



# RETAIL STOREFRONTS

32-36 S. CALVERT STREET | BALTIMORE, MARYLAND 21202

FOR  
LEASE



# PROPERTY OVERVIEW

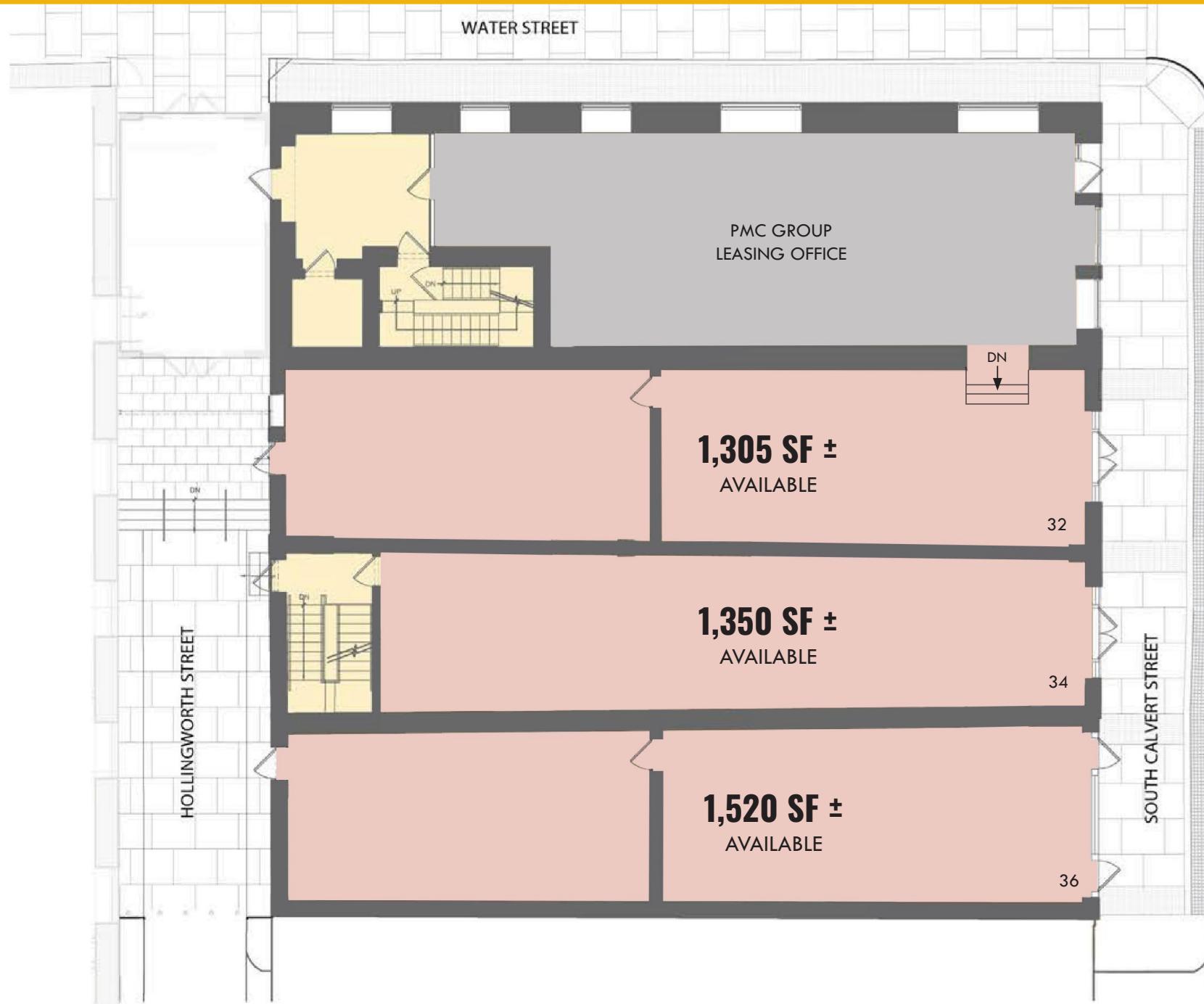
## HIGHLIGHTS:

- 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)

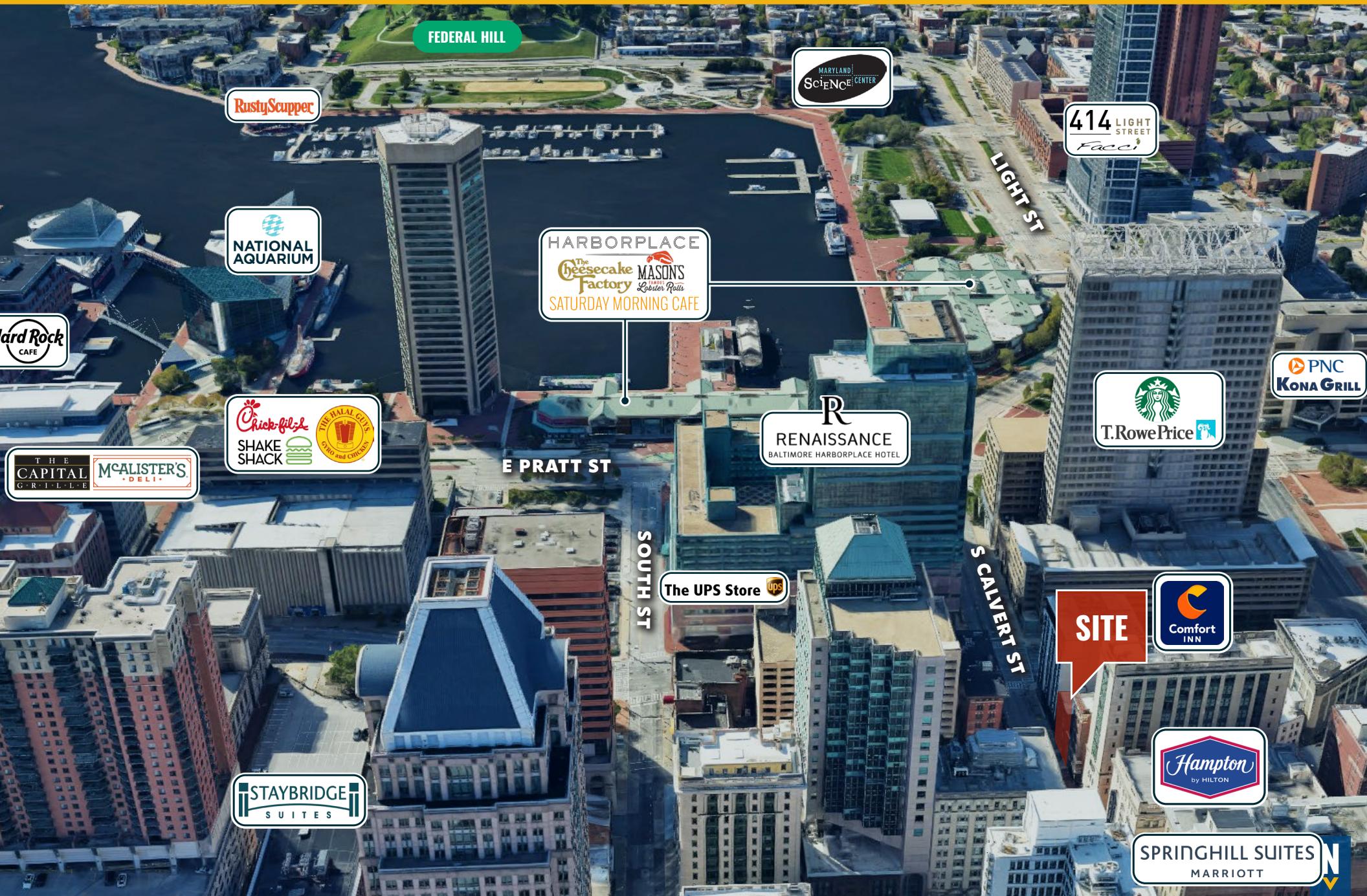
AVAILABLE:	1,305 SF $\pm$ (32 S. CALVERT STREET)
	1,350 SF $\pm$ (34 S. CALVERT STREET)
	1,520 SF $\pm$ (36 S. CALVERT STREET)
ZONING:	C-5 (DOWNTOWN DISTRICT)
RENTAL RATE:	\$20.00 PSF, NNN



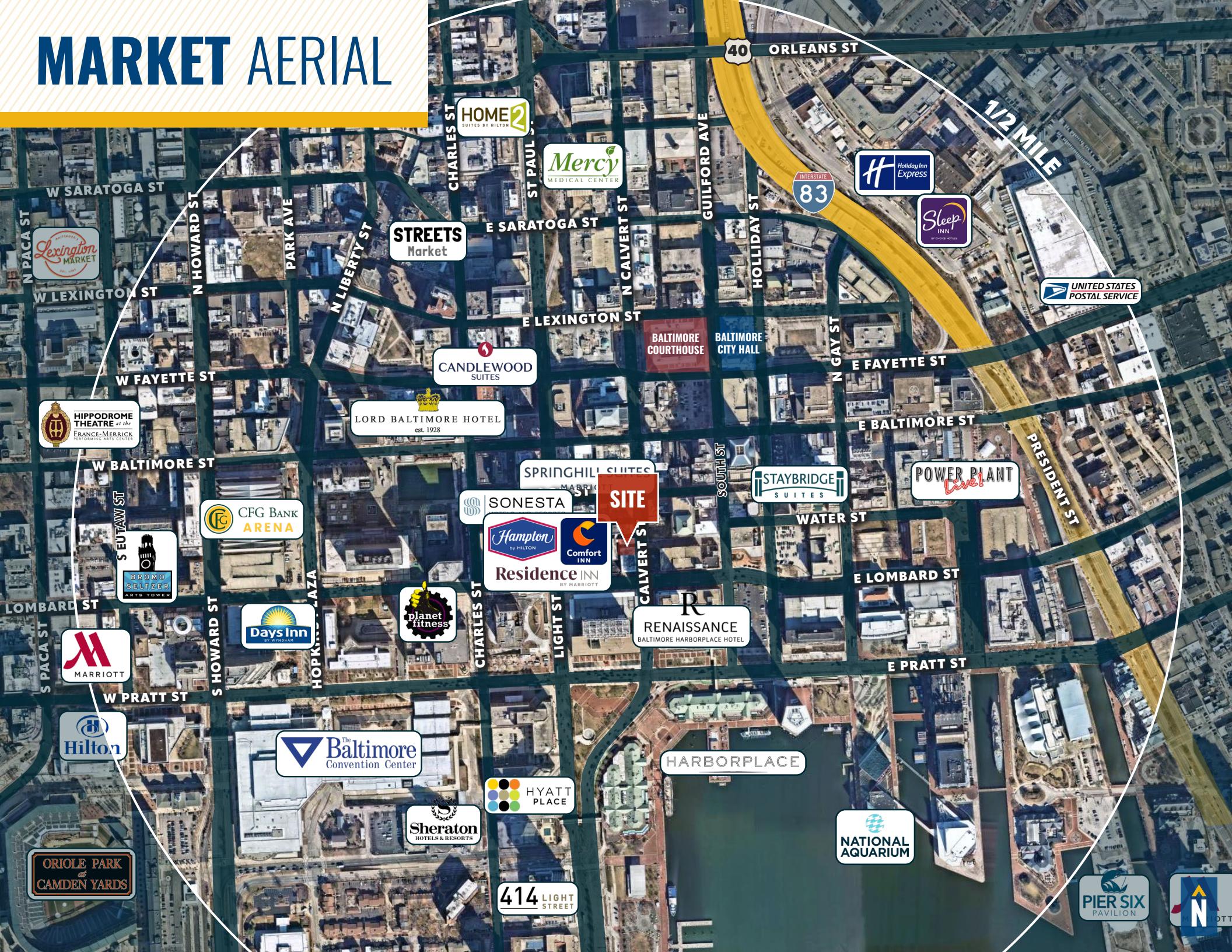
# FLOOR PLAN



# LOCAL BIRDSEYE



# MARKET AERIAL



# DEMOGRAPHICS

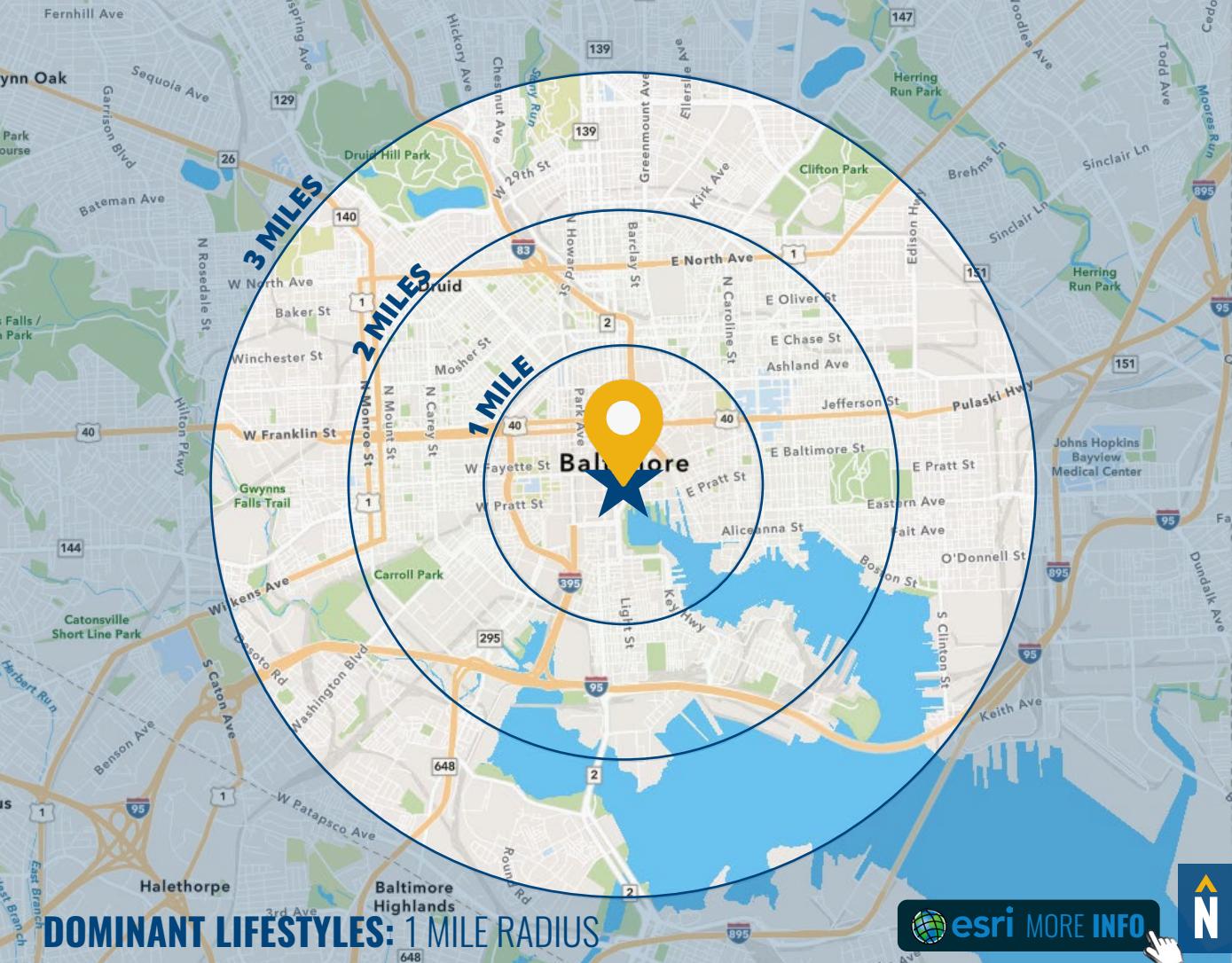
2024

RADIUS:

1 MILE

2 MILES

3 MILES



**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**

 **MORE INFO**

**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**

## 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**

**FULL DEMOS REPORT**



# FOR MORE INFO CONTACT:



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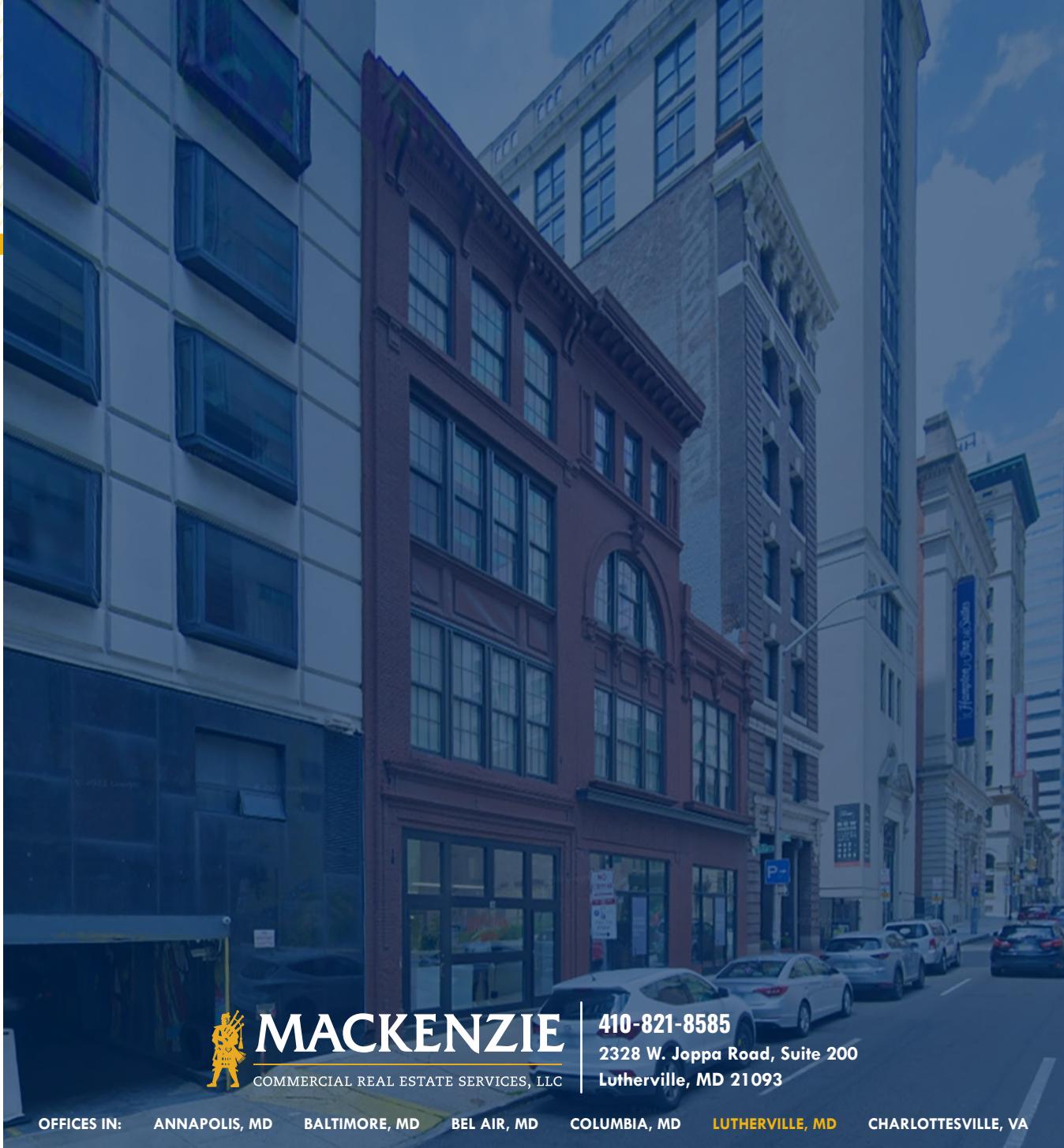


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