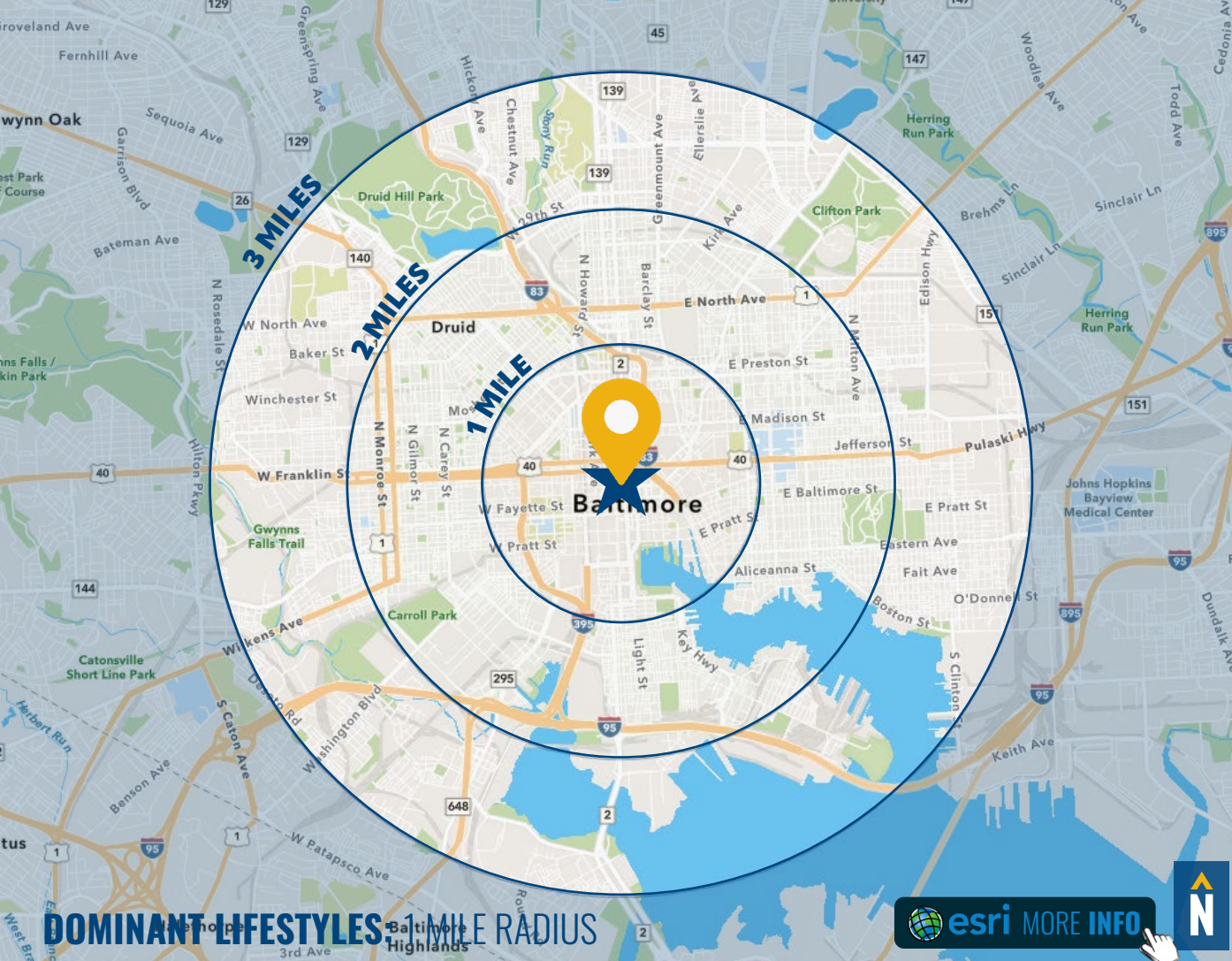
KEY HWY

S BROADWAY



DEMOGRAPHICS

2023



RADIUS:

1 MILE

2 MILES

3 MILES

RESIDENTIAL POPULATION



44,032

150,558

253,688

DAYTIME POPULATION



148,446

284,515

387,669

AVERAGE HOUSEHOLD INCOME



\$81,835

\$93,906

\$92,657

NUMBER OF HOUSEHOLDS



23,947

73,571

117,575

MEDIAN AGE



33.3

34.8

34.9

DOMINANT LIFESTYLES 1 MILE RADIUS

[MORE INFO](#)

51%
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**

16%
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%
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**

[FULL DEMOS REPORT](#)

FOR MORE INFO **CONTACT:**



PATRICK J. SMITH

REAL ESTATE ADVISOR

847.346.2701

PJSMITH@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN:

ANNAPOLIS

BALTIMORE

BEL AIR

COLUMBIA

LUTHERVILLE

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.